

**SUMMIT AT FERN HILL  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
PUBLIC HEARING & REGULAR MEETING  
JULY 9, 2020**

**SUMMIT AT FERN HILL**  
**COMMUNITY DEVELOPMENT DISTRICT AGENDA**  
**JULY 9, 2020 at 9:00 a.m.**

**Zoom Meeting: <https://zoom.us/j/93115252139> Meeting ID: 931 1525 2139**

**Call In Number: 1-866-906-9330**

**Access Code: 4863181#**

<b>District Board of Supervisors</b>	Chairman Vice Chair Supervisor Supervisor Supervisor	Kelly Evans Laura Coffey Ben Gainer Lori Campagna Andrea Hurt
<b>District Manager</b>	Meritus	Nicole Hicks
<b>District Attorney</b>	Straley Robin Vericker	John Vericker
<b>District Engineer</b>	Stantec	Tonja Stewart

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

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. The fourth section is called **Consent Agenda**. The Consent Agenda 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 **Vendor/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.**

Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 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.

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) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, 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.

July 9, 2020

Board of Supervisors  
**Summit at Fern Hill Community Development District**

Dear Board Members:

The Public Hearing & Regular Meeting of Summit at Fern Hill Community Development District will be held on **Thursday, July 9, 2020 at 9:00 a.m.** via Zoom at the information below:

**Zoom Meeting: <https://zoom.us/j/93115252139> Meeting ID: 931 1525 2139**  
**Call In Number: 1-866-906-9330      Access Code: 4863181#**

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENTS ON AGENDA ITEMS**
- 3. RECESS TO PUBLIC HEARING**
- 4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2021 BUDGET**
  - A. Open Public Hearing on Proposed Fiscal Year 2021 Budget
  - B. Staff Presentations
  - C. Public Comment
  - D. Close Public Hearing on Proposed Fiscal Year 2021 Budget
  - E. Consideration of Resolution 2020-03; Adopting Fiscal Year 2021 Budget .....Tab 01
- 5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**
  - A. Open Public Hearing on Levying O&M Assessments
  - B. Staff Presentations
  - C. Public Comment
  - D. Consideration of Resolution 2020-04; Levying O&M Assessments .....Tab 02
  - E. Close Public Hearing on Levying O&M Assessments
- 6. RETURN AND PROCEED TO PUBLIC HEARING & REGULAR MEETING**
- 7. BUSSINES ITEMS**
  - A. Acceptance of Financial Report for the Fiscal Year Ended September 30, 2019 .....Tab 03
  - B. Consideration of Resolution 2020-05; Setting Fiscal Year 2021 Meeting Schedule.....Tab 04
  - C. Consideration of Resolution 2020-06; Adopting Default Statutory Alternative Investment Policies .....Tab 05
  - D. Annual Qualified Electors .....Tab 06
  - E. Consideration of Resolution 2020-07; Setting Landowner’s Election & CDD Meeting.....Tab 07
  - F. Discussion on Community Signage
  - G. Discussion on Residents Resume .....Tab 08
- 8. CONSENT AGENDA**
  - A. Consideration of Minutes of the Regular Meeting April 9, 2020 .....Tab 09
  - B. Consideration of Operation and Maintenance Expenditures March 2020 .....Tab 10
  - C. Consideration of Operation and Maintenance Expenditures April 2020 .....Tab 11
  - D. Consideration of Operation and Maintenance Expenditures May 2020 .....Tab 12
  - E. Review of Financial Statements Month Ending May 31, 2020.....Tab 13
- 9. VENDOR/STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C..District Manager .....Tab 14
    - i. Community Inspection Report
    - ii. First Choice Aquatics Report
- 10. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 11. PUBLIC COMMENTS**
- 12. 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) 873-7300.

Sincerely,

Nicole Hicks  
District Manager



## **RESOLUTION 2020-03**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020, AND ENDING SEPTEMBER 30, 2021; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager submitted, prior to June 15<sup>th</sup>, to the Board of Supervisors (“**Board**”) of the Summit at Fern Hill Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

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

**WHEREAS**, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

**WHEREAS**, the Board is required to adopt a resolution approving 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 pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, the Proposed Budget projects 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:**

#### **Section 1. Budget**

- a. That the Board has reviewed the 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 below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, 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 2019-2020 and/or revised projections for fiscal year 2020-2021.
- 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, 2020, and Ending September 30, 2021”.

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

**Section 2. Appropriations.** There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2020, and ending September 30, 2021, the sum of **\$678,369.00**, which sum is deemed by the Board 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>\$ 297,755.00</u>
Total Debt Service Funds	<u>\$380,614.00</u>
<b>Total All Funds*</b>	<b><u>\$678,369.00</u></b>

\*Not inclusive of any collection costs or early payment discounts.

**Section 3. Budget Amendments.** Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraphs c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

**Section 4. Effective Date.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**Passed and Adopted on July 9, 2020.**

Attested By:

**Summit at Fern Hill Community  
Development District**

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Secretary/Assistant Secretary

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Kelly Evans  
Chair of the Board of Supervisors

**Exhibit A: FY 2020-2021 Adopted Budget**

2021



# SUMMIT AT FERN HILL

## COMMUNITY DEVELOPMENT DISTRICT

**FISCAL YEAR 2021**  
FINAL ANNUAL OPERATING BUDGET

JULY 9, 2020



# SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

## FISCAL YEAR 2021 FINAL ANNUAL OPERATING BUDGET

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JULY 9, 2020

# 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 2021, which begins on October 1, 2020. 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.

<b><u>Fund Number</u></b>	<b><u>Fund Name</u></b>	<b><u>Services Provided</u></b>
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 2020 Final Operating Budget	Current Period Actuals 10/1/19 - 2/29/20	Projected Revenues & Expenditures 3/1/20 to 9/30/20	Total Actuals and Projections Through 9/30/20	Over/(Under) Budget Through 9/30/20
<b>REVENUES</b>					
<b>SPECIAL ASSESSMENTS - SERVICE CHARGES</b>					
Operations & Maintenance Assmts-Tax Roll	240,530.09	245,050.51	2,491.30	247,541.81	7,011.72
Operations & Maintenance Assmts-Off Roll	57,224.91	58,467.60	0.00	58,467.60	1,242.69
<b>TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES</b>	<b>\$297,755.00</b>	<b>\$303,518.11</b>	<b>\$2,491.30</b>	<b>\$306,009.41</b>	<b>\$8,254.41</b>
<b>INTEREST EARNINGS</b>					
Interest Earnings	0.00	107.63	0.00	107.63	107.63
<b>TOTAL INTEREST EARNINGS</b>	<b>\$0.00</b>	<b>\$107.63</b>	<b>\$0.00</b>	<b>\$107.63</b>	<b>\$107.63</b>
<b>OTHER MISCELLANEOUS REVENUES</b>					
Miscellaneous	0.00	200.00	0.00	200.00	200.00
<b>TOTAL OTHER MISCELLANEOUS REVENUES</b>	<b>\$0.00</b>	<b>\$200.00</b>	<b>\$0.00</b>	<b>\$200.00</b>	<b>\$200.00</b>
<b>TOTAL REVENUES</b>	<b>\$297,755.00</b>	<b>\$303,825.74</b>	<b>\$2,491.30</b>	<b>\$306,317.04</b>	<b>\$8,562.04</b>
<b>EXPENDITURES</b>					
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Manager	33,750.00	16,875.00	16,875.00	33,750.00	0.00
District Engineer	2,250.00	2,213.50	786.50	3,000.00	750.00
Disclosure Report	8,400.00	0.00	8,400.00	8,400.00	0.00
Trustees Fees	8,500.00	2,693.76	5,406.24	8,100.00	(400.00)
Accounting Services	0.00	0.00	750.00	750.00	750.00
Auditing Services	6,500.00	546.00	5,954.00	6,500.00	0.00
Postage, Phone, Faxes, Copies	200.00	40.49	59.51	100.00	(100.00)
Public Officials Insurance	2,500.00	2,307.00	0.00	2,307.00	(193.00)
Legal Advertising	1,500.00	0.00	1,500.00	1,500.00	0.00
Bank Fees	400.00	95.77	154.23	250.00	(150.00)
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Office Supplies	200.00	134.55	65.45	200.00	0.00
ADA Website Fee	0.00	0.00	0.00	0.00	0.00
Website Administration	4,000.00	3,989.98	10.02	4,000.00	0.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$68,375.00</b>	<b>\$29,071.05</b>	<b>\$39,960.95</b>	<b>\$69,032.00</b>	<b>\$657.00</b>
<b>LEGAL COUNSEL</b>					
District Counsel	6,000.00	1,990.90	3,009.10	5,000.00	(1,000.00)
<b>TOTAL LEGAL COUNSEL</b>	<b>\$6,000.00</b>	<b>\$1,990.90</b>	<b>\$3,009.10</b>	<b>\$5,000.00</b>	<b>(\$1,000.00)</b>
<b>ELECTRIC UTILITY SERVICES</b>					
Electric Utility Services	50,000.00	12,890.49	22,109.51	35,000.00	(15,000.00)
<b>TOTAL ELECTRIC UTILITY SERVICES</b>	<b>\$50,000.00</b>	<b>\$12,890.49</b>	<b>\$22,109.51</b>	<b>\$35,000.00</b>	<b>(\$15,000.00)</b>
<b>WATER-SEWER COMBINATION SERVICES</b>					
Water Utility Services	6,000.00	1,792.10	3,707.90	5,500.00	(500.00)
<b>TOTAL WATER-SEWER COMBINATION SERVICES</b>	<b>\$6,000.00</b>	<b>\$1,792.10</b>	<b>\$3,707.90</b>	<b>\$5,500.00</b>	<b>(\$500.00)</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
Waterway Management Program	10,000.00	1,780.00	4,220.00	6,000.00	(4,000.00)
Property & Casualty Insurance	6,500.00	5,601.00	0.00	5,601.00	(899.00)
Club Facility Maintenance	15,000.00	6,213.05	8,786.95	15,000.00	0.00
Landscape Maintenance - Contract	100,000.00	26,318.36	58,681.64	85,000.00	(15,000.00)
Landscape Maintenance - Other	14,880.00	5,380.00	8,620.00	14,000.00	(880.00)
Plant Replacement Program	2,500.00	0.00	2,000.00	2,000.00	(500.00)
Irrigation Maintenance	3,500.00	0.00	2,000.00	2,000.00	(1,500.00)
Pool Maintenance	10,000.00	3,197.76	4,802.24	8,000.00	(2,000.00)
Park Facility Maintenance	5,000.00	0.00	2,500.00	2,500.00	(2,500.00)
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$167,380.00</b>	<b>\$48,490.17</b>	<b>\$91,610.83</b>	<b>\$140,101.00</b>	<b>(\$27,279.00)</b>
<b>RESERVE</b>					
Capital Reserve	0.00	0.00	51,684.04	51,684.04	51,684.04
<b>TOTAL RESERVE</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$51,684.04</b>	<b>\$51,684.04</b>	<b>\$51,684.04</b>
<b>TOTAL EXPENDITURES</b>	<b>\$297,755.00</b>	<b>\$94,234.71</b>	<b>\$212,082.33</b>	<b>\$306,317.04</b>	<b>\$8,562.04</b>
<b>EXCESS REVENUES OVER (UNDER) EXPENDITURES</b>	<b>\$0.00</b>	<b>\$209,591.03</b>	<b>(\$209,591.03)</b>	<b>\$0.00</b>	<b>\$0.00</b>

## FISCAL YEAR 2020 BUDGET ANALYSIS

# SUMMIT AT FERN HILL

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2020 Final Operating Budget	Total Actuals and Projections Through 9/30/20	Over/(Under) Budget Through 9/30/20	Fiscal Year 2021 Final Operating Budget	Increase / (Decrease) from FY 2020 to FY 2021
<b>REVENUES</b>					
<b>SPECIAL ASSESSMENTS - SERVICE CHARGES</b>					
Operations & Maintenance Assmts-Tax Roll	240,530.09	247,541.81	7,011.72	297,755.00	57,224.91
Operations & Maintenance Assmts-Off Roll	57,224.91	58,467.60	1,242.69	0.00	(57,224.91)
<b>TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES</b>	<b>\$297,755.00</b>	<b>\$306,009.41</b>	<b>\$8,254.41</b>	<b>\$297,755.00</b>	<b>\$0.00</b>
<b>INTEREST EARNINGS</b>					
Interest Earnings	0.00	107.63	107.63	0.00	0.00
<b>TOTAL INTEREST EARNINGS</b>	<b>\$0.00</b>	<b>\$107.63</b>	<b>\$107.63</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>OTHER MISCELLANEOUS REVENUES</b>					
Miscellaneous	0.00	200.00	200.00	0.00	0.00
<b>TOTAL OTHER MISCELLANEOUS REVENUES</b>	<b>\$0.00</b>	<b>\$200.00</b>	<b>\$200.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>TOTAL REVENUES</b>	<b>\$297,755.00</b>	<b>\$306,317.04</b>	<b>\$8,562.04</b>	<b>\$297,755.00</b>	<b>\$0.00</b>
<b>EXPENDITURES</b>					
<b>LEGISLATIVE</b>					
Supervisor Fees	0.00	0.00	0.00	6,000.00	6,000.00
<b>TOTAL LEGISLATIVE</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$6,000.00</b>	<b>\$6,000.00</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Manager	33,750.00	33,750.00	0.00	33,750.00	0.00
District Engineer	2,250.00	3,000.00	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	0.00	750.00	750.00	0.00	0.00
Auditing Services	6,500.00	6,500.00	0.00	6,000.00	(500.00)
Postage, Phone, Faxes, Copies	200.00	100.00	(100.00)	200.00	0.00
Public Officials Insurance	2,500.00	2,307.00	(193.00)	2,500.00	0.00
Legal Advertising	1,500.00	1,500.00	0.00	1,500.00	0.00
Bank Fees	400.00	250.00	(150.00)	400.00	0.00
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Office Supplies	200.00	200.00	0.00	200.00	0.00
ADA Website Fee	0.00	0.00	0.00	1,800.00	1,800.00
Website Administration	4,000.00	4,000.00	0.00	600.00	(3,400.00)
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$68,375.00</b>	<b>\$69,032.00</b>	<b>\$657.00</b>	<b>\$66,275.00</b>	<b>(\$2,100.00)</b>
<b>LEGAL COUNSEL</b>					
District Counsel	6,000.00	5,000.00	(1,000.00)	6,000.00	0.00
<b>TOTAL LEGAL COUNSEL</b>	<b>\$6,000.00</b>	<b>\$5,000.00</b>	<b>(\$1,000.00)</b>	<b>\$6,000.00</b>	<b>\$0.00</b>
<b>ELECTRIC UTILITY SERVICES</b>					
Electric Utility Services	50,000.00	35,000.00	(15,000.00)	40,000.00	(10,000.00)
<b>TOTAL ELECTRIC UTILITY SERVICES</b>	<b>\$50,000.00</b>	<b>\$35,000.00</b>	<b>(\$15,000.00)</b>	<b>\$40,000.00</b>	<b>(\$10,000.00)</b>
<b>WATER-SEWER COMBINATION SERVICES</b>					
Water Utility Services	6,000.00	5,500.00	(500.00)	6,000.00	0.00
<b>TOTAL WATER-SEWER COMBINATION SERVICES</b>	<b>\$6,000.00</b>	<b>\$5,500.00</b>	<b>(\$500.00)</b>	<b>\$6,000.00</b>	<b>\$0.00</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
Waterway Management Program	10,000.00	6,000.00	(4,000.00)	10,000.00	0.00
Property & Casualty Insurance	6,500.00	5,601.00	(899.00)	6,500.00	0.00
Club Facility Maintenance	15,000.00	15,000.00	0.00	15,000.00	0.00
Landscape Maintenance - Contract	100,000.00	85,000.00	(15,000.00)	100,000.00	0.00
Landscape Maintenance - Other	14,880.00	14,000.00	(880.00)	15,000.00	120.00
Plant Replacement Program	2,500.00	2,000.00	(500.00)	2,500.00	0.00
Irrigation Maintenance	3,500.00	2,000.00	(1,500.00)	3,500.00	0.00
Pool Maintenance	10,000.00	8,000.00	(2,000.00)	10,000.00	0.00
Park Facility Maintenance	5,000.00	2,500.00	(2,500.00)	5,000.00	0.00
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$167,380.00</b>	<b>\$140,101.00</b>	<b>(\$27,279.00)</b>	<b>\$167,500.00</b>	<b>\$120.00</b>
<b>RESERVE</b>					
Capital Reserve	0.00	51,684.04	51,684.04	5,980.00	5,980.00
<b>TOTAL RESERVE</b>	<b>\$0.00</b>	<b>\$51,684.04</b>	<b>\$51,684.04</b>	<b>\$5,980.00</b>	<b>\$5,980.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$297,755.00</b>	<b>\$306,317.04</b>	<b>\$8,562.04</b>	<b>\$297,755.00</b>	<b>\$0.00</b>
<b>EXCESS REVENUES OVER (UNDER) EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

**FISCAL YEAR 2021**  
FINAL 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	\$	242,524
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>242,524</b>

#### EXPENDITURES

Series 2016 May Bond Principal Payment	\$	75,000
Series 2016 May Bond Interest Payment	\$	84,465
Series 2016 November Bond Interest Payment	\$	83,059
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>242,524</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>

#### ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2020	\$	3,559,000
Principal Payment Applied Toward Series 2016 Bonds	\$	75,000
<b>Bonds Outstanding - Period Ending 11/1/2021</b>	<b>\$</b>	<b>3,484,000</b>

# SUMMIT AT FERN HILL

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND

### SERIES 2018

#### REVENUES

CDD Debt Service Assessments	\$	138,090
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>138,090</b>

#### EXPENDITURES

Series 2018 May Bond Principal Payment	\$	36,000
Series 2018 May Bond Interest Payment	\$	51,405
Series 2018 November Bond Interest Payment	\$	50,685
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>138,090</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>

#### ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2020	\$	2,087,000
Principal Payment Applied Toward Series 2018 Bonds	\$	36,000
<b>Bonds Outstanding - Period Ending 11/1/2021</b>	<b>\$</b>	<b>2,051,000</b>

# 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 2021 Total Assessment <sup>(1)</sup>	FY 2020 Total Assessment	Total Increase / (Decrease) in Annual Assmt
<b>SERIES 2016 BONDS - PHASE 1</b>							
<b>Single Family 50'</b>	1.25	205	\$1,302.08	\$1,036.66	<b>\$2,338.74</b>	<b>\$2,338.74</b>	\$0.00
<b>SERIES 2018 BONDS - PHASES 2 &amp; 3</b>							
<b>Single Family 40'</b>	1.00	59	\$1,063.83	\$829.33	<b>\$1,893.16</b>	<b>\$1,893.16</b>	\$0.00
<b>Single Family 50'</b>	1.25	60	\$1,462.77	\$1,036.66	<b>\$2,499.42</b>	<b>\$2,499.42</b>	\$0.00

**Notations:**

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

**FISCAL YEAR 2021**  
FINAL ANNUAL OPERATING BUDGET

## RESOLUTION 2020-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

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

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

**WHEREAS**, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2020-2021 attached hereto as **Exhibit A** (“**FY 2020-2021 Budget**”) and incorporated as a material part of this Resolution by this reference;

**WHEREAS**, the District must obtain sufficient funds to provide for the activities described in the FY 2020-2021 Budget;

**WHEREAS**, the provision of the activities described in the FY 2020-2021 Budget is a benefit to lands within the District;

**WHEREAS**, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

**WHEREAS**, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

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

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

**WHEREAS**, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2020-2021 Budget (“**O&M Assessments**”);



**WHEREAS**, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2020-2021 Budget;

**WHEREAS**, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

**WHEREAS**, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

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

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

**Section 1. Benefit from Activities and O&M Assessments.** The provision of the activities described in the FY 2020-2021 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2020-2021 Budget and in the Assessment Roll.

**Section 2. O&M Assessments Imposition.** Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2020-2021 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**Section 3. Collection and Enforcement of District Assessments.**

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **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.

**Section 4. Certification of Assessment Roll.** The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.



**Section 5. Assessment Roll Amendment.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the 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. Assessment Challenges.** The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

**Section 7. Procedural Irregularities.** Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

**Section 8. 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 9. Effective Date.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**Passed and Adopted on July 9, 2020.**

Attested By:

**Summit at Fern Hill  
Community Development District**

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Secretary/Assistant Secretary

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Kelly Evans  
Chair of the Board of Supervisors

**Exhibit A: FY 2020-2021 Budget**

2021



# SUMMIT AT FERN HILL

## COMMUNITY DEVELOPMENT DISTRICT

### FISCAL YEAR 2021

#### FINAL ANNUAL OPERATING BUDGET

JULY 9, 2020

# SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

## FISCAL YEAR 2021 FINAL ANNUAL OPERATING BUDGET

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JULY 9, 2020

# 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 2021, which begins on October 1, 2020. 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.

<b><u>Fund Number</u></b>	<b><u>Fund Name</u></b>	<b><u>Services Provided</u></b>
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 2020 Final Operating Budget	Current Period Actuals 10/1/19 - 2/29/20	Projected Revenues & Expenditures 3/1/20 to 9/30/20	Total Actuals and Projections Through 9/30/20	Over/(Under) Budget Through 9/30/20
<b>REVENUES</b>					
<b>SPECIAL ASSESSMENTS - SERVICE CHARGES</b>					
Operations & Maintenance Assmts-Tax Roll	240,530.09	245,050.51	2,491.30	247,541.81	7,011.72
Operations & Maintenance Assmts-Off Roll	57,224.91	58,467.60	0.00	58,467.60	1,242.69
<b>TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES</b>	<b>\$297,755.00</b>	<b>\$303,518.11</b>	<b>\$2,491.30</b>	<b>\$306,009.41</b>	<b>\$8,254.41</b>
<b>INTEREST EARNINGS</b>					
Interest Earnings	0.00	107.63	0.00	107.63	107.63
<b>TOTAL INTEREST EARNINGS</b>	<b>\$0.00</b>	<b>\$107.63</b>	<b>\$0.00</b>	<b>\$107.63</b>	<b>\$107.63</b>
<b>OTHER MISCELLANEOUS REVENUES</b>					
Miscellaneous	0.00	200.00	0.00	200.00	200.00
<b>TOTAL OTHER MISCELLANEOUS REVENUES</b>	<b>\$0.00</b>	<b>\$200.00</b>	<b>\$0.00</b>	<b>\$200.00</b>	<b>\$200.00</b>
<b>TOTAL REVENUES</b>	<b>\$297,755.00</b>	<b>\$303,825.74</b>	<b>\$2,491.30</b>	<b>\$306,317.04</b>	<b>\$8,562.04</b>
<b>EXPENDITURES</b>					
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Manager	33,750.00	16,875.00	16,875.00	33,750.00	0.00
District Engineer	2,250.00	2,213.50	786.50	3,000.00	750.00
Disclosure Report	8,400.00	0.00	8,400.00	8,400.00	0.00
Trustees Fees	8,500.00	2,693.76	5,406.24	8,100.00	(400.00)
Accounting Services	0.00	0.00	750.00	750.00	750.00
Auditing Services	6,500.00	546.00	5,954.00	6,500.00	0.00
Postage, Phone, Faxes, Copies	200.00	40.49	59.51	100.00	(100.00)
Public Officials Insurance	2,500.00	2,307.00	0.00	2,307.00	(193.00)
Legal Advertising	1,500.00	0.00	1,500.00	1,500.00	0.00
Bank Fees	400.00	95.77	154.23	250.00	(150.00)
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Office Supplies	200.00	134.55	65.45	200.00	0.00
ADA Website Fee	0.00	0.00	0.00	0.00	0.00
Website Administration	4,000.00	3,989.98	10.02	4,000.00	0.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$68,375.00</b>	<b>\$29,071.05</b>	<b>\$39,960.95</b>	<b>\$69,032.00</b>	<b>\$657.00</b>
<b>LEGAL COUNSEL</b>					
District Counsel	6,000.00	1,990.90	3,009.10	5,000.00	(1,000.00)
<b>TOTAL LEGAL COUNSEL</b>	<b>\$6,000.00</b>	<b>\$1,990.90</b>	<b>\$3,009.10</b>	<b>\$5,000.00</b>	<b>(\$1,000.00)</b>
<b>ELECTRIC UTILITY SERVICES</b>					
Electric Utility Services	50,000.00	12,890.49	22,109.51	35,000.00	(15,000.00)
<b>TOTAL ELECTRIC UTILITY SERVICES</b>	<b>\$50,000.00</b>	<b>\$12,890.49</b>	<b>\$22,109.51</b>	<b>\$35,000.00</b>	<b>(\$15,000.00)</b>
<b>WATER-SEWER COMBINATION SERVICES</b>					
Water Utility Services	6,000.00	1,792.10	3,707.90	5,500.00	(500.00)
<b>TOTAL WATER-SEWER COMBINATION SERVICES</b>	<b>\$6,000.00</b>	<b>\$1,792.10</b>	<b>\$3,707.90</b>	<b>\$5,500.00</b>	<b>(\$500.00)</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
Waterway Management Program	10,000.00	1,780.00	4,220.00	6,000.00	(4,000.00)
Property & Casualty Insurance	6,500.00	5,601.00	0.00	5,601.00	(899.00)
Club Facility Maintenance	15,000.00	6,213.05	8,786.95	15,000.00	0.00
Landscape Maintenance - Contract	100,000.00	26,318.36	58,681.64	85,000.00	(15,000.00)
Landscape Maintenance - Other	14,880.00	5,380.00	8,620.00	14,000.00	(880.00)
Plant Replacement Program	2,500.00	0.00	2,000.00	2,000.00	(500.00)
Irrigation Maintenance	3,500.00	0.00	2,000.00	2,000.00	(1,500.00)
Pool Maintenance	10,000.00	3,197.76	4,802.24	8,000.00	(2,000.00)
Park Facility Maintenance	5,000.00	0.00	2,500.00	2,500.00	(2,500.00)
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$167,380.00</b>	<b>\$48,490.17</b>	<b>\$91,610.83</b>	<b>\$140,101.00</b>	<b>(\$27,279.00)</b>
<b>RESERVE</b>					
Capital Reserve	0.00	0.00	51,684.04	51,684.04	51,684.04
<b>TOTAL RESERVE</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$51,684.04</b>	<b>\$51,684.04</b>	<b>\$51,684.04</b>
<b>TOTAL EXPENDITURES</b>	<b>\$297,755.00</b>	<b>\$94,234.71</b>	<b>\$212,082.33</b>	<b>\$306,317.04</b>	<b>\$8,562.04</b>
<b>EXCESS REVENUES OVER (UNDER) EXPENDITURES</b>	<b>\$0.00</b>	<b>\$209,591.03</b>	<b>(\$209,591.03)</b>	<b>\$0.00</b>	<b>\$0.00</b>

## FISCAL YEAR 2020 BUDGET ANALYSIS

# SUMMIT AT FERN HILL

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2020 Final Operating Budget	Total Actuals and Projections Through 9/30/20	Over/(Under) Budget Through 9/30/20	Fiscal Year 2021 Final Operating Budget	Increase / (Decrease) from FY 2020 to FY 2021
<b>REVENUES</b>					
<b>SPECIAL ASSESSMENTS - SERVICE CHARGES</b>					
Operations & Maintenance Assmts-Tax Roll	240,530.09	247,541.81	7,011.72	297,755.00	57,224.91
Operations & Maintenance Assmts-Off Roll	57,224.91	58,467.60	1,242.69	0.00	(57,224.91)
<b>TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES</b>	<b>\$297,755.00</b>	<b>\$306,009.41</b>	<b>\$8,254.41</b>	<b>\$297,755.00</b>	<b>\$0.00</b>
<b>INTEREST EARNINGS</b>					
Interest Earnings	0.00	107.63	107.63	0.00	0.00
<b>TOTAL INTEREST EARNINGS</b>	<b>\$0.00</b>	<b>\$107.63</b>	<b>\$107.63</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>OTHER MISCELLANEOUS REVENUES</b>					
Miscellaneous	0.00	200.00	200.00	0.00	0.00
<b>TOTAL OTHER MISCELLANEOUS REVENUES</b>	<b>\$0.00</b>	<b>\$200.00</b>	<b>\$200.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>TOTAL REVENUES</b>	<b>\$297,755.00</b>	<b>\$306,317.04</b>	<b>\$8,562.04</b>	<b>\$297,755.00</b>	<b>\$0.00</b>
<b>EXPENDITURES</b>					
<b>LEGISLATIVE</b>					
Supervisor Fees	0.00	0.00	0.00	6,000.00	6,000.00
<b>TOTAL LEGISLATIVE</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$6,000.00</b>	<b>\$6,000.00</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Manager	33,750.00	33,750.00	0.00	33,750.00	0.00
District Engineer	2,250.00	3,000.00	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	0.00	750.00	750.00	0.00	0.00
Auditing Services	6,500.00	6,500.00	0.00	6,000.00	(500.00)
Postage, Phone, Faxes, Copies	200.00	100.00	(100.00)	200.00	0.00
Public Officials Insurance	2,500.00	2,307.00	(193.00)	2,500.00	0.00
Legal Advertising	1,500.00	1,500.00	0.00	1,500.00	0.00
Bank Fees	400.00	250.00	(150.00)	400.00	0.00
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Office Supplies	200.00	200.00	0.00	200.00	0.00
ADA Website Fee	0.00	0.00	0.00	1,800.00	1,800.00
Website Administration	4,000.00	4,000.00	0.00	600.00	(3,400.00)
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$68,375.00</b>	<b>\$69,032.00</b>	<b>\$657.00</b>	<b>\$66,275.00</b>	<b>(\$2,100.00)</b>
<b>LEGAL COUNSEL</b>					
District Counsel	6,000.00	5,000.00	(1,000.00)	6,000.00	0.00
<b>TOTAL LEGAL COUNSEL</b>	<b>\$6,000.00</b>	<b>\$5,000.00</b>	<b>(\$1,000.00)</b>	<b>\$6,000.00</b>	<b>\$0.00</b>
<b>ELECTRIC UTILITY SERVICES</b>					
Electric Utility Services	50,000.00	35,000.00	(15,000.00)	40,000.00	(10,000.00)
<b>TOTAL ELECTRIC UTILITY SERVICES</b>	<b>\$50,000.00</b>	<b>\$35,000.00</b>	<b>(\$15,000.00)</b>	<b>\$40,000.00</b>	<b>(\$10,000.00)</b>
<b>WATER-SEWER COMBINATION SERVICES</b>					
Water Utility Services	6,000.00	5,500.00	(500.00)	6,000.00	0.00
<b>TOTAL WATER-SEWER COMBINATION SERVICES</b>	<b>\$6,000.00</b>	<b>\$5,500.00</b>	<b>(\$500.00)</b>	<b>\$6,000.00</b>	<b>\$0.00</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
Waterway Management Program	10,000.00	6,000.00	(4,000.00)	10,000.00	0.00
Property & Casualty Insurance	6,500.00	5,601.00	(899.00)	6,500.00	0.00
Club Facility Maintenance	15,000.00	15,000.00	0.00	15,000.00	0.00
Landscape Maintenance - Contract	100,000.00	85,000.00	(15,000.00)	100,000.00	0.00
Landscape Maintenance - Other	14,880.00	14,000.00	(880.00)	15,000.00	120.00
Plant Replacement Program	2,500.00	2,000.00	(500.00)	2,500.00	0.00
Irrigation Maintenance	3,500.00	2,000.00	(1,500.00)	3,500.00	0.00
Pool Maintenance	10,000.00	8,000.00	(2,000.00)	10,000.00	0.00
Park Facility Maintenance	5,000.00	2,500.00	(2,500.00)	5,000.00	0.00
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$167,380.00</b>	<b>\$140,101.00</b>	<b>(\$27,279.00)</b>	<b>\$167,500.00</b>	<b>\$120.00</b>
<b>RESERVE</b>					
Capital Reserve	0.00	51,684.04	51,684.04	5,980.00	5,980.00
<b>TOTAL RESERVE</b>	<b>\$0.00</b>	<b>\$51,684.04</b>	<b>\$51,684.04</b>	<b>\$5,980.00</b>	<b>\$5,980.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$297,755.00</b>	<b>\$306,317.04</b>	<b>\$8,562.04</b>	<b>\$297,755.00</b>	<b>\$0.00</b>
<b>EXCESS REVENUES OVER (UNDER) EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

**FISCAL YEAR 2021**  
FINAL 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	\$	242,524
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>242,524</b>

#### EXPENDITURES

Series 2016 May Bond Principal Payment	\$	75,000
Series 2016 May Bond Interest Payment	\$	84,465
Series 2016 November Bond Interest Payment	\$	83,059
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>242,524</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>

#### ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2020	\$	3,559,000
Principal Payment Applied Toward Series 2016 Bonds	\$	75,000
<b>Bonds Outstanding - Period Ending 11/1/2021</b>	<b>\$</b>	<b>3,484,000</b>

# SUMMIT AT FERN HILL

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND

### SERIES 2018

#### REVENUES

CDD Debt Service Assessments	\$	138,090
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>138,090</b>

#### EXPENDITURES

Series 2018 May Bond Principal Payment	\$	36,000
Series 2018 May Bond Interest Payment	\$	51,405
Series 2018 November Bond Interest Payment	\$	50,685
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>138,090</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>

#### ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2020	\$	2,087,000
Principal Payment Applied Toward Series 2018 Bonds	\$	36,000
<b>Bonds Outstanding - Period Ending 11/1/2021</b>	<b>\$</b>	<b>2,051,000</b>

# 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 2021 Total Assessment <sup>(1)</sup>	FY 2020 Total Assessment	Total Increase / (Decrease) in Annual Assmt
<b>SERIES 2016 BONDS - PHASE 1</b>							
<b>Single Family 50'</b>	1.25	205	\$1,302.08	\$1,036.66	<b>\$2,338.74</b>	<b>\$2,338.74</b>	\$0.00
<b>SERIES 2018 BONDS - PHASES 2 &amp; 3</b>							
<b>Single Family 40'</b>	1.00	59	\$1,063.83	\$829.33	<b>\$1,893.16</b>	<b>\$1,893.16</b>	\$0.00
<b>Single Family 50'</b>	1.25	60	\$1,462.77	\$1,036.66	<b>\$2,499.42</b>	<b>\$2,499.42</b>	\$0.00

**Notations:**

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

**FISCAL YEAR 2021**  
FINAL ANNUAL OPERATING BUDGET

**SUMMIT AT FERN HILL  
COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2019**

**SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA**

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## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
Summit at Fern Hill Community Development District  
Hillsborough County, Florida

### Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Summit at Fern Hill Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District, as of September 30, 2019, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

## **Other Matters**

### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### **Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated May 19, 2020, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

May 19, 2020



## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Summit at Fern Hill Community Development District, Hillsborough County, Florida ("District") provides a narrative overview of the District's financial activities For the Fiscal Year Ended September 30, 2019. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$2,635,339).
- The change in the District's total net position in comparison with the prior fiscal year was \$382,097, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2019, the District's governmental funds reported combined ending fund balances of \$395,624, a decrease of \$1,279,442 in comparison with the prior fiscal year. A portion of the fund balance is restricted for debt service, non-spendable for prepaid items, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

### OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by assessments and Developer contributions. The District does not have any business-type activities. The governmental activities of the District include general government (management) and maintenance functions.

#### Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category, governmental funds.

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflow of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

## GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

		NET POSITION SEPTEMBER 30,	
		2019	2018
Assets, excluding capital assets	\$	906,471	\$ 1,777,517
Capital assets, net of depreciation		2,798,985	1,239,685
Total assets		3,705,456	3,017,202
Current liabilities		625,780	219,013
Long-term liabilities		5,715,015	5,815,625
Total liabilities		6,340,795	6,034,638
Net Position			
Net investment in capital assets		(2,916,030)	(4,575,940)
Restricted		214,236	1,553,442
Unrestricted		66,455	5,062
Total net position	\$	(2,635,339)	\$ (3,017,436)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase is due to a contribution of capital assets from the Developer. The remaining increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDING SEPTEMBER 30,		
	2019	2018
Revenues:		
Program revenues		
Charges for services	\$ 677,733	\$ 541,333
Operating grants and contributions	1,095	60,694
Capital grants and contributions	223,166	137,987
General revenues	72	35
Total revenues	<u>902,066</u>	<u>740,049</u>
Expenses:		
General government	74,015	76,967
Maintenance and operations	166,445	156,432
Bond issuance costs	-	252,022
Conveyance of capital assets	-	2,836,855
Interest	279,509	192,806
Total expenses	<u>519,969</u>	<u>3,515,082</u>
Change in net position	382,097	(2,775,033)
Net position - beginning	(3,017,436)	(242,403)
Net position - ending	<u>\$ (2,635,339)</u>	<u>\$ (3,017,436)</u>

As noted above and in the statement of activities, the cost of all governmental activities for the fiscal year ended September 30, 2019 was \$519,969. The costs of the District's activities were primarily funded by program revenues. Program revenues of the District are comprised primarily of assessments and Developer contributions in both the current and prior fiscal years. The majority of the increase in program revenues is the result of an increase in assessments due to the Series 2018 Bonds and additional contribution of capital assets from the Developer. The decrease in expenses is due primarily to the conveyance of capital assets to other governmental entities for ownership and maintenance and to closing costs incurred related to the issuance of the Series 2018 Bonds in the prior year that did not recur.

## GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2019.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2019, the District had \$2,841,155 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$42,170 has been taken, which resulted in a net book value of \$2,798,985. More detailed information about the District's capital assets is presented in the notes of the financial statements.

### Capital Debt

At September 30, 2019, the District had \$5,753,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

## ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

It is anticipated that the general operations of the District will increase as the District is being built out.

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, taxpayers, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Summit at Fern Hill Community Development District's Finance Department at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

**SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2019**

	Governmental Activities
ASSETS	
Cash	\$ 100,477
Assessment receivable	3,561
Prepaid items	3,704
Deposits	3,240
Restricted assets:	
Investments	795,489
Capital assets:	
Nondepreciable	1,556,034
Depreciable, net	1,242,951
Total assets	<u>3,705,456</u>
LIABILITIES	
Accounts payable	28,891
Contracts payable	439,065
Unearned revenue	42,691
Customer deposits	200
Accrued interest payable	114,933
Non-current liabilities:	
Due within one year	107,000
Due in more than one year	5,608,015
Total liabilities	<u>6,340,795</u>
NET POSITION	
Net investment in capital assets	(2,916,030)
Restricted for debt service	214,236
Unrestricted	66,455
Total net position	<u>\$ (2,635,339)</u>

See notes to the financial statements

**SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

Functions/Programs	Program Revenues				Net (Expense) Revenue and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 74,015	\$ 74,015	\$ -	\$ -	\$ -
Maintenance and operations	166,445	206,802	-	223,166	263,523
Interest on long-term debt	279,509	396,916	1,095	-	118,502
Total governmental activities	519,969	677,733	1,095	223,166	382,025
General revenues:					
Unrestricted investment earnings					72
Total general revenues					72
Change in net position					382,097
Net position - beginning					(3,017,436)
Net position - ending					<u>\$ (2,635,339)</u>

See notes to the financial statements

**SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2019**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
<b>ASSETS</b>				
Cash	\$ 100,477	\$ -	\$ -	\$ 100,477
Investments	-	356,545	438,944	795,489
Assessment receivable	1,502	2,059	-	3,561
Prepaid items	3,704	-	-	3,704
Deposits	3,240	-	-	3,240
Total assets	<u>\$ 108,923</u>	<u>\$ 358,604</u>	<u>\$ 438,944</u>	<u>\$ 906,471</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable	\$ 28,891	\$ -	\$ -	\$ 28,891
Customer deposits	200	-	-	200
Contracts payable	-	-	439,065	439,065
Unearned revenue	13,256	29,435	-	42,691
Total liabilities	<u>42,347</u>	<u>29,435</u>	<u>439,065</u>	<u>510,847</u>
Fund balances:				
Nonspendable:				
Prepaid items	6,944	-	-	6,944
Restricted for:				
Debt service	-	329,169	-	329,169
Unassigned	59,632	-	(121)	59,511
Total fund balances	<u>66,576</u>	<u>329,169</u>	<u>(121)</u>	<u>395,624</u>
Total liabilities and fund balances	<u>\$ 108,923</u>	<u>\$ 358,604</u>	<u>\$ 438,944</u>	<u>\$ 906,471</u>

See notes to the financial statements

**SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET –  
GOVERNMENTAL FUNDS TO THE STATEMENTS OF NET POSITION  
SEPTEMBER 30, 2019**

Total fund balances - governmental funds \$ 395,624

Amounts reported for governmental activities in the statement of net position  
are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	2,841,155	
Accumulated depreciation	<u>(42,170)</u>	2,798,985

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(114,933)	
Original issue discount	41,931	
Amortization of original discount/premium	(3,946)	
Bonds payable	<u>(5,753,000)</u>	<u>(5,829,948)</u>
Net position of governmental activities		<u><u>\$ (2,635,339)</u></u>

See notes to the financial statements



**SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
<b>REVENUES</b>				
Assessments	\$ 280,067	\$ 396,916	\$ -	\$ 676,983
Interest income	72	1,095	2,783	3,950
Miscellaneous income	750	-	-	750
Total revenues	280,889	398,011	2,783	681,683
<b>EXPENDITURES</b>				
Current:				
General government	74,015	-	-	74,015
Maintenance and operations	145,360	-	-	145,360
Debt Service:				
Principal	-	102,000	-	102,000
Interest	-	279,748	-	279,748
Capital outlay	-	-	1,360,002	1,360,002
Total expenditures	219,375	381,748	1,360,002	1,961,125
Excess (deficiency) of revenues over (under) expenditures	61,514	16,263	(1,357,219)	(1,279,442)
Fund balances - beginning	5,062	312,906	1,357,098	1,675,066
Fund balances - ending	\$ 66,576	\$ 329,169	\$ (121)	\$ 395,624

See notes to the financial statements

**SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

Net change in fund balances - total governmental funds \$ (1,279,442)

Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures, however, in the statement of activities, the cost of those assets is eliminated and capitalized in the statement of net position. 1,360,002

Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities. 102,000

Depreciation on capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities. (21,085)

The statement of activities reports noncash contributions in the form of infrastructure as revenues, but these revenues are not reported in the governmental fund financial statements. 220,383

Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows:

Amortization of original issue discount	(1,390)
Change in accrued interest	1,629
Change in net position of governmental activities	\$ 382,097

See notes to the financial statements

**SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH, FLORIDA  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY**

Summit at Fern Hill Community Development District ("District") was established on March 25, 2015, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, by Hillsborough County Ordinance 15-8. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2019, all of the Board members are affiliated with Lennar Homes, LLC ("Developer").

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement* focus and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

### **Assessments**

Assessments are non-ad valorem assessments on all platted lots within the District. Assessments are levied each November 1 on property as of the previous January 1 to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

### **General Fund**

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

### **Debt Service Fund**

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

### **Capital Projects Fund**

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities and Net Position or Equity

#### Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

#### Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has adopted a written investment policy, which materially complies with the requirements of Section 218.415 Florida Statutes. All investments comply with the requirements of the written investment policy. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

#### Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

#### Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Improvements - amenity	30

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

#### Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

#### Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

#### Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities and Net Position or Equity (Continued)

#### Fund Equity/Net Position (Continued)

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

### Other Disclosures

#### Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

## NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

## NOTE 4 – DEPOSITS AND INVESTMENTS

### Deposits

The District's cash balances in the general fund were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

### Investments

The District's investments were held as follows at September 30, 2019:

	Amortized cost	Credit Risk	Maturities
US Bank Mmkt 5 - Ct	\$ 795,489	N/A	Not available
Total Investments	<u>\$ 795,489</u>		

## NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

### Investments (Continued)

*Credit risk* – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

*Concentration risk* – The District places no limit on the amount the District may invest in any one issuer.

*Interest rate risk* – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

*Fair Value Measurement* – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

## NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2019 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Construction in progress	\$ 628,233	\$ 1,580,385	\$ 652,584	\$ 1,556,034
Total capital assets, not being depreciated	628,233	1,580,385	652,584	1,556,034
Capital assets, being depreciated				
Infrastructure - stormwater management	-	652,584	-	652,584
Improvements - amenity	632,537	-	-	632,537
Total capital assets, being depreciated	632,537	652,584	-	1,285,121
Less accumulated depreciation for:				
Improvements - amenity	21,085	21,085	-	42,170
Total accumulated depreciation	21,085	21,085	-	42,170
Total capital assets, being depreciated, net	611,452	631,499	-	1,242,951
Governmental activities capital assets, net	\$ 1,239,685	\$ 2,211,884	\$ 652,584	\$ 2,798,985



## **NOTE 5 – CAPITAL ASSETS (Continued)**

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$7,125,000. The infrastructure will include roadways, potable water and wastewater systems, and land improvements. The Developer estimated that the cost of the 2016 Project would be \$5,094,000. The net proceeds of the Series 2016 Bonds available for the 2016 Project costs were expected to be approximately \$3.47 million. The remaining cost of the 2016 Project was funded by the Landowner. The Series 2016 project infrastructure was acquired from one of the Developers, Lennar in prior fiscal years. During the 2018 fiscal year, the Series 2016 project was declared complete and \$2,836,855 in infrastructure was conveyed to other governmental entities for ownership and maintenance.

The Series 2018 project for phases 2 and 3 is estimated at approximately \$2.42 million. The Series 2018 Bonds is expected to fund a portion of the project and the remaining cost of the 2018 Project is expected to be funded by the Developer/Landowner. The District has entered into a Development Acquisition Agreement with one of the Developers, Lennar, to acquire Phase 3 infrastructure in the amount of \$1,357,453. The Series 2018 assets in progress in the current and prior fiscal years were acquired from the other Developers/Landowners. During the current fiscal year, the Developer contributed \$220,383 in Phase 2 infrastructure to the District.

The District anticipates that the remaining infrastructure improvements for the District will be completed during a subsequent fiscal year by the Developer.

Depreciation expense was charged to the maintenance and operations function/program.

## **NOTE 6 – LONG TERM LIABILITIES**

### **Series 2016**

In February 2016, the District issued \$3,905,000 Series 2016 Special Assessment Bonds. The Series 2016 Bonds consists of term bonds with due dates ranging from May 1, 2022 to May 1, 2046 and interest rates ranging from 3.75% to 5.0%. The Bonds were issued to provide funds for the costs of acquiring a portion of the Project. Interest is to be paid semiannually on each May 1 and November 1, commencing November 1, 2016. Principal on the Bonds is to be paid serially commencing May 1, 2017 through May 1, 2046.

The Series 2016 Bonds may be called for redemption prior to maturity as a whole or in part, at any time, on or after May 1, 2027. The Bonds are also subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occur as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2019.

### **Series 2018**

In March 2018, the District issued \$2,155,000 Series 2018 Special Assessment Bonds. The Series 2018 Bonds consists of term bonds with due dates ranging from May 1, 2024 to May 1, 2048 and interest rates ranging from 4.0% to 5.05%. The Bonds were issued to provide funds for the costs of acquiring a portion of the Project. Interest is to be paid semiannually on each May 1 and November 1, commencing May 1, 2018. Principal on the Bonds is to be paid serially commencing May 1, 2019 through May 1, 2048.

The Series 2018 Bonds may be called for redemption prior to maturity as a whole or in part, at any time, on or after May 1, 2028. The Bonds are also subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occur as outlined in the Bond Indenture.

## NOTE 6 – LONG TERM LIABILITIES (Continued)

### Series 2018 (continued)

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2019.

### Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2019 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Series 2016	\$ 3,700,000	\$ -	\$ (69,000)	\$ 3,631,000	\$ 72,000
Series 2018	2,155,000	-	(33,000)	2,122,000	35,000
Less Bond discount	39,375	-	(1,390)	37,985	-
Total	<u>\$ 5,815,625</u>	<u>\$ -</u>	<u>\$ (100,610)</u>	<u>\$ 5,715,015</u>	<u>\$ 107,000</u>

At September 30, 2019, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2020	\$ 107,000	\$ 275,840	\$ 382,840
2021	111,000	271,740	382,740
2022	116,000	267,488	383,488
2023	120,000	263,043	383,043
2023	126,000	257,838	383,838
2024-2028	721,000	1,199,008	1,920,008
2029-2033	917,000	1,011,960	1,928,960
2034-2038	1,137,000	771,537	1,908,537
2039-2043	1,446,000	462,000	1,908,000
2044-2048	952,000	98,300	1,050,300
Total	<u>\$ 5,753,000</u>	<u>\$ 4,878,754</u>	<u>\$ 10,631,754</u>

## NOTE 7 – DEVELOPER TRANSACTIONS

The Developer has agreed to fund the general operations of the District. In connection with that agreement, \$13,256 is recorded as unearned revenues at September 30, 2019 in the general fund.

The Developer has also agreed to fund the debt service on the Bonds which is not paid through special or prepaid assessments. In connection with that agreement, \$29,435 is recorded as unearned revenues at September 30, 2019 in the debt service fund.

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

## NOTE 8 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer/Landowner, the loss of which would have a material adverse effect on the District's operations.

## NOTE 9 – MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

**NOTE 10 – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

	<u>Budgeted</u>		Variance with
	Original and	Actual	Final Budget -
	Final	Amounts	Positive
			(Negative)
<b>REVENUES</b>			
Assessments	\$ 267,505	\$ 280,067	\$ 12,562
Interest	-	72	72
Miscellaneous income	-	750	750
Total revenues	<u>267,505</u>	<u>280,889</u>	<u>13,384</u>
<b>EXPENDITURES</b>			
Current:			
General government	69,255	74,015	(4,760)
Maintenance and operations	198,250	145,360	52,890
Total expenditures	<u>267,505</u>	<u>219,375</u>	<u>48,130</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	61,514	<u>\$ 61,514</u>
Fund balance - beginning		<u>5,062</u>	
Fund balance - ending		<u>\$ 66,576</u>	

See notes to required supplementary information

**SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2019.



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL  
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT  
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH  
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Summit at Fern Hill Community Development District  
Hillsborough, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Summit at Fern Hill Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated May 19, 2020.

**Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

**Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

May 19, 2020



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE  
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY  
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
Summit at Fern Hill Community Development District  
Hillsborough, Florida

We have examined Summit at Fern Hill Community Development District, Hillsborough County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2019. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2019, except that certain required language was not included in the policy and the individual assigned to make investment decisions did not have the required hours of continuing education for the year. The District should adopt the alternative guidelines for investments according to Florida Statute 218.415 or ensure the required language is included in the policy and the investment officer obtains the required hours.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Summit at Fern Hill Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

May 19, 2020





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## **MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors  
Summit at Fern Hill Community Development District  
Hillsborough, Florida

### **Report on the Financial Statements**

We have audited the accompanying basic financial statements of Summit at Fern Hill Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2019, and have issued our report thereon dated May 19, 2020.

### **Auditor's Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

### **Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 19, 2020, should be considered in conjunction with this management letter.

### **Purpose of this Letter**

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the state of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Summit at Fern Hill Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Summit at Fern Hill Community Development District, Hillsborough County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

May 19, 2020

## **REPORT TO MANAGEMENT**

### **I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS**

None

### **II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS**

None

### **III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2018.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2019.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2019.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2019. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

**RESOLUTION 2020- 05**

**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 FOR THE FISCAL YEAR 2020/2021, AND PROVIDING FOR AN EFFECTIVE DATE HEREOF**

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

**WHEREAS**, the District’s Board of Supervisors (the “**Board**”), is statutorily authorized to exercise the powers granted to the District; 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 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 District, for the Fiscal Year 2020/2021, shall be held as provided on the schedule attached as **Exhibit A**.

**Section 2.** In accordance with Section 189.015(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with the Hillsborough County a schedule of the District’s regular meetings.

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

**PASSED AND ADOPTED THIS 9th DAY OF JULY, 2020.**

**SUMMIT AT FERN HILL  
COMMUNITY DEVELOPMENT DISTRICT**

---

**CHAIRMAN**

**ATTEST:**

---

**SECRETARY**

**EXHIBIT A**

**SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS REGULAR MEETING SCHEDULE**

**FISCAL YEAR 2020/2021**

<b>October 8, 2020</b>	<b>9:00 a.m.</b>
<b>November 12, 2020</b>	<b>9:00 a.m.</b>
<b>December 10, 2020</b>	<b>9:00 a.m.</b>
<b>January 14, 2021</b>	<b>9:00 a.m.</b>
<b>February 11, 2021</b>	<b>9:00 a.m.</b>
<b>March 11, 2021</b>	<b>9:00 a.m.</b>
<b>April 08, 2021</b>	<b>9:00 a.m.</b>
<b>May 11, 2021</b>	<b>9:00 a.m.</b>
<b>June 10, 2021</b>	<b>9:00 a.m.</b>
<b>July 08, 2021</b>	<b>9:00 a.m.</b>
<b>August 12, 2021</b>	<b>9:00 a.m.</b>
<b>September 09, 2021</b>	<b>9:00 a.m.</b>

All meetings will convene at the offices of Lennar Homes located at 4600 W. Cypress Street Suite  
200, Tampa, FL 33607.

## RESOLUTION 2020-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT RESCINDING RESOLUTION 2015-19 AND ANY OTHER PRIOR INVESTMENT POLICIES AND ELECTING TO USE THE STATUTORY DEFAULT INVESTMENT POLICIES FOR INVESTING PUBLIC FUNDS IN EXCESS OF THE AMOUNTS NEEDED TO MEET CURRENT EXPENSES IN ACCORDANCE WITH SECTION 218.415(17), FLORIDA STATUTES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, the Board of Supervisors of the District (the “**Board**”) previously adopted Resolution 2015-19 to establish a written investment policy in accordance with Section 218.415, Florida; and

**WHEREAS**, the Board desires to rescind Resolution 2015-19 and any other prior investment policies, to not adopt a written investment policy, and instead use the statutory default investment policies for the investment of public funds in excess of amounts needed to meet current expenses, in accordance with Section 218.415 (17), Florida Statutes.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

1. **Rescindment of Prior Investment Policies.** The Board hereby rescinds Resolution 2015-19 and any other prior investment policies in their entirety.
2. **Use of Statutory Default Investment Policies.** The Board hereby elects to use the statutory default alternative investment policies for the investment of public funds in excess of the amounts needed to meet current expenses, in accordance with Section 218.415(17), Florida Statutes, as amended.
3. **Conflicts.** All District resolutions or parts thereof or other adopted policies in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.
4. **Severability.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
5. **Effective Date.** This Resolution shall become effective upon adoption.

**PASSED AND ADOPTED ON JULY 9, 2020.**

**Attest:**

**Summit at Fern Hill  
Community Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Kelly Evans  
Chair of the Board of Supervisors



April 24, 2020

To **Whom It May Concern:**

As per F.S. 190.006, **you'll find** the number of qualified registered electors for your Community Development District as of April 15, 2020, listed below.

<b>Community Development District</b>	<b>Number of Registered Electors</b>
Summit at Fern Hill	398

We ask that you respond to our office with a current list of CDD office holders by **June 1<sup>st</sup>** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 384-3944 or [ewhite@hcsoc.org](mailto:ewhite@hcsoc.org).

Respectfully,

Enjoli White  
Candidate Services Liaison



**RESOLUTION 2020-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT  
DESIGNATING A DATE, TIME AND LOCATION FOR A  
LANDOWNERS' MEETING; PROVIDING FOR PUBLICATION;  
PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, the District's Board of Supervisors ("Board") is statutorily authorized to exercise the powers granted to the District; and

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

**WHEREAS**, the effective date of Ordinance No. 15-8 creating the District was the March 25, 2015; and

**WHEREAS**, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing supervisors for the District on a date established by the Board, which shall be noticed pursuant to Section 190.006(2)(a), Florida Statutes.

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

**Section 1.** In accordance with Section 190.006(2), Florida Statutes, the meeting of the landowners to elect three (3) supervisors of the District, shall be held on November 3, 2020, at 9:00 a.m. at the offices of Lennar Homes, 4600 W. Cypress Street, Suite 200, Tampa, Florida 33607.

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

**Section 3.** Pursuant to Section 190.006(2)(b), Florida Statutes, the landowners' meeting and election has been announced by the Board at its July 9, 2020 meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the District's Local Records Office, located at the office of the District Manager, Meritus, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

**Section 4.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 9TH DAY OF JULY, 2020.**

**ATTEST:**

**SUMMIT AT FERN HILL COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/ Assistant Secretary

\_\_\_\_\_  
Kelly Evans  
Chair of the Board of Supervisors

## **EXHIBIT A**

### **NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given to the public and all landowners within Summit at Fern Hill Community Development District (the “**District**”), the location of which is generally described as comprised of a parcel or parcels of land containing approximately 83.04 acres more or less, generally located on the east side of Fern Hill Drive, south of Gibsonton Drive, west of U.S. Highway 301 and east of Interstate 75, Hillsborough County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners’ meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 3, 2020  
TIME: 9:00 a.m.  
PLACE: The offices of Lennar Homes  
4600 W. Cypress Street, Suite 200  
Tampa, Florida 33607

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person nominated for the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and shall be entitled to one vote. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner’s proxy. At the landowners’ meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners’ meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 873-7300, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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.

Brian Lamb, District Manager

*Run Date(s): October 7 and 14, 2020*



## **EXHIBIT A**

### **INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF THE SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT FOR THE ELECTION OF SUPERVISORS**

**DATE OF LANDOWNERS' MEETING:**     **November 3, 2020**

**TIME:**             **9:00 a.m.**

**LOCATION:**   **The offices of Lennar Homes  
4600 W. Cypress Street, Suite 200  
Tampa, Florida 33607**

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

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

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

This year, three (3) seats on the Board will be up for election by landowners, two (2) seats for a four year period and one (1) seat for a two year period. The term of office for each successful candidate shall commence upon election.

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

**EXHIBIT A**

**LANDOWNER PROXY**

**SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
LANDOWNERS' MEETING – NOVEMBER 3, 2020**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints \_\_\_\_\_ (“Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Summit at Fern Hill Community Development District to be held at the offices of Lennar Homes, located at 4600 W. Cypress Street, Suite 200, Tampa, Florida 33607, on November 3, 2020, at 9:00 a.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

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

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

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

\_\_\_\_\_  
Date

**Parcel Description**

**Acreage**

**Authorized Votes**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

**Total Number of Authorized Votes:** \_\_\_\_\_

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

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

**EXHIBIT A**

**OFFICIAL BALLOT**  
**SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT**  
**HILLSBOROUGH COUNTY, FLORIDA**  
**LANDOWNERS' MEETING – NOVEMBER 3, 2020**

---

**For Election (Three (3) Supervisors):** The two candidates receiving the highest number of votes will receive a four (4) year term, and the one candidate receiving the next highest number of votes will receive a two (2) year term, with the term of office for each of the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Summit at Fern Hill Community Development District and described as follows:

**Description**

**Acreage**

_____	_____
_____	_____
_____	_____

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

or

**Attach Proxy.**

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

**NAME OF CANDIDATE**

**NUMBER OF VOTES**




1. _____	_____
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____

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

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

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

# DOUGLAS SMITH

10511 Fuzzy Cattail St   
(727)253-5145   
DougRSmith89@Icloud.com 



## OBJECTIVE

To provide a great living experience to the community that I live in and care about, but at an affordable price. I want my community to be thriving, well run and more than just a place to live. Be a voice for the residents to the board to meet their needs.



## EDUCATION

**B.A.S Public Safety Administration | St. Petersburg College**  
2017 – 2018

**A.A. Allied Science | Hillsborough Community College**  
2015 – 2017



## EXPERIENCE

**Firefighter/Paramedic | Safety Harbor Fire Department**  
2017 – PRESENT

Respond to all 911 calls in the City of Safety Harbor. Perform Advance Life Support on patients for emergency medical calls. Participate in many public relations

**Nuclear Mechanic | United States Navy**  
2011 – 2015

Supervisor of the reactor spaces operations, maintenance and training of sailors of the reactor department.



## SKILLS

- Great social/people skills
- Active/passionate about the community
- Experience in a supervisor's role
- Active on the union board for the fire department



## REFERENCE

Andrea Hurt  
(301)512-5114  
amhurt@gmail.com

# SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

April 9, 2020 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, April 9, 2020 at 9:00 a.m.** via conference call at 1-866-906-9330 with access code 4863181.

### 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, April 9, 2020 at 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
Ben Gainer	Supervisor
Lori Campagna	Supervisor
Andrea Hurt	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Meritus
Gene Roberts	District Manager, Meritus
John Vericker	District Counsel, Straley Robin Vericker

There were no members of the general public in attendance.

### 2. AUDIENCE QUESTIONS OR COMMENTS ON AGENDA ITEMS

There were no members of the general public in attendance.

### 3. BUSINESS ITEMS

#### A. Consideration of Resolution 2020-02; Approving Fiscal Year 2021 Proposed Budget & Setting Public Hearing

The Board discussed the proposed budget. Ms. Hicks said the proposed budget keeps the assessments the same, but some of the line items have been changed. Supervisor Evans said she reviewed the budget with Ms. Hicks prior to the meeting and is good to move forward with it.

MOTION TO: Approve Resolution 2020-03.  
MADE BY: Supervisor Evans  
SECONDED BY: Supervisor Campagna  
DISCUSSION: None further  
RESULT: Motion PASSED  
5/0 - Motion Passed Unanimously

**B. General Matters of the District**

**4. CONSENT AGENDA**

**A. Consideration of Minutes of the Board of Supervisors Regular Meeting March 12, 2020**

The Board reviewed the minutes.

MOTION TO: Approve the March 12, 2020 minutes.  
MADE BY: Supervisor Evans  
SECONDED BY: Supervisor Coffey  
DISCUSSION: None further  
RESULT: Motion PASSED  
5/0 - Motion Passed Unanimously

**B. Consideration of Operations and Maintenance Expenditures February 2020**

The Board reviewed the O&Ms.

MOTION TO: Approve the February 2020 O&Ms.  
MADE BY: Supervisor Evans  
SECONDED BY: Supervisor Campagna  
DISCUSSION: None further  
RESULT: Motion PASSED  
5/0 - Motion Passed Unanimously

**C. Review of Financial Statements Month Ending February 29, 2020**

The Board reviewed and accepted the financials.

**5. VENDOR/STAFF REPORTS**

**A. District Counsel**

Mr. Vericker said he does not have any updates. Supervisor Evans asked if everything has been transferred over to the CDD. Mr. Vericker confirmed.

**B. District Engineer**

There was nothing to report from the Engineer at this time.

**C. District Manager**

**i. Aquatics Report**

**ii. Community Inspection Report**

The Board reviewed the community inspection report. Mr. Roberts went through some key items on the report. He noted that the irrigation at the clubhouse has been fixed.

**6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

There were no supervisor requests or audience comments.

**7. ADJOURNMENT**

MOTION TO:	Adjourn at 9:13 a.m.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Campagna
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	5/0 - 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**

\_\_\_\_\_  
**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
<b>Monthly Contract</b>				
Carson's Lawn & Landscaping Services	5774	\$ 7,543.34		Lawn Care Maintenance Service for February 2020
First Choice Aquatic Weed Management, LLC	44691	445.00		Monthly Waterway Service - 02/25/2020
Meritus Districts	9663	3,151.61		Management Service Fee for March 2020
Zebra Cleaning Team, Inc.	3430	500.00		March Pool Cleaning Fee - 03/11/2020
<b>Monthly Contract Sub-Total</b>		<b>\$ 11,639.95</b>		
<b>Variable Contract</b>				
<b>Variable Contract Sub-Total</b>		<b>\$ 0.00</b>		
<b>Utilities</b>				
BOCC	6440260149 031620	\$ 552.39		Waste Service Thru 03/11/2020
Spectrum	069143201030120	305.92		Telecom Service Charge - 02/28/20 Thru 03/27/20
Tampa Electric	211000167513 030620	77.21		Electric Service Charge from 02/04/2020 to 03/03/2020
Tampa Electric	211000167729 030620	1,927.04		Electric Service Charge - 02/01/2020 to 03/02/2020
Tampa Electric	211000167901 030620	508.71		Electric Service Charge - Thru 03/03/2020
Tampa Electric	221007748520 030620	245.76	<b>\$ 2,758.72</b>	Electric Service Charge - 02/11/2020 to 03/02/2020
<b>Utilities Sub-Total</b>		<b>\$ 3,617.03</b>		
<b>Regular Services</b>				
Andrea Hurt	AH031320	\$ 200.00		Supervisor Service Fee - 03/13/2020
<b>Regular Services Sub-Total</b>		<b>\$ 200.00</b>		

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Additional Services</b>				
Brandon Lock & Safe, Inc.	47929	\$ 720.00		Fobs Discounted as Communities Buy-in - GN - 02/21/2020
Brandon Lock & Safe, Inc.	48024	3,673.78	<b>\$ 4,393.78</b>	Door Controller Installation Service Charge - 03/05/2020
Carson's Lawn & Landscaping Services	5793	3,830.00		Lawn Service Charge for Center Island at Entrance - 03/02/2020
HomeTeam	68700919	128.00		Pest Control Service Charge - 03/05/2020
Kaeser & Blair	226184	134.55		Laser Checks Purchase - 03/03/2020
Lydia Simms	LS03022020	200.00		Clubhouse Rental Deposit Return - Lydia Simms 03/02/2020
Nicole Hicks	NH030420	238.69		Reimbursement for Computer Purchase - 03/04/2020
R&R Property Maintenance LLC	27	122.00		Property Services Charge - 03/19/2020
Spearem Enterprises, LLC	4153	425.00		Property Maintenance & Labor Charge - 03/10/2020
Straley Robin Vericker	18025	345.15		Professional Services Rendered Thru 02/15/2020
Zebra Cleaning Team, Inc.	3431	211.76		Pool Service Charge - 03/11/2020
Zebra Cleaning Team, Inc.	3444	92.32	<b>\$ 304.08</b>	Chemical Pump Index Pin Assembly and Pump Cam - 03/12/2020
<b>Additional Services Sub-Total</b>		<b>\$ 10,121.25</b>		
<b>TOTAL:</b>		<b>\$ 25,578.23</b>		

Approved (with any necessary revisions noted):

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	---------------------------	--------	-----------------	----------------------

Signature

Printed Name

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

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

**DATE:** February 26, 2020  
**Invoice #** 5774

<b>Billing address</b>	<b>Service address</b>
The Summit at Fern Hill C/O Meritus 2005 Pan Am Circle Suite 300 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

First Choice Aquatic Weed Management, LLC

P.O. Box 593258  
Orlando, FL 32859

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

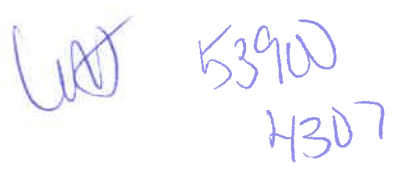
# Invoice

Date	Invoice #
2/25/2020	44691

**Bill To**

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

Customer P.O. No.	Payment Terms	Due Date
	Net 30	3/26/2020

Description	Amount
Monthly waterway service for the month this invoice is dated - 8 waterways Light Debris pickup included	445.00
	

Thank you for your business.

<b>Total</b>	\$445.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$445.00

DESCRIBE ALTERATION IN DETAIL:

1. Alteration Type(s): Installation of Solar Panels on the Roof

(Example: Pool Installation, fence install, screen enclosure, landscape alteration, house painting, etc.)

2. Type of Material(s) Used: Materials: panels and racking(mounting brackets)

(Example: PVC fencing, stone pavers, aluminum framing, red fountain grass, exterior paint, etc.)

3. Color(s) of Materials Used: Color: the panels are black

(Provide sample of color.)

4. Details of Alteration(s): Please send a copy of approval to fl-hoa@momentumsolar.com so work can commence

(If more space is required, please attach another sheet to this form)

As a condition precedent to granting approval of any request for a change, alteration, or addition to an existing basic structure, the applicant, their hires and assigns thereto, hereby assume sole responsibility for the repair, maintenance or replacement of any such change, alteration, or addition. IT IS UNDERSTOOD AND AGREED THAT MY HOMEOWNERS' ASSOCIATION AND COMMUNITY ASSOCIATION MANAGEMENT SERVICES, LLC (CAMS) ARE NOT REQUIRED TO TAKE ANY ACTION TO REPAIR, REPLACE OR MAINTAIN ANY SUCH APPROVED CHANGE, ALTERATION, ADDITION, OR ANY STRUCTURE AND OTHER PROPERTY. THE HOMEOWNER AND ITS ASSIGNS ASSUME ALL RESPONSIBILITY AND COST FOR ANY ADDITION, CHANGE AND ITS FUTURE UPKEEP AND MAINTENANCE. I agree not to commence with any change, alteration, additions and/or improvements to the dwelling/lot as stated above until the Association or the Architectural Review Board notifies me in writing of their decision. I further acknowledge that I am responsible for removing and restoring any alteration not approved by the Association or the Architectural Review Board to its original state.

OWNER'S SIGNATURE: Arvind Patel DATE: 02/24/2020

OWNER'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

For Office Use Only

ACTION TAKEN

By the Association/Architectural Review Board:

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

☐ Approved

☐ Not Approved

Conditions of Approval: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Authorized Approving Representative Name

Authorized Representative Signature

## Service Report

Customer: Summit @ Fern Hill

Date: 2/24/2020

Technician: Todd

- ☐ 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	NORM	N/A	Good
2			✓			✓								
3	✓													
4	✓													
5	✓													
6			✓			✓								
7			✓			✓			✓					
8			✓			✓			✓					

Comments

To Windy to spray grasses

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 300  
Tampa, FL 33607

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

Invoice Number: 9663  
Invoice Date: Mar 1, 2020  
Page: 1

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

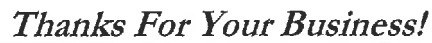
--	--

Customer ID	Customer PO	Payment Terms	
Summit Fern Hill CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		3/1/20

[illegible]

Subtotal	3,151.61
Sales Tax	
Total Invoice Amount	3,151.61
Payment/Credit Applied	
<b>TOTAL</b>	<b>3,151.61</b>





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

DATE: MARCH 11, 2020  
INVOICE #3430

**EXPIRATION DATE**

TECHNICIAN		JOB SITE		INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood						

**Comments:**



Hillsborough  
County Florida

M-Page 1 of 3

CUSTOMER NAME  
SUMMIT AT FERN HILL

ACCOUNT NUMBER  
6440260149

BILL DATE  
03/16/2020

DUE DATE  
04/06/2020



**Summary of Account Charges**

Previous Balance	\$527.45
Net Payments - Thank You	(\$527.45)
Total Account Charges	<b>\$552.39</b>

<b>AMOUNT DUE</b>	<b>\$552.39</b>
-------------------	-----------------

**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 23 2020

**ELECTRONIC PAYMENTS BY CHECK OR**

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



**THANK YOU!**



SUMMIT AT FERN HILL  
2005 PAN AM CIRCLE SUITE 300  
TAMPA FL 33607-6008

138

DUE DATE	04/06/2020
AMOUNT DUE	\$552.39
AMOUNT PAID	

0064402601492

00000552398<sup>86</sup>

## HILLSBOROUGH COUNTY PUBLIC UTILITIES

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

[HCFLGov.net/Water](http://HCFLGov.net/Water)  
[HCFLGov.net/WaterBill](http://HCFLGov.net/WaterBill)  
(813) 276-8526  
[PublicUtilities@HCFLGov.net](mailto: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 SERVICE CHARGE** - represents the cost of providing routine customer services such as reading meters, maintaining customer accounts, and billing for services rendered.

**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 USAGE CHARGE** - includes all variable costs for producing and treating water and the remainder of the fixed cost not recovered through the water base charge. 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 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](http://HCFLGov.net/UCMR4)

Hillsborough County Public Utilities accepts:



(AMSCOT Locations accept CASH only)

**Internet Payments:** [HCFLGov.net/WaterBill](http://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	03/16/2020	04/06/2020

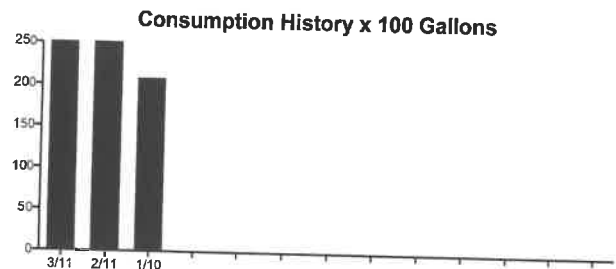
Service Address: 10415 FAIRY MOSS LN (IRRIGATION COMMON AREA)

M-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
38351230	02/11/2020	555	03/11/2020	815	26000	ACTUAL	WATER

#### Service Address Charges

Customer Bill Charge	\$4.41
Purchase Water Pass-Thru	\$76.18
Water Base Charge	\$20.93
Water Usage Charge	\$39.06
<b>Total Service Address Charges</b>	<b>\$140.58</b>



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	03/16/2020	04/06/2020

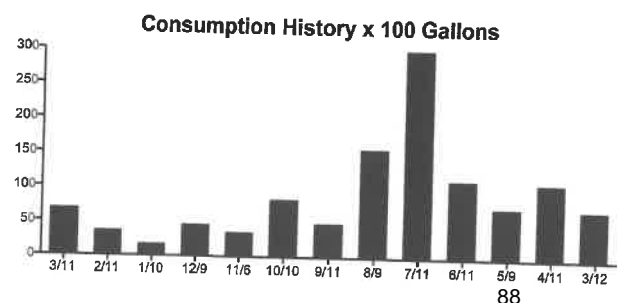
Service Address: 10340 BOGGY MOSS DR

M-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
53708598	02/11/2020	7181	03/11/2020	7248	6700	ACTUAL	WATER

#### Service Address Charges

Customer Bill Charge	\$4.41
Purchase Water Pass-Thru	\$19.63
Water Base Charge	\$25.70
Water Usage Charge	\$5.03
Sewer Base Charge	\$62.29
Sewer Usage Charge	\$32.03
<b>Total Service Address Charges</b>	<b>\$149.09</b>





Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	03/16/2020	04/06/2020

Service Address: 10250 STRAWBERRY TETRA DR (COMM IRRIG MTR)

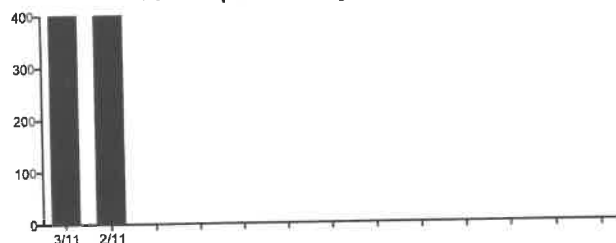
M-Page 3 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
38576158	02/11/2020	477	03/11/2020	903	42600	ACTUAL	WATER

#### Service Address Charges

Customer Bill Charge	\$4.41
Purchase Water Pass-Thru	\$124.82
Water Base Charge	\$19.28
Water Usage Charge	\$90.62
<b>Total Service Address Charges</b>	<b>\$239.13</b>

Consumption History x 100 Gallons



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	03/16/2020	04/06/2020

Service Address: 10636 FERN HILL DR

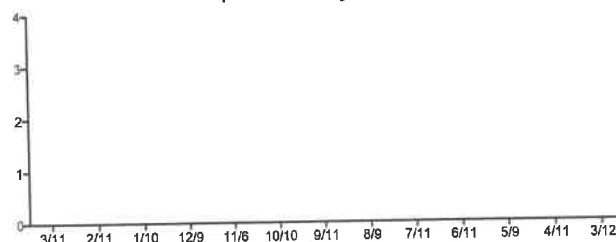
M-Page 3 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
54272591	02/11/2020	0	03/11/2020	0	0	ACTUAL	WATER

#### Service Address Charges

Customer Bill Charge	\$4.41
Water Base Charge	\$9.18
Collection Notice Fee	\$10.00
<b>Total Service Address Charges</b>	<b>\$23.59</b>

Consumption History x 100 Gallons



March 1, 2020  
Invoice Number: 069143201030120  
Account Number: 0050691432-01  
Security Code: 2769  
Service At: 10340 BOGGY MOSS DR  
RIVERVIEW, FL 33578-4621

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
Or, call us at 1-877-824-6249

**Summary** *Services from 02/28/20 through 03/27/20  
details on following pages*

Previous Balance	283.44
Payments Received	0.00
<b>Past Due Balance - Due Now</b>	<b>\$283.44</b>
Spectrum Business™ TV	77.98
Spectrum Business™ Internet	106.97
Spectrum Business™ Voice	99.98
Other Charges	13.50
Partial Month Charges	7.49
Current Charges Due by 03/16/20	\$305.92
<b>Total Due</b>	<b>\$589.36</b>

**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.

**Overpaying for mobile service?** Grab your current mobile bill, then visit [SpectrumMobile.com](http://SpectrumMobile.com) to see how much you can save in 3 easy steps with the Spectrum Mobile Savings Calculator. Or, call 1-855-260-8426 to learn more about how much you can save with Spectrum Mobile.



**ACTION REQUIRED: ACCOUNT STATUS DELINQUENT**

Your account is now in a delinquent status. The total delinquent amount is due immediately and must be paid to avoid collections activity including, potential service suspension. If you resume service after disconnection due to nonpayment, your past due balance, along with first month of service and a reconnection fee will be required.

4145 S. Falkenburg Rd Riverview, FL 33578-8652  
7635 1610 NO RP 01 03012020 NNNNNY 01 000598 0002

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



March 1, 2020

FERN HILL

Invoice Number: 069143201030120  
Account Number: 0050691432-01  
Service At: 10340 BOGGY MOSS DR  
RIVERVIEW, FL 33578-4621

305<sup>92</sup>

**Total Due** **\$589.36**

Amount you are enclosing \$

**Received**

**Please Remit Payment To:**

BRIGHT HOUSE NETWORKS  
PO BOX 7195  
PASADENA, CA 91109-7195

MAR 09 2020



Invoice Number: FERN HILL  
 Account Number: 069143201030120  
 Security Code: 0050691432-01  
 2769



**Contact Us**  
 Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
 Or, call us at 1-877-824-6249

7635 1610 NO RP 01 03012020 NNNNNY 01 000598 0002

### Charge Details

Previous Balance 283.44  
**Past Due Balance - Due Now \$283.44**

Payments received after 03/01/20 will appear on your next bill.

Services from 02/28/20 through 03/27/20

#### Spectrum Business™ TV

Spectrum Business TV Premier 69.99  
 Spectrum Receiver 7.99  
**\$77.98**

Spectrum Business™ TV Total \$77.98

#### Spectrum Business™ Internet

Spectrum Business Internet Plus 109.99  
 Business WiFi 6.99  
 Static IP 1 14.99  
 Promo Discount -25.00  
**\$106.97**

Spectrum Business™ Internet Total \$106.97

#### 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 [Spectrum.net/account](http://Spectrum.net/account).

Spectrum Business™ Voice Total \$99.98

### Other Charges

Broadcast TV Surcharge 13.50  
 Other Charges Total \$13.50

### Partial Month Charges

Static IP 1 02/13-02/27 7.49  
 Partial Month Charges Total \$7.49

**Current Charges Due by 03/16/20 \$305.92**  
**Total Due \$589.36**

### 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](http://spectrum.net/taxesandfees) for more information.

**Terms & Conditions** - Spectrum's detailed standard terms and conditions for service are located at [spectrum.com/policies](http://spectrum.com/policies).

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

**Spectrum Receiver \$7.99** - Charges include \$6.99 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 \$11.11, Federal USF \$4.15, E911 Fee \$0.80, TRS Surcharge \$0.20, Sales Tax \$0.11.

**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.

**Spectrum Voice Provider** - Spectrum Advanced Services, LLC

Visit [Spectrum.com/stores](http://Spectrum.com/stores) for store locations. For questions or concerns, visit [Spectrum.net/support](http://Spectrum.net/support).

### 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 [Spectrumbusiness.net](http://Spectrumbusiness.net). 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 [Spectrumbusiness.net](http://Spectrumbusiness.net).

**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**.





Statement Date: 03/06/2020  
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:	\$77.21
Total amount due:	\$77.21
Payment Due By:	03/27/2020

## Your Account Summary

Previous Amount Due	\$104.06
Payment(s) Received Since Last Statement	-\$104.06
<b>Current Month's Charges</b>	<b>\$77.21</b>
<b>Total Amount Due</b>	<b>\$77.21</b>

## Free installation through March 31, 2020.

Protect your valuable electronics with Zap Cap Systems® Premium Service and your wallet with free installation. Visit [tampaelectric.com/zapcap](http://tampaelectric.com/zapcap) or call 877-Surge22 to learn more and sign up.

**Zap Cap**  
SYSTEMS®  
A TAMPA ELECTRIC PROGRAM

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

**Share**

*I helped a neighbor in need!*

## HELP YOUR NEIGHBORS. GET A MATCH.

Donate to our Share program and help your neighbors in need pay their electric or natural gas bills. We'll match your donation dollar for dollar, up to \$500,000. Visit [tampaelectric.com/share](http://tampaelectric.com/share) or [peoplesgas.com/share](http://peoplesgas.com/share) to learn more.

charges:	\$77.21
e:	\$77.21
y:	03/27/2020
\$	

Received

MAR 11 2020





**Account:** 211000167513  
**Statement Date:** 03/06/2020  
**Current month's charges due** 03/27/2020

## Details of Charges – Service from 02/04/2020 to 03/03/2020

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	03/03/2020	38,050		37,416		634 kWh	1	29 Days

Basic Service Charge		\$18.06
Energy Charge	634 kWh @ \$0.06010/kWh	\$38.10
Fuel Charge	634 kWh @ \$0.03016/kWh	\$19.12
Florida Gross Receipt Tax		\$1.93

**Electric Service Cost**

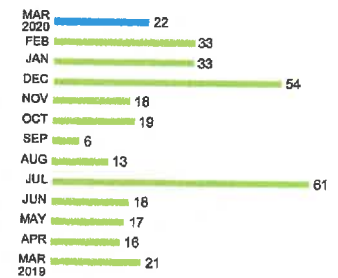
**\$77.21**

**Total Current Month's Charges**

**\$77.21**

### Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)





## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 03/06/2020

Account: 211000167729

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

Current month's charges:	\$1,927.04
Total amount due:	\$1,927.04
Payment Due By:	03/27/2020

### Your Account Summary

Previous Amount Due	\$1,927.04
Payment(s) Received Since Last Statement	-\$1,927.04
<b>Current Month's Charges</b>	<b>\$1,927.04</b>
<b>Total Amount Due</b>	<b>\$1,927.04</b>

### Free installation through March 31, 2020.

Protect your valuable electronics with Zap Cap Systems® Premium Service and your wallet with free installation. Visit [tampaelectric.com/zapcap](http://tampaelectric.com/zapcap) or call 877-Surge22 to learn more and sign up.



A TAMPA ELECTRIC PROGRAM

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## HELP YOUR NEIGHBORS. GET A MATCH.

Donate to our Share program and help your neighbors in need pay their electric or natural gas bills. We'll match your donation dollar for dollar, up to \$500,000. Visit [tampaelectric.com/share](http://tampaelectric.com/share) or [peoplesgas.com/share](http://peoplesgas.com/share) to learn more.



See reverse side for more information

charges:	\$1,927.04
e:	\$1,927.04
y:	03/27/2020
\$	



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

6044697742782110001677290000001927046

**Account:** 211000167729  
**Statement Date:** 03/06/2020  
**Current month's charges due** 03/27/2020

## Details of Charges – Service from 02/01/2020 to 03/02/2020

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

**Rate Schedule: Lighting Service**

### Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	1092 kWh @ \$0.02871/kWh	\$31.35
Fixture & Maintenance Charge	57 Fixtures	\$497.97
Lighting Pole / Wire	57 Poles	\$1363.44
Lighting Fuel Charge	1092 kWh @ \$0.02989/kWh	\$32.64
Florida Gross Receipt Tax		\$1.64
<b>Lighting Charges</b>		<b>\$1,927.04</b>

**Total Current Month's Charges**

**\$1,927.04**

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## ACCOUNT INVOICE

tampaelectric.com



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

Statement Date: 03/06/2020  
Account: 211000167901

Current month's charges:	\$508.71
Total amount due:	\$508.71
Payment Due By:	03/27/2020

### Your Account Summary

Previous Amount Due	\$536.67
Payment(s) Received Since Last Statement	-\$536.67
<b>Current Month's Charges</b>	<b>\$508.71</b>
<b>Total Amount Due</b>	<b>\$508.71</b>

### Free installation through March 31, 2020.

Protect your valuable electronics with Zap Cap Systems® Premium Service and your wallet with free installation. Visit [tampaelectric.com/zapcap](http://tampaelectric.com/zapcap) or call 877-Surge22 to learn more and sign up.



A TAMPA ELECTRIC PROGRAM

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

**Share**

I helped a  
neighbor in  
need!

## HELP YOUR NEIGHBORS. GET A MATCH.

Donate to our Share program and help your neighbors in need pay their electric or natural gas bills. We'll match your donation dollar for dollar, up to \$500,000. Visit [tampaelectric.com/share](http://tampaelectric.com/share) or [peoplesgas.com/share](http://peoplesgas.com/share) to learn more.



See reverse side for more information

charges:	\$508.71
e:	\$508.71
y:	03/27/2020
\$	



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

6044697742792110001679010000000508717

**Account:** 211000167901  
**Statement Date:** 03/06/2020  
**Current month's charges due** 03/27/2020

## Details of Charges – Service from 02/04/2020 to 03/03/2020

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	03/03/2020	39,284		33,989		5,295 kWh	1	29 Days

Basic Service Charge		\$18.06
Energy Charge	5,295 kWh @ \$0.06010/kWh	\$318.23
Fuel Charge	5,295 kWh @ \$0.03016/kWh	\$159.70
Florida Gross Receipt Tax		\$12.72
<b>Electric Service Cost</b>		<b>\$508.71</b>
<b>Total Current Month's Charges</b>		<b>\$508.71</b>

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)



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## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 03/06/2020

Account: 221007748520

SUMMIT AT FERN HILL CCD  
FERN HILL 2 CONE GROVE RD, LIGHTS  
RIVERVIEW, FL 33578

Current month's charges:	\$245.76
Total amount due:	\$245.76
Payment Due By:	03/27/2020

### Your Account Summary

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
<b>Current Month's Charges</b>	<b>\$245.76</b>
<b>Total Amount Due</b>	<b>\$245.76</b>

### Free installation through March 31, 2020.

Protect your valuable electronics with  
Zap Cap Systems® Premium Service  
and your wallet with free installation.  
Visit [tampaelectric.com/zapcap](http://tampaelectric.com/zapcap) or  
call 877-Surge22 to learn more  
and sign up.



A TAMPA ELECTRIC PROGRAM

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

**Share**

*I helped a  
neighbor in  
need!*

### HELP YOUR NEIGHBORS. GET A MATCH.

Donate to our Share program and help your neighbors in need pay their electric or natural gas bills. We'll match your donation dollar for dollar, up to \$500,000. Visit [tampaelectric.com/share](http://tampaelectric.com/share) or [peoplesgas.com/share](http://peoplesgas.com/share) to learn more.



See reverse side for more information

charges:	\$245.76
e:	\$245.76
y:	03/27/2020

\$

00004772 01 AV 0.38 33607 FTECO103062023312810 00000 02 01000000 005 02 11930 002



SUMMIT AT FERN HILL CCD  
2005 PAN AM CIR, STE 120  
TAMPA, FL 33607-2529



Received

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

MAR 11 2020

6711363222552210077485200000000245764

**Account:** 221007748520  
**Statement Date:** 03/06/2020  
**Current month's charges due** 03/27/2020

## Details of Charges – Service from 02/11/2020 to 03/02/2020

Service for: FERN HILL 2 CONE GROVE RD, LIGHTS, RIVERVIEW, FL 33578

**Rate Schedule: Lighting Service**

### Lighting Service Items LS-1 (Bright Choices) for 21 days

Lighting Energy Charge	111 kWh @ \$0.02871/kWh	\$3.19
Fixture & Maintenance Charge	11 Fixtures	\$53.71
Lighting Pole / Wire	11 Poles	\$166.64
Lighting Fuel Charge	111 kWh @ \$0.02989/kWh	\$3.32
Florida Gross Receipt Tax		\$0.17
State Tax		\$18.73
<b>Lighting Charges</b>		<b>\$245.76</b>

### Total Current Month's Charges

**\$245.76**

## Important Messages

### Welcome to Tampa Electric!

Please visit [tampaelectric.com/rates](http://tampaelectric.com/rates) for information about your electric rates and charges.

### Prorated Bill

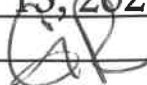
Some charges have been prorated where required to reflect a longer or shorter than normal billing period due to a meter change or final bill.





Summit at Fern Hill CDD

MEETING DATE: March 13, 2020

DMS Staff Signature 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Kelly Evans	✓	Salary Waived	\$0
Laura Coffey	✓	Salary Waived	\$0
Andrea Hurt	✓	Salary Accepted	\$200
Ben Gainer		Salary Waived	\$0
Lori Campaigna	✓	Salary Waived	\$0

AH 031320





LOCK & SAFE, inc.

## Brandon Lock & Safe, Inc.

4630 Eagle Falls Place  
Tampa, FL 33619  
813-655-4200

Lic. HCLOC14006

## Invoice

Invoice Date	Invoice #
2/21/2020	47929
P.O. No.	

### Bill To


Meritus Communities  
Attn: Fern Hill  
2005 Pan Am Circle Drive  
Suite 300  
Tampa, FL 33607

Terms

Due Date

Net 30

3/22/2020

Qty	Description	Rate	Amount
20	Paxton Net2 Fob (Sold 10-p/bx) Fobs discounted as this is considered part of the communities buy-in. -GN  Ordered via Email by: nicole.hicks@merituscorp.com 2/18/2020 @ 0952   53960 4602	40.00 -80.00	800.00 -80.00

\*All invoices past 30 days are subject to a late fee of 1.5% calculated monthly on the total unpaid balance.  
\*To ensure proper credit please make sure to include your invoice number on your check.  
\*All sales are governed by our Standard Terms & Conditions. This document may be viewed here:  
<https://www.brandonlock.com/terms>  
\*Hillsborough County Licensed Locksmith: HCLOC14006

Subtotal	\$720.00
Sales Tax (8.5%)	\$0.00
Total	\$720.00
Payments Credits	\$0.00

**Balance Due \$720.00**

*Your Security Specialists - Since 1997. Thank you for your business!*



LOCK & SAFE, inc.

## Brandon Lock & Safe, Inc.

4630 Eagle Falls Place  
Tampa, FL 33619  
813-655-4200

Lic. HCLOC14006

## Invoice

Invoice Date	Invoice #
3/5/2020	48024
P.O. No.	

### Bill To

Meritus Communities  
Attn: Fern Hill  
2005 Pan Am Circle Drive  
Suite 300  
Tampa, FL 33607

Terms	Due Date
Net 30	4/4/2020

Qty	Description	Rate	Amount
	***Per proposal #14493***		
1	Paxton Net2 Series - Door Controller Unit + Power Supply & Charger - Metal Enclosure	542.98	542.98
1	Paxton P38 Reader	110.00	110.00
1	Paxton USB Desktop Enrollment Reader	96.00	96.00
40	Paxton Net2 Fob (Sold 10-p/bx)	40.00	1,600.00
	Initial key fob buy-in discount. -GN	-160.00	-160.00
1	BLSP 12V 7AH Battery (Sealed)	24.66	24.66
1	Securitron M32 Maglock - Face Drilled	296.00	296.00
1	Securitron Adjustable Z Bracket Mounting Kit - Clear Aluminum	108.00	108.00
1	Locknetics TouchSense Illuminated Timer-Integrated Exit Button	100.00	100.00
1	Overhead Door Contact - 2-3/8" Gap	31.14	31.14
1	Consumables	85.00	85.00
1	Labor To:	840.00	840.00
	Install all above listed hardware, and provide On-Site training to one individual. Test for proper operation.		
	Date of Service: 3/4/2020		0.00

48024 53910 4602

\*All invoices past 30 days are subject to a late fee of 1.5% calculated monthly on the total unpaid balance.  
\*To ensure proper credit please make sure to include your invoice number on your check.  
\*All sales are governed by our Standard Terms & Conditions. This document may be viewed here:  
<https://www.brandonlock.com/terms>  
\*Hillsborough County Licensed Locksmith: HCLOC14006

Subtotal	\$3673.78
Sales Tax (8.5%)	\$0.00
Total	\$3673.78
Payments Credits	\$0.00

**Balance Due \$3,673.78**

*Your Security Specialists - Since 1997. Thank you for your business!*

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

**DATE:** March 2, 2020  
**Invoice #** 5793

Billing address	Service address
The Summit at Fern Hill C/O Meritus 2005 Pan Am Circle Suite 300 Tampa, FL 33607	The Summit at Fern Hill

[illegible]

**THANK YOU FOR USING CARSON'S LAWN & LANDSCAPING SERVICES**

<b>TOTAL</b>	<b>\$</b>	<b>3,830.00</b>
--------------	-----------	-----------------

**Payment due upon receipt**

Phone #  
813-526-3739

**Fax #**  
813-280-2476

E-mail  
carsonwd@yahoo.com



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

## Invoice and detailed service report

**INVOICE #: 68700919**

WORK DATE: 3/5/20

**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:** 3/5/20 5:14 PM

**Time Out:** 3/5/20 5:58 PM

**Customer Signature**

Customer is unavailable to sign

**Technician Signature**

Juan Torres

**License #:** JE202050

Purchase Order	Terms	Service Description	Quantity	Unit Price	Amount
None	DUE UPON RECEIPT	Pest Control Service	1.00	128.00	128.00
<b>Subtotal</b>					128.00
<b>Tax</b>					0.00
<b>Total</b>					128.00
<b>Total Due:</b>					<b>128.00</b>

### Today's Service Comments

Hi Mr club house

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:

(Enter :checked around the perimeter of the house didn't find any pest problem  
I treated around the perimeter of the house,I swept the windows,garage and door,any insect problem please don't hesitate to contact the office  
Thanks for using HomeTeam pest Defense  
Your technician Juan Torres

Curbside Call was completed left message to Mrs, voice mail

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

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. .

WNO 539100  
4602

### 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
<b>Areas Applied:</b> Exterior perimeter							
<b>Target Pests:</b> Ants							
Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Suspend Polyzone		432-1514	4.7500%	0.0300	Deltamethrin	0.5000 Ounce	0.0032 Ounce

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 #: 68700919**

WORK DATE: 3/5/20

### PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
<b>Areas Applied:</b> Exterior entry points <b>Target Pests:</b> American Roach							
Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Tandem		100-1437	15.1000%	0.0260	Thiamethoxam 11.6%; Lambda-cyhalothrin 3.5%	2.0000 Gallon	0.0034 Gallon
<b>Areas Applied:</b> Exterior perimeter <b>Target Pests:</b> Ants							

### PRODUCTS APPLIED

Material	A.I. %	Finished Qty	Application Equipment	Time
EPA #	A.I. Concentration	Undiluted Qty	Application Method	Lot #
Suspend Polyzone	4.7500%	0.5000 Ounce	One Gallon Compressed Sprayer	5:57:30 PM
432-1514	0.03000000	0.0032 Ounce	Spot Treatment	
<b>Target Pests:</b> American Roach <b>Areas Applied:</b> Exterior entry points  <b>Weather:</b> 0°, 0 MPH				
Demand G	0.0450%	1.0000 Pound	Spreader	5:56:45 PM
100-1240	n/a	1.0000 Pound	Broadcast	
<b>Target Pests:</b> Ants <b>Areas Applied:</b> Exterior perimeter  <b>Weather:</b> 0°, 0 MPH				
Tandem	15.1000%	2.0000 Gallon	Sprayer	5:56:22 PM
100-1437	0.02600000	0.0034 Gallon	Power Spray	
<b>Target Pests:</b> Ants <b>Areas Applied:</b> Exterior perimeter  <b>Weather:</b> 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](http://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.



Kaeser &amp; Blair Authorized Dealer

4236 Grissom Drive  
Batavia, Ohio 45103  
(800) 607-8824  
FAX (800) 322-6000  
credit@kaeser-blair.com

## INVOICE

Promotional Advertising • Corporate Identity Wearables • Writing Implements • Calendars

INVOICE NO. 00226184

DATE: 3/03/20

CUSTOMER NUMBER 003047645

DEALER NUMBER 88178

## BILL TO:

SUMMIT AT FERN HILL CDD  
ATTN: SUMMIT FERN CHK TERESA X-340  
2005 PAN AM CIRCLE, SUITE 300  
ATTN: TERESA FARLOW  
TAMPA, FL 33607

## SHIP TO:

SUMMIT AT FERN HILL CDD  
ATTN: SUMMIT FERN CHK TERESA X-340  
2005 PAN AM CIRCLE, SUITE 300  
ATTN: TERESA FARLOW  
TAMPA, FL 33607

## YOUR PO NUMBER

SUMMIT AT FERN HILL CHECKS

## DATE SHIPPED

2/28/20

## SHIP VIA

OTHER

## TERMS

NET-30

QUANTITY	PRODUCT NO	DESCRIPTION	UNIT PRICE	AMOUNT
1	L1037MB	500 - LASER CHECKS, MARBLE BLUE	119.0000	119.00
1		PROOF	.0000	.00

YOUR AUTHORIZED K&B DEALER IS  
MG Promotional Products  
TO REORDER CALL 813-949-9000  
OR EMAIL TO mikeg@mgpromotionalproducts.com

You can now pay your invoice online at  
paykaeser.com

SUBTOTAL 119.00  
\*\* SALES TAX .00  
LESS: PAYMENT/DEPOSIT .00  
SHIPPING & HANDLING 15.55  
TOTAL DUE 134.55

PLEASE MAKE ALL CHECKS PAYABLE TO KAESER &amp; BLAIR, INC.

Please enclose remittance coupon with payment. See back for additional information.



3771 Solutions Center  
Chicago, IL 60677-3007

003047645

88178

## REMITTANCE

INVOICE NO. 00226184  
DATE: 3/03/20

TOTAL DUE: 134.55  
Amount Paid

☐ IF PAYING BY CREDIT CARD,  
CHECK THIS BOX AND SEE THE  
BACK OF THIS FORM.

SUMMIT AT FERN HILL CDD  
ATTN: SUMMIT FERN CHK TERESA X-340  
2005 PAN AM CIRCLE, SUITE 300  
ATTN: TERESA FARLOW  
TAMPA, FL 33607

## DISTRICT CHECK REQUEST FORM

**Today's Date**      March 2, 2020

**District Name**      Summit at Fern Hill CDD

**Check Amount**      \$ 200.00

**Payable:**      Lydia Simms

**Mailing Address**      10117 Crested Fringe Dr  
Riverview, FL 33578

**Check Description**      Clubhouse Rental Deposit Return

**Special Instructions**

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

  
\_\_\_\_\_  
Approved Signature

DM	_____
Fund	_____
G/L	_____
Object Cd	_____

CK # \_\_\_\_\_ Date \_\_\_\_\_

Date of Reservation: 2/29/2020  
Time From: 9:00 a to 10:00p party is 1-4p  
Type of Function: Small birthday party  
Number of Persons Planning to Attend: 17 approx.  
Total Rental Fee: \$50.00  
Total Refundable Deposit: \$200.00

### THE SUMMIT AT FERN HILL Clubhouse Rental Agreement

THIS CLUBHOUSE RENTAL AGREEMENT (the "**Agreement**") is made on this 18<sup>th</sup> day of FEBRUARY, 2020, 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 \_\_\_\_\_ and \_\_\_\_\_ ("**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 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](mailto:Brittany.crutchfield@merituscorp.com)**

## CHECK – IN

Agreement that Clubhouse at the time of rental is in a neat, clean and orderly condition:

  
Homeowners Signature

2/18/2020  
Date

\_\_\_\_\_  
Homeowners Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Management Company

\_\_\_\_\_  
Date

\*\*\*\*\*

## CHECK - OUT

Agreement that Clubhouse was left by Homeowner in a neat, clean and orderly condition:

\_\_\_\_\_  
Homeowners Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Homeowners Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Management Company

\_\_\_\_\_  
Date

Comments, if any:

\_\_\_\_\_  
\_\_\_\_\_

## EXHIBIT A

### Clubhouse Clean-up Check List

<b>FOYER AND MAIN HALL</b>	
All decorations (including balloons) removed	
All lights returned to original position	
<b>RESTROOMS</b>	
Trash removed and new trash liners applied	
Floors swept of all debris, and spills wiped up	
All decorations removed	
<b>OTHER AREAS</b>	
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 Simms  
Date of Event: 02/29/2020

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



The Money Superstore

97

PAY TO THE ORDER OF

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

*Summit at Fern Hill*

*10117 Crested Forge DR  
RIVERVIEW, FL 33598*

*\$200.00*

02/14/2020

**\*\*TWO HUNDRED AND 00/100 DOLLARS**

NOT VALID FOR MORE THAN ONE THOUSAND FIVE HUNDRED DOLLARS (\$1500)

**2205957614**

Payable through BancFirst

**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

PURCHASER'S SIGNATURE

*[Signature]*

⑈103104900⑈ 4297 2205957614⑈

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



The Money Superstore

84

PAY TO THE ORDER OF

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

*Summit at Fern Hill*

*10117 Crested Forge DR  
RIVERVIEW, FL 33598*

*\$250.00*

86-490 2204777899  
1031

02/19/2020

**\*\*FIFTY AND 00/100 DOLLARS**

NOT VALID FOR MORE THAN ONE THOUSAND FIVE HUNDRED DOLLARS (\$1500)

**2204777899**

Payable through BancFirst

**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

PURCHASER'S SIGNATURE

*[Signature]*

⑈103104900⑈ 4297 2204777899⑈

## DISTRICT CHECK REQUEST FORM

**Today's Date**      03/04/2020

**District Name**      Summit at Fern Hill CDD

**Check Amount**      \$238.69

**Payable:**      Nicole Hicks

**Mailing Address**

**Check Description**    Reimburse for purchase of computer

**Special Instructions**

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

  
**Approved Signature**

DM	_____
Fund	_____
G/L	_____
Object Cd	
CK #	_____
Date	_____

Welcome to Best Buy #560  
116 GRAND REGENCY BLVD  
BRANDON, FL 33510



Val:100000-302266-830894-897477-506620-75635

0560 068 7472 02/27/20 12:11

6361116 81N3009BUS 219.99  
15.6" (HD) / A6-9225 / 4GB /  
279.99 Was Price  
60.00- Sale Discount  
Sales Tax 18.70

-----  
Subtotal 219.99  
Sales Tax 18.70  
=====

Total 238.69

\*\*\*\*\*2188 ChipRead USD\$ 238.69  
US DEBIT - DEBIT  
HICKS/NICOLE L  
Approval 981214  
Verified By PIN

CARD ENTRY: Chip  
MODE: Issuer  
AID: A0000000980840  
Reference Number: 68812114785600

Other Savings: 60.00  
Total Savings: 60.00

R&R Property Maintenance LLC  
8132031380

2402 Birds Eye Ct.  
Ruskin, Florida  
33570  
United States

Billed To  
Nicole Hicks  
Summit At Fern hill  
2005 Panam Cir  
Tampa  
33607  
United States

Date of Issue  
03/19/2020

Invoice Number  
0000027

Amount Due (USD)  
**\$122.00**

Due Date  
04/16/2020

Description	Rate	Qty	Line Total
Service Call Fee Local call	\$25.00	1	\$25.00
Labor Per Hour	\$65.00	1	\$65.00
Combination Cable Lock Main Entrance /1522 Left Side Pool Gate /6523 Rear Pool Gate Is Already Secured W/Chain And Master Lock	\$16.00	2	\$32.00
Subtotal			122.00
Tax			0.00
Total			122.00
Amount Paid			0.00
Amount Due (USD)			\$122.00

*WHD* *535100*  
*4602*

#### Terms

Please make all checks payable to:

R&R Property Maintenance LLC  
2402 Birds eye Ct  
Ruskin, Fl. 33570

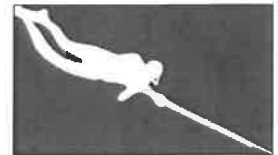
**Spearem Enterprises, LLC**

18865 state rd 54 ste 122

land o lakes, 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 #** 4153**DATE** 03/10/2020**DUE DATE** 03/25/2020**TERMS** Net 15

DESCRIPTION	QTY	RATE	AMOUNT
<b>Labor</b> 2-3-2020 • 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	1	100.00	100.00
<div>539W 4602 W</div>			
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			
<b>Labor</b> 2-10-2020 • 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



DESCRIPTION	QTY	RATE	AMOUNT
<ul style="list-style-type: none"> <li>• Pick up all trash and debris on Clubhouse grounds</li> <li>• Tables wiped off &amp; straitened inside &amp; outside</li> <li>• Dust all furniture, pictures, tables, lamps and baseboards in clubhouse</li> <li>• Blinds and window sills dusted</li> </ul> <p>Description Of Work To Be Performed One Time Per Week:</p> <ul style="list-style-type: none"> <li>• Blow off Parking area, sidewalks, cabanas &amp; pool deck</li> <li>• Dust the ceiling and walls of the cabana &amp; light fixtures to remove any bugs, dirt or other debris</li> <li>• Remove wasp/hornets nests as needed</li> </ul>			
<b>Labor</b>	1	100.00	100.00
2-17-2020			
<ul style="list-style-type: none"> <li>• Scrubbing and disinfecting the toilets, all sinks, all counter top areas, all cabinet areas</li> <li>• Mirrors ,door knobs, handicap bars, light switches, locking mechanisms on doors, paper goods fixtures as well as all other fixtures located in restroom &amp; clubhouse cleaned/disinfected</li> <li>• Sweep, Vacuum &amp; Mop ALL floors</li> <li>• ALL Trash bins to be emptied upon each visit and new liners in place</li> <li>• Replacement of burned out light bulbs.</li> <li>• Clean/Disinfect drinking fountain</li> <li>• Pick up all trash and debris on Clubhouse grounds</li> <li>• Tables wiped off &amp; straitened inside &amp; outside</li> <li>• Dust all furniture, pictures, tables, lamps and baseboards in clubhouse</li> <li>• Blinds and window sills dusted</li> </ul> <p>Description Of Work To Be Performed One Time Per Week:</p> <ul style="list-style-type: none"> <li>• Blow off Parking area, sidewalks, cabanas &amp; pool deck</li> <li>• Dust the ceiling and walls of the cabana &amp; light fixtures to remove any bugs, dirt or other debris</li> <li>• Remove wasp/hornets nests as needed</li> </ul>			
<b>Labor</b>	1	100.00	100.00
2-24-2020			
<ul style="list-style-type: none"> <li>• Scrubbing and disinfecting the toilets, all sinks, all counter top areas, all cabinet areas</li> <li>• Mirrors ,door knobs, handicap bars, light switches, locking mechanisms on doors, paper goods fixtures as well as all other fixtures located in restroom &amp; clubhouse cleaned/disinfected</li> <li>• Sweep, Vacuum &amp; Mop ALL floors</li> <li>• ALL Trash bins to be emptied upon each visit and new liners in place</li> <li>• Replacement of burned out light bulbs.</li> <li>• Clean/Disinfect drinking fountain</li> <li>• Pick up all trash and debris on Clubhouse grounds</li> <li>• Tables wiped off &amp; straitened inside &amp; outside</li> <li>• Dust all furniture, pictures, tables, lamps and baseboards in clubhouse</li> <li>• Blinds and window sills dusted</li> </ul> <p>Description Of Work To Be Performed One Time Per Week:</p> <ul style="list-style-type: none"> <li>• Blow off Parking area, sidewalks, cabanas &amp; pool deck</li> <li>• Dust the ceiling and walls of the cabana &amp; light fixtures to remove any bugs, dirt or other debris</li> <li>• Remove wasp/hornets nests as needed</li> </ul>			

DESCRIPTION	QTY	RATE	AMOUNT
<b>Material</b>	1	25.00	25.00
Papergoods, Soap, Trash bags included in cost.			
Please note The Events are NOT cleaning up after themselves, all paper goods are constantly missing.			
BALANCE DUE			<b>\$425.00</b>

# 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 25, 2020

Client: 001462

Matter: 000001

Invoice #: 18025

Page: 1

RE: General

For Professional Services Rendered Through February 15, 2020

## SERVICES

Date	Person	Description of Services	Hours	
1/31/2020	KMS	REVIEW FIRST AND SECOND SUPPLEMENTAL TRUST INDENTURES.	0.5	
2/5/2020	LB	FINALIZE RESOLUTION ACCEPTING CERTAIN COMMON AREA PARCELS; PREPARE EMAIL TO B. CRUTCHFIELD TRANSMITTING SAME.	0.4	
2/12/2020	KMS	REVIEW RESOLUTION ACCEPTING DEEDS; REVIEW AGENDA FOR BOARD OF SUPERVISORS MEETING.	0.4	
2/13/2020	LB	EMAILS TO AND FROM B. CRUTCHFIELD RE NOVEMBER LANDOWNERS ELECTIONS; RESEARCH RE SEATS UP IN NOVEMBER FOR THE LANDOWNERS ELECTION.	0.2	
2/13/2020	LB	EMAILS TO AND FROM B. CRUTCHFIELD RE NOVEMBER LANDOWNERS ELECTIONS; RESEARCH RE SEATS UP IN NOVEMBER FOR THE LANDOWNERS ELECTION.	0.2	
Total Professional Services			1.7	\$345.00

## PERSON RECAP

Person		Hours	Amount
KMS	Kristen M. Schalter	0.9	\$225.00
LB	Lynn Butler	0.8	\$120.00

51400  
3107

February 25, 2020  
Client: 001462  
Matter: 000001  
Invoice #: 18025

Page: 2

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**DISBURSEMENTS**

Date	Description of Disbursements	Amount
2/15/2020	Photocopies (1 @ \$0.15)	\$0.15
	Total Disbursements	\$0.15
	Total Services	\$345.00
	Total Disbursements	\$0.15
	Total Current Charges	\$345.15
	<b>PAY THIS AMOUNT</b>	<b>\$345.15</b>

*Please Include Invoice Number on all Correspondence*

*Thanks For Your Business!*

# INVOICE

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

DATE: MARCH 11, 2020  
INVOICE #3431

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:**

*Thanks For Your Business!*

# INVOICE

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

DATE: MARCH 12, 2020  
INVOICE #3444

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						

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
		Chemical pump index pin assembly		\$77.20
		Chemical pump cam		\$15.12
				SUBTOTAL
				SALES TAX
				TOTAL \$92.32

**Comments:** chlorine chemical pump repair

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Carson's Lawn & Landscaping Services	5853	\$ 7,543.34		Lawn Care Maintenance Service for March
First Choice Aquatic Weed Management, LLC	46431	445.00		Monthly Waterway Service - March
Meritus Districts	9704	3,253.25		District Management Service Charge - April 2020
Zebra Cleaning Team, Inc.	3454	500.00		Pool Cleaning - April 2020
<b>Monthly Contract Sub-Total</b>		<b>\$ 11,741.59</b>		
<b>Variable Contract</b>				
<b>Variable Contract Sub-Total</b>		<b>\$ 0.00</b>		
<b>Utilities</b>				
BOCC	6440260149 041520	\$ 499.95		Waste Service - Thru 04/09/20
Spectrum	069143201033020	298.43		Telecommunication Service - 03/28/20 to 04/27/20
Tampa Electric	211000167513 040620	104.80		Electric Service - thru 04/06/2020
Tampa Electric	211000167729 040620	1,927.04		Electric Service - thru 04/06/2020
Tampa Electric	211000167901 040620	413.54		Electric Service - thru 04/01/2020
Tampa Electric	221007748520 040620	388.08	<b>\$ 2,833.46</b>	Electric Service - thru 04/06/2020
<b>Utilities Sub-Total</b>		<b>\$ 3,631.84</b>		
<b>Regular Services</b>				
<b>Regular Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>Additional Services</b>				
Grau and Associates	19449	\$ 1,500.00		Audit FYE 09/30/19 Invoice 04/02/2020
Spearem Enterprises, LLC	4175	425.00		Clubhouse Cleaning Charge for March

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Straley Robin Vericker	18140	396.65		Professional Services Thru March 15 20
Tampa Bay Times	75562 040220	512.00		Legals CLS - 04/02/20
US Bank	5688333	4,040.63		04200Trustee - 03/25/20
<b>Additional Services Sub-Total</b>		<b>\$ 6,874.28</b>		
<b>TOTAL:</b>		<b>\$ 22,247.71</b>		

**Approved (with any necessary revisions noted):**

Signature

Printed Name

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



# INVOICE

**DATE:** March 26, 2020  
**Invoice #** 5853

Billing address	Service address
The Summit at Fern Hill C/O Meritus 2005 Pan Am Circle Suite 300 Tampa, FL 33607	The Summit at Fern Hill

[illegible]**Payment due upon receipt**

Phone #	Fax #	E-mail
813-526-3739	813-280-2476	carsonwd@yahoo.com

# Invoice

First Choice Aquatic Weed Management, LLC

P.O. Box 593258  
Orlando, FL 32859


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

Date	Invoice #
3/31/2020	46431

## Bill To

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

Customer P.O. No.	Payment Terms	Due Date
	Net 30	4/30/2020

Description	Amount
Monthly waterway service for the month this invoice is dated - 8 waterways Light Debris pickup included  	445.00

Thank you for your business.

<b>Total</b>	\$445.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$445.00

## Service Report

Customer: Summit of Fern Hill

Date: 3-31-20

Technician: Todd

- ☐ 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
2		✓	✓			✓	✓				N/A	Low	N/A	Good
4		✓	✓			✓	✓				↓	↓	↓	↓
6		✓	✓			✓	✓				↓	↓	↓	↓
7		✓	✓			✓	✓				↓	↓	↓	↓
8		✓	✓			✓	✓	✓			↓	↓	↓	↓
1	✓										↓	↓	↓	↓
3	✓										↓	↓	↓	↓
5	✓										↓	↓	↓	↓

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

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

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

Invoice Number: 9704  
Invoice Date: Apr 1, 2020  
Page: 1

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

<b>Ship to:</b>	

Customer ID	Customer PO	Payment Terms	
Summit Fern Hill CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		4/1/20

[illegible]

Subtotal	3,253.25
Sales Tax	
Total Invoice Amount	3,253.25
Payment/Credit Applied	
<b>TOTAL</b>	<b>3,253.25</b>

*Thanks For Your Business!*

# INVOICE

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

DATE: APRIL 13, 2020  
INVOICE #3454

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 3

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	04/15/2020	05/06/2020



#### Summary of Account Charges

Previous Balance	\$552.39
Net Payments - Thank You	(\$552.39)
Total Account Charges	\$499.95
<b>AMOUNT DUE</b>	<b>\$499.95</b>

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**

**APR 23 2020**

#### ELECTRONIC PAYMENTS BY CHECK OR

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



**THANK YOU!**



SUMMIT AT FERN HILL  
2005 PAN AM CIRCLE SUITE 300  
TAMPA FL 33607-6008

122

<b>DUE DATE</b>	05/06/2020
<b>AMOUNT DUE</b>	\$499.95
<b>AMOUNT PAID</b>	

0064402601492

0000049954

## HILLSBOROUGH COUNTY PUBLIC UTILITIES

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

[HCFLGov.net/Water](http://HCFLGov.net/Water)  
[HCFLGov.net/WaterBill](http://HCFLGov.net/WaterBill)  
(813) 276-8526  
[PublicUtilities@HCFLGov.net](mailto: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 SERVICE CHARGE** - represents the cost of providing routine customer services such as reading meters, maintaining customer accounts, and billing for services rendered.

**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 USAGE CHARGE** - includes all variable costs for producing and treating water and the remainder of the fixed cost not recovered through the water base charge. 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 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](http://HCFLGov.net/UCMR4)

Hillsborough County Public Utilities accepts:



(AMSCOT Locations accept CASH only)

**Internet Payments:** [HCFLGov.net/WaterBill](http://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	04/15/2020	05/06/2020

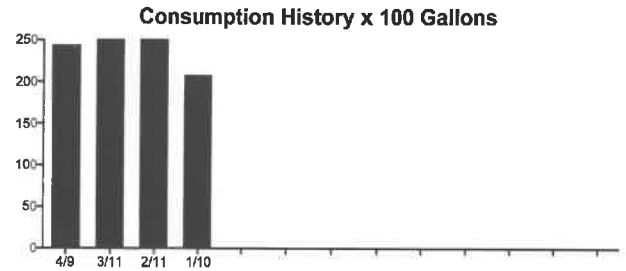
Service Address: 10415 FAIRY MOSS LN (IRRIGATION COMMON AREA)

M-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
38351230	03/11/2020	815	04/09/2020	1058	24300	ACTUAL	WATER

#### Service Address Charges

Customer Bill Charge	\$4.41
Purchase Water Pass-Thru	\$71.20
Water Base Charge	\$20.93
Water Usage Charge	\$35.51
<b>Total Service Address Charges</b>	<b>\$132.05</b>



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	04/15/2020	05/06/2020

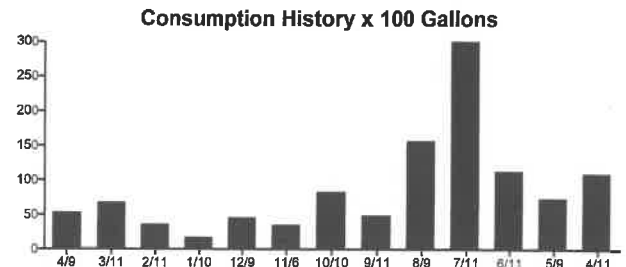
Service Address: 10340 BOGGY MOSS DR

M-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
53708598	03/11/2020	7248	04/09/2020	7300	5200	ACTUAL	WATER

#### Service Address Charges

Customer Bill Charge	\$4.41
Purchase Water Pass-Thru	\$15.24
Water Base Charge	\$25.70
Water Usage Charge	\$3.90
Sewer Base Charge	\$62.29
Sewer Usage Charge	\$24.86
<b>Total Service Address Charges</b>	<b>\$136.40</b>







Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	04/15/2020	05/06/2020

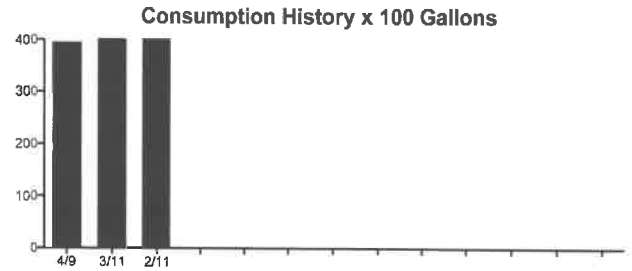
Service Address: 10250 STRAWBERRY TETRA DR (COMM IRRIG MTR)

M-Page 3 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
38576158	03/11/2020	903	04/09/2020	1296	39300	ACTUAL	WATER

#### Service Address Charges

Customer Bill Charge	\$4.41
Purchase Water Pass-Thru	\$115.15
Water Base Charge	\$19.28
Water Usage Charge	\$79.07
<b>Total Service Address Charges</b>	<b>\$217.91</b>



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	04/15/2020	05/06/2020

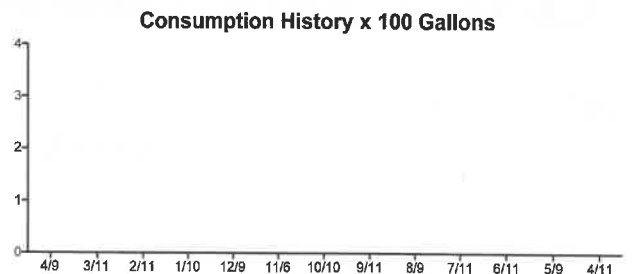
Service Address: 10636 FERN HILL DR

M-Page 3 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
54272591	03/11/2020	0	04/09/2020	0	0	ACTUAL	WATER

#### Service Address Charges

Customer Bill Charge	\$4.41
Water Base Charge	\$9.18
<b>Total Service Address Charges</b>	<b>\$13.59</b>



March 30, 2020  
 Invoice Number: 069143201033020  
 Account Number: 0050691432-01  
 Security Code: 2769  
 Service At: 10340 BOGGY MOSS DR  
 RIVERVIEW, FL 33578-4621

**Contact Us**  
 Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
 Or, call us at 1-877-824-6249

**Summary** *Services from 03/28/20 through 04/27/20  
 details on following pages*

Previous Balance	589.36
Payments Received - Thank You	-589.36
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ TV	77.98
Spectrum Business™ Internet	106.97
Spectrum Business™ Voice	99.98
Other Charges	13.50
Current Charges	\$298.43
<b>Total Due by 04/14/20</b>	<b>\$298.43</b>

**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.

**Overpaying for mobile service?** Grab your current mobile bill, then visit [SpectrumMobile.com](http://SpectrumMobile.com) to see how much you can save in 3 easy steps with the Spectrum Mobile Savings Calculator. Or, call 1-855-260-8426 to learn more about how much you can save with Spectrum Mobile.



**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 30 03302020 NNNNNY 01 000572 0002

FERN HILL  
 C/O C/O MERITUS  
 2005 PAN AM CIR  
 STE 300  
 TAMPA FL 33607-6008



March 30, 2020

**FERN HILL**

Invoice Number: 069143201033020  
 Account Number: 0050691432-01  
 Service At: 10340 BOGGY MOSS DR  
 RIVERVIEW, FL 33578-4621

**Total Due by 04/14/20** **\$298.43**  
 Amount you are enclosing \$

**Received**

**APR 06 2020**

**Please Remit Payment To:**  
 BRIGHT HOUSE NETWORKS  
 PO BOX 7195  
 PASADENA, CA 91109-7195



Invoice Number:  
Account Number:  
Security Code:

FERN HILL  
069143201033020  
0050691432-01  
2769

**Contact Us**Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)

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

7635 1610 NO RP 30 03302020 NNNNNY 01 000572 0002

**Charge Details**

Previous Balance		589.36
Payments Received - Thank You	03/02	-283.44
Payments Received - Thank You	03/20	-305.92
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 03/30/20 will appear on your next bill.

**Services from 03/28/20 through 04/27/20****Spectrum Business™ TV**

Spectrum Business TV Premier	69.99
Spectrum Receiver	7.99
	<b>\$77.98</b>

Spectrum Business™ TV Total **\$77.98****Spectrum Business™ Internet**

Spectrum Business Internet Plus	109.99
Business WiFi	6.99
Static IP 1	14.99
Promo Discount	-25.00
	<b>\$106.97</b>

Spectrum Business™ Internet Total **\$106.97****Spectrum Business™ Voice**

Phone Number 813-769-9173	
Spectrum Business Voice	49.99
	<b>\$49.99</b>

**Spectrum Business™ Voice Continued****Phone Number 813-915-5481**

Spectrum Business Voice	49.99
	<b>\$49.99</b>

For additional call details,  
please visit [SpectrumBusiness.net](https://SpectrumBusiness.net)

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

Broadcast TV Surcharge	13.50
<b>Other Charges Total</b>	<b>\$13.50</b>

<b>Current Charges</b>	<b>\$298.43</b>
<b>Total Due by 04/14/20</b>	<b>\$298.43</b>

**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](https://spectrum.net/taxesandfees) for more information.

**Terms & Conditions** - Spectrum's detailed standard terms and conditions for service are located at [spectrum.com/policies](https://spectrum.com/policies).

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

**Spectrum Receiver \$7.99** - Charges include \$6.99 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 \$11.11, Federal USF \$4.15, E911 Fee \$0.80, TRS Surcharge \$0.20, Sales Tax \$0.11.

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

Visit [Spectrum.com/stores](https://Spectrum.com/stores) for store locations. For questions or concerns, visit [Spectrum.net/support](https://Spectrum.net/support).

**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 [Spectrumbusiness.net](https://Spectrumbusiness.net).  
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 [Spectrumbusiness.net](https://Spectrumbusiness.net).

**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**.



## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 04/06/2020

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:	\$104.80
Total amount due:	\$104.80
Payment Due By:	04/27/2020

### Your Account Summary

Previous Amount Due	\$77.21
Payment(s) Received Since Last Statement	-\$77.21
<b>Current Month's Charges</b>	<b>\$104.80</b>
<b>Total Amount Due</b>	<b>\$104.80</b>

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

**Yard project?**  
**Avoid damage and fines**

Learn more at [tampaelectric.com/811](http://tampaelectric.com/811)



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:	\$104.80
Total amount due:	\$104.80
Payment Due By:	04/27/2020
<b>Amount Enclosed</b>	<b>\$</b>

603235221118



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

6032352211182110001675130000000104804

**Account:** 211000167513  
**Statement Date:** 04/06/2020  
**Current month's charges due** 04/27/2020

## Details of Charges – Service from 03/04/2020 to 04/01/2020

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	04/01/2020	38,982		38,050		932 kWh	1	29 Days

Basic Service Charge  
Energy Charge  
Fuel Charge  
Florida Gross Receipt Tax  
**Electric Service Cost**

\$18.06  
932 kWh @ \$0.06010/kWh \$56.01  
932 kWh @ \$0.03016/kWh \$28.11  
\$2.62

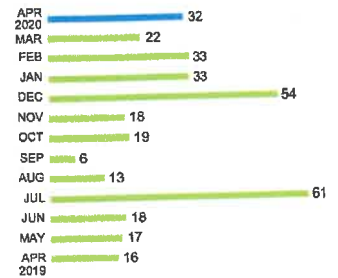
**\$104.80**

**Total Current Month's Charges**

**\$104.80**

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)





Statement Date: 04/06/2020

Account: 211000167729

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

Current month's charges:	\$1,927.04
Total amount due:	\$1,927.04
Payment Due By:	04/27/2020

## Your Account Summary

Previous Amount Due	\$1,927.04
Payment(s) Received Since Last Statement	-\$1,927.04
<b>Current Month's Charges</b>	<b>\$1,927.04</b>
<b>Total Amount Due</b>	<b>\$1,927.04</b>

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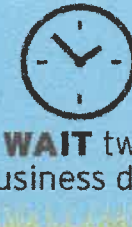


Learn more and sign up > [tampaelectric.com/paperless](http://tampaelectric.com/paperless)

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

## Yard project? Avoid damage and fines

Learn more at [tampaelectric.com/811](http://tampaelectric.com/811)



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### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211000167729

Current month's charges:	\$1,927.04
Total amount due:	\$1,927.04
Payment Due By:	04/27/2020

**Amount Enclosed** \$ \_\_\_\_\_

603235221119

00000997 02 AV 0.38 33607 FTECO104062023425810 00000 03 01000000 019 02 10718 006



SUMMIT AT FERN HILL CCD  
SUMMIT AT FERN HILL CDD  
2005 PAN AM CIRCLE SUITE 300  
TAMPA, FL 33607-6008

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



**Account:** 211000167729  
**Statement Date:** 04/06/2020  
**Current month's charges due** 04/27/2020

## Details of Charges – Service from 03/03/2020 to 03/31/2020

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	1092 kWh @ \$0.02871/kWh	\$31.35
Fixture & Maintenance Charge	57 Fixtures	\$497.97
Lighting Pole / Wire	57 Poles	\$1363.44
Lighting Fuel Charge	1092 kWh @ \$0.02989/kWh	\$32.64
Florida Gross Receipt Tax		\$1.64
<b>Lighting Charges</b>		<b>\$1,927.04</b>

### Total Current Month's Charges

**\$1,927.04**

00000987-0000067-Page 3 of 12



Statement Date: 04/06/2020  
Account: 211000167901

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

Current month's charges:	\$413.54
Total amount due:	\$413.54
Payment Due By:	04/27/2020

## Your Account Summary

Previous Amount Due	\$508.71
Payment(s) Received Since Last Statement	-\$508.71
<b>Current Month's Charges</b>	<b>\$413.54</b>
<b>Total Amount Due</b>	<b>\$413.54</b>

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

# Yard project?

## Avoid damage and fines

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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:	\$413.54
Total amount due:	\$413.54
Payment Due By:	04/27/2020

**Amount Enclosed** \$

603235221120



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:** 04/06/2020  
**Current month's charges due** 04/27/2020

## Details of Charges – Service from 03/04/2020 to 04/01/2020

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	04/01/2020	43,551		39,284		4,267 kWh	1	29 Days

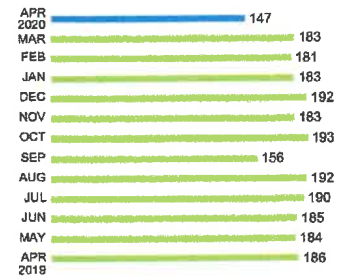
Basic Service Charge		\$18.06
Energy Charge	4,267 kWh @ \$0.06010/kWh	\$256.45
Fuel Charge	4,267 kWh @ \$0.03016/kWh	\$128.69
Florida Gross Receipt Tax		\$10.34
<b>Electric Service Cost</b>		<b>\$413.54</b>

**Total Current Month's Charges**

**\$413.54**

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)



00000397-0003059-Page 7 of 12





## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 04/06/2020

Account: 221007748520

SUMMIT AT FERN HILL CCD  
FERN HILL 2 CONE GROVE RD, LIGHTS  
RIVERVIEW, FL 33578

Current month's charges:	\$388.08
Total amount due:	\$388.08
Payment Due By:	04/27/2020

### Your Account Summary

Previous Amount Due	\$245.76
Payment(s) Received Since Last Statement	-\$245.76
<b>Current Month's Charges</b>	<b>\$388.08</b>
<b>Total Amount Due</b>	<b>\$388.08</b>

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

## Yard project? Avoid damage and fines

Learn more at [tampaelectric.com/811](http://tampaelectric.com/811)



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: 221007748520

Current month's charges:	\$388.08
Total amount due:	\$388.08
Payment Due By:	04/27/2020

Amount Enclosed \$

676074605574

00002012 01 AV 0.38 33607 FTECO104062023425810 00000 02 01000000 006 02 6724 002



SUMMIT AT FERN HILL CCD  
2005 PAN AM CIR, STE 120  
TAMPA, FL 33607-2529

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

6760746055742210077485200000000388085

**Account:** 221007748520  
**Statement Date:** 04/06/2020  
**Current month's charges due** 04/27/2020

## Details of Charges – Service from 03/03/2020 to 03/31/2020

Service for: FERN HILL 2 CONE GROVE RD, LIGHTS, RIVERVIEW, FL 33578

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	176 kWh @ \$0.02871/kWh	\$5.05
Fixture & Maintenance Charge	11 Fixtures	\$84.81
Lighting Pole / Wire	11 Poles	\$263.12
Lighting Fuel Charge	176 kWh @ \$0.02989/kWh	\$5.26
Florida Gross Receipt Tax		\$0.26
State Tax		\$29.58

**Lighting Charges** **\$388.08**

**Total Current Month's Charges** **\$388.08**

00002012-0005018-Page 3 of 4



## 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. 19449  
Date 04/02/2020

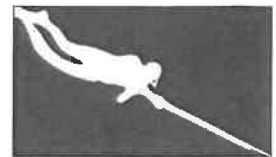
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SERVICE	AMOUNT
Audit FYE 09/30/2019	\$ <u>1,500.00</u>
Current Amount Due	\$ <u>1,500.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,500.00	0.00	0.00	0.00	0.00	1,500.00

Payment due upon receipt.

**Spearem Enterprises, LLC**  
 18865 state rd 54 ste 122  
 land o lakes, 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 #** 4175

**DATE** 03/30/2020

**DUE DATE** 04/14/2020

**TERMS** Net 15

DESCRIPTION	QTY	RATE	AMOUNT
<b>Labor</b> 3-3-2020 Weekly Club House Cleaning Blow Off Pool Deck Pickup Trash around Amenity Restock Paper Goods	1	100.00	100.00
<b>Labor</b> 3-9-2020 Weekly Club House Cleaning Blow Off Pool Deck Pickup Trash around Amenity Restock Paper Goods	1	100.00	100.00
<b>Labor</b> 3-16-2020 Weekly Club House Cleaning Blow Off Pool Deck Pickup Trash around Amenity Restock Paper Goods	1	100.00	100.00
<b>Labor</b> 3-23-2020 Weekly Club House Cleaning Blow Off Pool Deck Pickup Trash around Amenity Restock Paper Goods	1	100.00	100.00
<b>Material</b> Papergoods	1	25.00	25.00

*Handwritten notes in blue ink:*  
 L105 357W 4602

**BALANCE DUE**

**\$425.00**

# 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 23, 2020

Client: 001462

Matter: 000001

Invoice #: 18140

Page: 1

RE: General

For Professional Services Rendered Through March 15, 2020

## SERVICES

Date	Person	Description of Services	Hours	
3/2/2020	JMV	REVIEW LEGAL NOTICE.	0.1	
3/11/2020	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.4	
3/12/2020	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.8	
Total Professional Services			1.3	\$396.50

## PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker	1.3	\$396.50

## DISBURSEMENTS

Date	Description of Disbursements	Amount
3/15/2020	Photocopies (1 @ \$0.15)	\$0.15
Total Disbursements		\$0.15

March 23, 2020

Client: 001462

Matter: 000001

Invoice #: 18140

Page: 2

---

Total Services	\$396.50	
Total Disbursements	\$0.15	
Total Current Charges		\$396.65

**PAY THIS AMOUNT**

**\$396.65**

*Please Include Invoice Number on all Correspondence*

# Tampa Bay Times

tampabay.com

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

## ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
04/ 2/20	SUMMIT AT FERN HILL	
Billing Date	Sales Rep	Customer Account
04/02/2020	Deirdre Almeida	61106
Total Amount Due		Ad Number
\$512.00		0000075562

## PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
04/02/20	04/02/20	0000075562	Times	Legals CLS	SUMMIT AT FERN HILL COMMUNITY DEVI	1	2x61 L	\$510.00
04/02/20	04/02/20	0000075562	Tampabay.com	Legals CLS	SUMMIT AT FERN HILL COMMUNITY DEVI AffidavitMaterial	1	2x61 L	\$0.00 \$2.00

UAT  
51300  
4801

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

# Tampa Bay Times

tampabay.com

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

## ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
04/ 2/20	SUMMIT AT FERN HILL	
Billing Date	Sales Rep	Customer Account
04/02/2020	Deirdre Almeida	61106
Total Amount Due		Ad Number
\$512.00		0000075562

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

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

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

Received  
APR 08 2020







Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Invoice Number: 5688333  
Account Number: 245150000  
Invoice Date: 03/25/2020  
Direct Inquiries To: VALERIE BARRETO  
Phone: 407-835-3804

2/3

MERITUS  
ATTN BRIAN LAMB  
2005 PAN AM CIRCLE STE 300  
TAMPA FL 33607

Received  
APR 06 2020

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT 2016

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$4,040.63

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT  
DISTRICT 2016

Invoice Number:	5688333
Account Number:	245150000
Current Due:	\$4,040.63
Direct Inquiries To:	VALERIE BARRETO
Phone:	407-835-3804

Wire Instructions:

U.S. Bank  
ABA # 091000022  
Acct # 1-801-5013-5135  
Trust Acct # 245150000  
Invoice # 5688333  
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank  
CM-9690  
PO BOX 70870  
St. Paul, MN 55170-9690





Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

3/3

Invoice Number: 5688333  
Invoice Date: 03/25/2020  
Account Number: 245150000  
Direct Inquiries To: VALERIE BARRETO  
Phone: 407-835-3804

**SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT  
DISTRICT 2016**

Accounts Included 245150000 245150001 245150002 245150003 245150004 245150005  
In This Relationship:

**CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP**

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
<b>Subtotal Administration Fees - In Advance 03/01/2020 - 02/28/2021</b>				<b>\$3,750.00</b>
Incidental Expenses	3,750.00	0.0775		\$290.63
<b>Subtotal Incidental Expenses</b>				<b>\$290.63</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$4,040.63</b>



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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Carson's Lawn & Landscaping Services	5929	\$ 7,543.34		Lawn Care Maintenance Service - April
First Choice Aquatic Weed Management, LLC	46536	445.00		Monthly Waterway Service - 04/24/2020
Meritus Districts	9763	3,303.91		District Management Service Charge - May 2020
Zebra Cleaning Team, Inc.	4006	500.00		Pool Cleaning - 05/10/2020
<b>Monthly Contract Sub-Total</b>		<b>\$ 11,792.25</b>		
<b>Variable Contract</b>				
<b>Variable Contract Sub-Total</b>		<b>\$ 0.00</b>		
<b>Utilities</b>				
BOCC	6440260149 051420	\$ 484.88		Water Service Thru 05/08/20
Spectrum	069143201043020	298.43		Telecommunication Service - thru 05/27/20
Tampa Electric	211000167513 050620	83.60		Electric Service - thru 05/01/2020
Tampa Electric	211000167729 050620	1,927.04		Electric Service - thru 04/30/2020
Tampa Electric	211000167901 050620	332.35		Electric Service - thru 05/01/2020
Tampa Electric	221007748520 050620	388.08	<b>\$ 2,731.07</b>	Electric Service - thru 04/30/2020
<b>Utilities Sub-Total</b>		<b>\$ 3,514.38</b>		
<b>Regular Services</b>				
Andrea Hurt	AH040920	\$ 200.00		Supervisors Fee - 04/09/2020
<b>Regular Services Sub-Total</b>		<b>\$ 200.00</b>		
<b>Additional Services</b>				
Florida Health	29601614696 052520	\$ 275.00		Swimming Pool Inspection & Permit - 2020
Grau and Associates	19655	3,500.00		Audit FYE 09/30/2019

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Meritus Districts	9801	4,200.00		Dissemination Services FY 2020 Bond Series 2016
Meritus Districts	9802	2,100.00	<b>\$ 6,300.00</b>	Dissemination Service FY 2020 Bond Series 2018 Annual, Q1 & 2
Spearem Enterprises, LLC	4204	425.00		Labor Work charge - Scrubbing and disinfecting works - 03/30 and 04/06
Straley Robin Vericker	18247	1,063.10		Professional Services Thru 04/15/2020
<b>Additional Services Sub-Total</b>		<b>\$ 11,563.10</b>		
<b>TOTAL:</b>		<b>\$ 27,069.73</b>		

**Approved (with any necessary revisions noted):**

Signature

Printed Name

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

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

**DATE:** April 29, 2020  
**Invoice #** 5929

[illegible]**Payment due upon receipt**

Phone #  
813-526-3739

Fax #  
813-280-2476

E-mail  
carsonwd@yahoo.com

# Invoice

First Choice Aquatic Weed Management, LLC

P.O. Box 593258  
Orlando, FL 32859

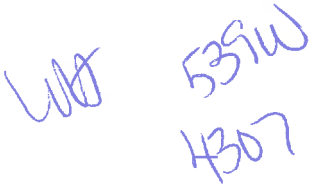
Phone: 407-859-2020  
Fax: 407-859-3275

Date	Invoice #
4/24/2020	46536

**Bill To**

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

Customer P.O. No.	Payment Terms	Due Date
	Net 30	5/24/2020

Description	Amount
Monthly waterway service for the month this invoice is dated - 8 waterways Light Debris pickup included  	445.00

Thank you for your business.

<b>Total</b>	\$445.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$445.00

## Service Report

Customer: Summit @ Fern Hill Date: 4/23/2020

Technician: Todd

- ☐ 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	NORM	N/A	Good
2	✓													
3	✓													
4	✓													
5	✓													
6	✓													
7	✓													
8	✓													

Comments: All Ponds looked good, little bit of grass  
work to do, But today was way to windy  
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 300  
Tampa, FL 33607

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

# INVOICE

Invoice Number: 9763  
Invoice Date: May 1, 2020  
Page: 1

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

<b>Ship to:</b>

<b>Customer ID</b>	<b>Customer PO</b>	<b>Payment Terms</b>	
Summit Fern Hill CDD		Net Due	
	<b>Shipping Method</b>	<b>Ship Date</b>	<b>Due Date</b>
	Best Way		5/1/20

Quantity	Item	Description	Unit Price	Amount
		District Management Services - May		2,812.50
		Postage - March		158.08
		Website Administration		333.33
		<i>R.B.</i>		

Subtotal	3,303.91
Sales Tax	
Total Invoice Amount	3,303.91
Payment/Credit Applied	
<b>TOTAL</b>	<b>3,303.91</b>

*Thanks For Your Business!*

# INVOICE

**Zebra Cleaning Team, Inc.**

**P.O. BOX 3456**

APOLLO BEACH, FL 33572

813-458-2942

DATE: MAY 10, 2020

**INVOICE #4006**

**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						

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
		May pool cleaning		\$500.00
			SUBTOTAL	
			SALES TAX	
			TOTAL	\$500.00

**Comments:**



Hillsborough  
County Florida

M-Page 1 of 3

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	05/14/2020	06/04/2020



**Summary of Account Charges**

Previous Balance	\$499.95
Net Payments - Thank You	(\$499.95)
Total Account Charges	\$484.88
<b>AMOUNT DUE</b>	<b>\$484.88</b>

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



Make checks payable to: **BOCC**

**ACCOUNT NUMBER: 6440260149**

Hillsborough  
County Florida

**ELECTRONIC PAYMENTS BY CHECK OR**

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



**THANK YOU!**



SUMMIT AT FERN HILL  
2005 PAN AM CIRCLE SUITE 300  
TAMPA FL 33607-6008

138

<b>DUE DATE</b>	06/04/2020
<b>AMOUNT DUE</b>	\$484.88
<b>AMOUNT PAID</b>	

0064402601492

00000484881

# HILLSBOROUGH COUNTY PUBLIC UTILITIES

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

[HCFLGov.net/Water](http://HCFLGov.net/Water)  
[HCFLGov.net/WaterBill](http://HCFLGov.net/WaterBill)  
(813) 276-8526  
[PublicUtilities@HCFLGov.net](mailto: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 SERVICE CHARGE** - represents the cost of providing routine customer services such as reading meters, maintaining customer accounts, and billing for services rendered.

**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 USAGE CHARGE** - includes all variable costs for producing and treating water and the remainder of the fixed cost not recovered through the water base charge. 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 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](http://HCFLGov.net/UCMR4)

Hillsborough County Public Utilities accepts:



(AMSCOT Locations accept CASH only)

**Internet Payments:** [HCFLGov.net/WaterBill](http://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	05/14/2020	06/04/2020

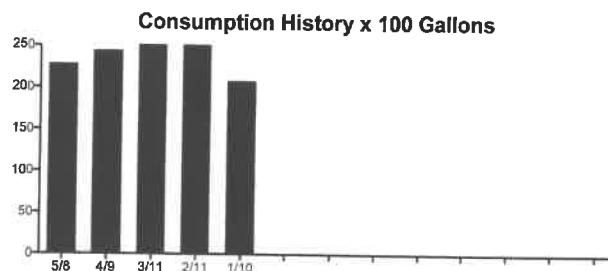
**Service Address:** 10415 FAIRY MOSS LN (IRRIGATION COMMON AREA)

M-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
38351230	04/09/2020	1058	05/08/2020	1285	22700	ACTUAL	WATER

#### Service Address Charges

Customer Bill Charge	\$4.41
Purchase Water Pass-Thru	\$66.51
Water Base Charge	\$20.93
Water Usage Charge	\$32.17
<b>Total Service Address Charges</b>	<b>\$124.02</b>



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	05/14/2020	06/04/2020

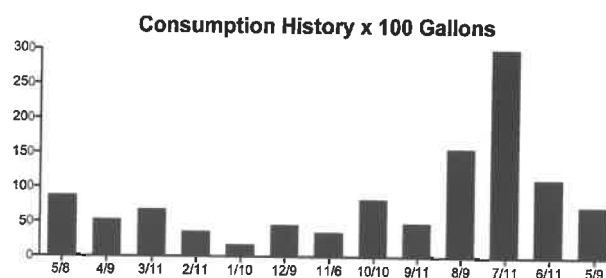
**Service Address:** 10340 BOGGY MOSS DR

M-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
53708598	04/09/2020	7300	05/08/2020	7387	8700	ACTUAL	WATER

#### Service Address Charges

Customer Bill Charge	\$4.41
Purchase Water Pass-Thru	\$25.49
Water Base Charge	\$25.70
Water Usage Charge	\$6.53
Sewer Base Charge	\$62.29
Sewer Usage Charge	\$41.59
<b>Total Service Address Charges</b>	<b>\$166.01</b>





Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	05/14/2020	06/04/2020

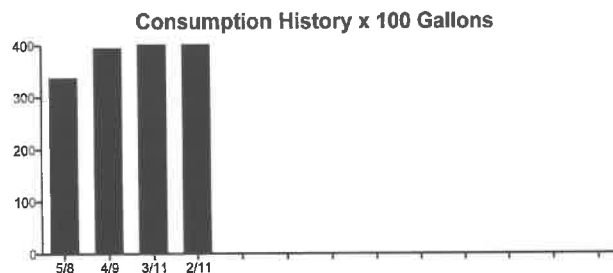
Service Address: 10250 STRAWBERRY TETRA DR (COMM IRRIG MTR)

M-Page 3 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
38576158	04/09/2020	1296	05/08/2020	1632	33600	ACTUAL	WATER

#### Service Address Charges

Customer Bill Charge	\$4.41
Purchase Water Pass-Thru	\$98.45
Water Base Charge	\$19.28
Water Usage Charge	\$59.12
<b>Total Service Address Charges</b>	<b>\$181.26</b>



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	05/14/2020	06/04/2020

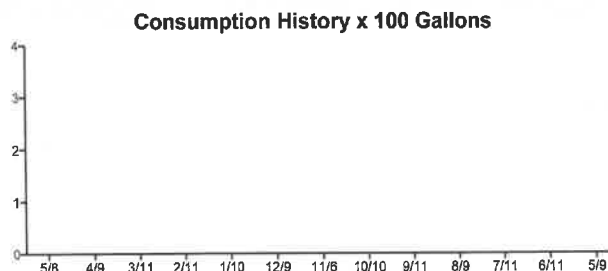
Service Address: 10636 FERN HILL DR

M-Page 3 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
54272591	04/09/2020	0	05/08/2020	0	0	ACTUAL	WATER

#### Service Address Charges

Customer Bill Charge	\$4.41
Water Base Charge	\$9.18
<b>Total Service Address Charges</b>	<b>\$13.59</b>



April 30, 2020  
 Invoice Number: 069143201043020  
 Account Number: 0050691432-01  
 Security Code: 2769  
 Service At: 10340 BOGGY MOSS DR  
 RIVERVIEW, FL 33578-4621

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
 Or, call us at 1-877-824-6249

**Summary**

*Services from 04/28/20 through 05/27/20  
 details on following pages*

Previous Balance	298.43
Payments Received - Thank You	-298.43
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ TV	77.98
Spectrum Business™ Internet	106.97
Spectrum Business™ Voice	99.98
Other Charges	13.50
<b>Current Charges</b>	<b>\$298.43</b>
<b>Total Due by 05/15/20</b>	<b>\$298.43</b>

**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.

**You are pre-approved to get Spectrum Mobile.** Stay connected with the fastest overall speeds, and the most reliable service, coast to coast. Call 1-855-326-8078 to see how much you can save!



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



April 30, 2020

FERN HILL

Invoice Number: 069143201043020  
 Account Number: 0050691432-01  
 Service At: 10340 BOGGY MOSS DR  
 RIVERVIEW, FL 33578-4621

<b>Total Due by 05/15/20</b>	<b>\$298.43</b>
<b>Amount you are enclosing</b>	<b>\$</b>

**Please Remit Payment To:**

BRIGHT HOUSE NETWORKS  
 PO BOX 7195  
 PASADENA, CA 91109-7195



Invoice Number: FERN HILL  
 Account Number: 069143201043020  
 Security Code: 0050691432-01  
 2769

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
 Or, call us at 1-877-824-6249

7635 1610 NO RP 30 04302020 NNNNNY 01 000619 0002

**Charge Details**

Previous Balance	298.43
Payments Received - Thank You 04/21	-298.43
<b>Remaining Balance</b>	<b>\$0.00</b>

Payments received after 04/30/20 will appear on your next bill.

Services from 04/28/20 through 05/27/20

**Spectrum Business™ TV**

Spectrum Business TV Premier	69.99
Spectrum Receiver	7.99
	<b>\$77.98</b>

Spectrum Business™ TV Total **\$77.98**

**Spectrum Business™ Internet**

Spectrum Business Internet Plus	109.99
Business WiFi	6.99
Static IP 1	14.99
Promo Discount	-25.00
	<b>\$106.97</b>

Spectrum Business™ Internet Total **\$106.97**

**Spectrum Business™ Voice**

Phone Number 813-769-9173	49.99
Spectrum Business Voice	
	<b>\$49.99</b>

**Spectrum Business™ Voice Continued**

Phone Number 813-915-5481	49.99
Spectrum Business Voice	
	<b>\$49.99</b>

For additional call details,  
 please visit [SpectrumBusiness.net](http://SpectrumBusiness.net)

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

**Other Charges**

Broadcast TV Surcharge	13.50
Other Charges Total	<b>\$13.50</b>

<b>Current Charges</b>	<b>\$298.43</b>
<b>Total Due by 05/15/20</b>	<b>\$298.43</b>

**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](http://spectrum.net/taxesandfees) for more information.

**Terms & Conditions** - Spectrum's detailed standard terms and conditions for service are located at [spectrum.com/policies](http://spectrum.com/policies).

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

**Spectrum Receiver \$7.99** - Charges include \$6.99 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 \$11.11, Federal USF \$4.15, E911 Fee \$0.80, TRS Surcharge \$0.20, Sales Tax \$0.11.

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

Visit [Spectrum.com/stores](http://Spectrum.com/stores) for store locations. For questions or concerns, visit [Spectrum.net/support](http://Spectrum.net/support).

**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 [Spectrumbusiness.net](http://Spectrumbusiness.net).  
 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 [Spectrumbusiness.net](http://Spectrumbusiness.net).

**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**.







## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 05/06/2020

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:	\$83.60
Total amount due:	\$83.60
Payment Due By:	05/27/2020

### Your Account Summary

Previous Amount Due	\$104.80
Payment(s) Received Since Last Statement	-\$104.80
Current Month's Charges	<u>\$83.60</u>
<b>Total Amount Due</b>	<b>\$83.60</b>



Always assume that a downed power line is energized. Visit [tampaelectric.com/safety](http://tampaelectric.com/safety) for more safety tips.

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



### BYE-BYE, BILL SPIKES

Our free Budget Billing program evens out your bill based on your average monthly usage, so you pay about the same amount every month. Helping you plan more, and stress less. Visit [tampaelectric.com/budgetforhome](http://tampaelectric.com/budgetforhome) to learn more and sign up.

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:	\$83.60
Total amount due:	\$83.60
Payment Due By:	05/27/2020

**Amount Enclosed** \$ \_\_\_\_\_

603235237570

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

6032352375702110001675130000000083606



## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211000167513  
**Statement Date:** 05/06/2020  
**Current month's charges due** 05/27/2020



### Details of Charges – Service from 04/02/2020 to 05/01/2020

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	05/01/2020	39,685		38,982		703 kWh	1	30 Days

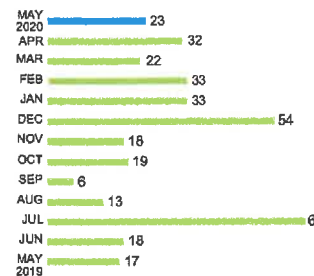
Basic Service Charge		\$18.06
Energy Charge	703 kWh @ \$0.06010/kWh	\$42.25
Fuel Charge	703 kWh @ \$0.03016/kWh	\$21.20
Florida Gross Receipt Tax		\$2.09
<b>Electric Service Cost</b>		<b>\$83.60</b>

### Total Current Month's Charges

**\$83.60**

### Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



### Important Messages

#### Important safety message for Tampa Electric customers

If you experience an electrical outage or you are disconnected for any reason, please turn off all electric appliances. Remove any flammable materials from stove-top heating elements and other appliances that may activate or produce heat once electric service is reconnected. For added safety, turn off your main breaker. If you have questions, please visit [tecoaccount.com](http://tecoaccount.com) or contact Customer Care toll-free at 888-223-0800 weekdays from 7:30 a.m. to 6:00 p.m.

#### More clean energy to you

Tampa Electric has reduced its use of coal by 92 percent over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Tampa Electric is the state's top producer of solar energy per customer and will power more than 200,000 homes with the sun by 2023. Our diverse fuel mix for the 12-month period ending March 2020 includes Natural Gas 84%, Purchased Power 7%, Coal 5% and Solar 4%.



## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 05/06/2020

Account: 211000167729

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



Current month's charges:	\$1,927.04
Total amount due:	\$1,927.04
Payment Due By:	05/27/2020

### Your Account Summary

Previous Amount Due	\$1,927.04
Payment(s) Received Since Last Statement	-\$1,927.04
Current Month's Charges	<u>\$1,927.04</u>
<b>Total Amount Due</b>	<b>\$1,927.04</b>



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### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211000167729

Current month's charges:	\$1,927.04
Total amount due:	\$1,927.04
Payment Due By:	05/27/2020

**Amount Enclosed** \$

603235237571

SUMMIT AT FERN HILL CCD  
SUMMIT AT FERN HILL CDD  
2005 PAN AM CIRCLE SUITE 300  
TAMPA, FL 33607-6008

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

6032352375712110001677290000001927041



## ACCOUNT INVOICE

tampaelectric.com



Account: 211000167729  
Statement Date: 05/06/2020  
Current month's charges due 05/27/2020



### Details of Charges – Service from 04/01/2020 to 04/30/2020

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

Rate Schedule: Lighting Service

#### Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	1092 kWh @ \$0.02871/kWh	\$31.35
Fixture & Maintenance Charge	57 Fixtures	\$497.97
Lighting Pole / Wire	57 Poles	\$1363.44
Lighting Fuel Charge	1092 kWh @ \$0.02989/kWh	\$32.64
Florida Gross Receipt Tax		\$1.64
<b>Lighting Charges</b>		<b>\$1,927.04</b>

#### Total Current Month's Charges

**\$1,927.04**

00000087-0000903-Page 5 of 20

### Important Messages

#### Important safety message for Tampa Electric customers

If you experience an electrical outage or you are disconnected for any reason, please turn off all electric appliances. Remove any flammable materials from stove-top heating elements and other appliances that may activate or produce heat once electric service is reconnected. For added safety, turn off your main breaker. If you have questions, please visit [tecoaccount.com](http://tecoaccount.com) or contact Customer Care toll-free at 888-223-0800 weekdays from 7:30 a.m. to 6:00 p.m.

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

Statement Date: 05/06/2020  
Account: 211000167901

Current month's charges:	\$332.35
Total amount due:	\$332.35
Payment Due By:	05/27/2020

**Your Account Summary**

Previous Amount Due	\$413.54
Payment(s) Received Since Last Statement	-\$413.54
<b>Current Month's Charges</b>	<b>\$332.35</b>
<b>Total Amount Due</b>	<b>\$332.35</b>



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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:	\$332.35
Total amount due:	\$332.35
Payment Due By:	05/27/2020

**Amount Enclosed** \$ 603235237572

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

6032352375722110001679010000000332352

**Account:** 211000167901  
**Statement Date:** 05/06/2020  
**Current month's charges due** 05/27/2020



## Details of Charges – Service from 04/02/2020 to 05/01/2020

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	05/01/2020	46,941		43,551		3,390 kWh	1	30 Days

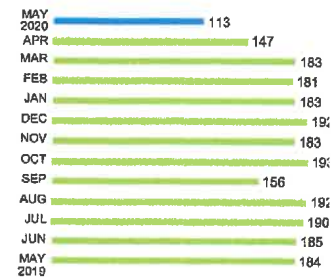
Basic Service Charge						\$18.06
Energy Charge	3,390 kWh @ \$0.06010/kWh					\$203.74
Fuel Charge	3,390 kWh @ \$0.03016/kWh					\$102.24
Florida Gross Receipt Tax						\$8.31
<b>Electric Service Cost</b>						<b>\$332.35</b>

**Total Current Month's Charges**

**\$332.35**

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)



## Important Messages

### Important safety message for Tampa Electric customers

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Statement Date: 05/06/2020  
Account: 221007748520

SUMMIT AT FERN HILL CCD  
FERN HILL 2 CONE GROVE RD, LIGHTS  
RIVERVIEW, FL 33578

Current month's charges:	\$388.08
Total amount due:	\$388.08
Payment Due By:	05/27/2020

**Your Account Summary**

Previous Amount Due	\$388.08
Payment(s) Received Since Last Statement	-\$388.08
<b>Current Month's Charges</b>	<b>\$388.08</b>
<b>Total Amount Due</b>	<b>\$388.08</b>



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

Account: 221007748520

Current month's charges:	\$388.08
Total amount due:	\$388.08
Payment Due By:	05/27/2020

**Amount Enclosed** \$

655087012747

00001574 01 AV 0.38 33607 FTECO105062023343110 00000 03 01000000 012 02 11412 003



SUMMIT AT FERN HILL CCD  
2005 PAN AM CIR, STE 120  
TAMPA, FL 33607-2529

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

6550870127472210077485200000000388081



**Account:** 221007748520  
**Statement Date:** 05/06/2020  
**Current month's charges due** 05/27/2020

## Details of Charges – Service from 04/01/2020 to 04/30/2020

Service for: FERN HILL 2 CONE GROVE RD, LIGHTS, RIVERVIEW, FL 33578

**Rate Schedule: Lighting Service**

### Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	176 kWh @ \$0.02871/kWh	\$5.05
Fixture & Maintenance Charge	11 Fixtures	\$84.81
Lighting Pole / Wire	11 Poles	\$263.12
Lighting Fuel Charge	176 kWh @ \$0.02989/kWh	\$5.26
Florida Gross Receipt Tax		\$0.26
State Tax		\$29.58
<b>Lighting Charges</b>		<b>\$388.08</b>

### Total Current Month's Charges

**\$388.08**

00001574-0004553-Page 3 of 6

## Important Messages

### Important safety message for Tampa Electric customers

If you experience an electrical outage or you are disconnected for any reason, please turn off all electric appliances. Remove any flammable materials from stove-top heating elements and other appliances that may activate or produce heat once electric service is reconnected. For added safety, turn off your main breaker. If you have questions, please visit [tecoaccount.com](http://tecoaccount.com) or contact Customer Care toll-free at 888-223-0800 weekdays from 7:30 a.m. to 6:00 p.m.

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**Summit at Fern Hill CDD**

**MEETING DATE: April 9, 2020**

**DMS Staff Signature *Nicole Hicks*\_\_\_\_\_**

<b>SUPERVISORS</b>	<b>CHECK IF IN ATTENDANCE</b>	<b>STATUS</b>	<b>PAYMENT AMOUNT</b>
Kelly Evans		Salary Waived	\$0
Laura Coffey		Salary Waived	\$0
Andrea Hurt	✓	Salary Accepted	\$200
Ben Gainer		Salary Waived	\$0
Lori Campaigna		Salary Waived	\$0

AH 040920



Florida Department of Health  
in Hillsborough County  
Notification of Fees Due



29-BID-4698335

Permit Number

**29-60-1614696**

**For: Swimming Pools - Public Pool > 25000 Gallons**

Fee Amount: \$275.00

Previous Balance: \$0.00

**Total Amount Due: \$275.00**

**Notice:** This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2020).

Payment Due Date: 06/30/2020 or Upon Receipt

**If not paid by 06/30/2020 then the fee will be: \$325.00**

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

Please verify all information below at [www.myfloridaehpermit.com](http://www.myfloridaehpermit.com) and make changes as necessary.

**Account Information:**

Name: Summit At Fern Hill Pool  
Location: 10320 Fern Hill Drive  
Riverview, FL 33578

Pool Volume: 64,000 gallons  
Bathing Load: 51  
Flow Rate: 255

**Owner Information:**

Name: Summit at Fern Hill CDD  
Address: 2005 Pan Am Circle, Suite 300  
(Mailing) Tampa, FL 33607  
Home Phone: (813) 574-5658

Work Phone: ()

Circle One: Visa MC

Name on Card: \_\_\_\_\_

Account #: \_\_\_\_\_

Exp Date: \_\_\_\_/\_\_\_\_ Security Code (CVV): \_\_\_\_\_

Card's Billing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

I Authorize Florida Department of Health in  
Hillsborough County to charge my credit card  
account for the following:

Payment Amount: \$\_\_\_\_\_ For: \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

**Please go online to pay fee at:**  
**[www.MyFloridaEHPermit.com](http://www.MyFloridaEHPermit.com)**

Permit Number: 29-60-1614696 Bill ID: 29-BID-4698335

Billing Questions call DOH-Hillsborough at: (813) 307-8059

If you do not pay online, make checks payable to and mail invoice WITH payment to:  
Florida Department of Health in Hillsborough County  
P O Box 5135  
Tampa, FL 33675

[Please RETURN invoice with your payment]

Batch Billing ID:20841

**PERMIT HOLDERS CAN NOW**

**pay invoices online!**

The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

- No sign-up cost.
- Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- Our safe and secure system will keep your information protected.
- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

**Pay this invoice online at [www.myfloridaehpermit.com](http://www.myfloridaehpermit.com)**

**NOTE:** Payments made online will be assessed a small convenience fee. Visit the site for more information



## 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. 19655  
Date 05/11/2020

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### SERVICE

### AMOUNT

Audit FYE 09/30/2019

\$ 3,500.00

Current Amount Due

\$ 3,500.00

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
3,500.00	0.00	0.00	0.00	0.00	3,500.00

Payment due upon receipt.

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

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

# INVOICE

Invoice Number: 9801  
Invoice Date: May 6, 2020  
Page: 1

<b>Bill To:</b>	
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		5/6/20

Quantity	Item	Description	Unit Price	Amount
		Dissemination Services Fiscal Year 2020 Bond Series 2016		4,200.00

Subtotal	4,200.00
Sales Tax	
Total Invoice Amount	4,200.00
Payment/Credit Applied	
<b>TOTAL</b>	<b>4,200.00</b>



**Spearem Enterprises, LLC**

18865 state rd 54 ste 122

land o lakes, 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 # 4204****DATE 05/04/2020****DUE DATE 05/19/2020****TERMS Net 15**

DESCRIPTION	QTY	RATE	AMOUNT
-------------	-----	------	--------

**Labor**

1

100.00

100.00

3-30-2020

- 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

WAT 53900  
4602

**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**

1

100.00

100.00

4-6-2020

- 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

DESCRIPTION	QTY	RATE	AMOUNT
<ul style="list-style-type: none"> <li>• Pick up all trash and debris on Clubhouse grounds</li> <li>• Tables wiped off &amp; straitened inside &amp; outside</li> <li>• Dust all furniture, pictures, tables, lamps and baseboards in clubhouse</li> <li>• Blinds and window sills dusted</li> </ul> <p>Description Of Work To Be Performed One Time Per Week:</p> <ul style="list-style-type: none"> <li>• Blow off Parking area, sidewalks, cabanas &amp; pool deck</li> <li>• Dust the ceiling and walls of the cabana &amp; light fixtures to remove any bugs, dirt or other debris</li> <li>• Remove wasp/hornets nests as needed</li> </ul>			
<b>Labor</b>	1	100.00	100.00
4-13-2020			
<ul style="list-style-type: none"> <li>• Scrubbing and disinfecting the toilets, all sinks, all counter top areas, all cabinet areas</li> <li>• Mirrors ,door knobs, handicap bars, light switches, locking mechanisms on doors, paper goods fixtures as well as all other fixtures located in restroom &amp; clubhouse cleaned/disinfected</li> <li>• Sweep, Vacuum &amp; Mop ALL floors</li> <li>• ALL Trash bins to be emptied upon each visit and new liners in place</li> <li>• Replacement of burned out light bulbs.</li> <li>• Clean/Disinfect drinking fountain</li> <li>• Pick up all trash and debris on Clubhouse grounds</li> <li>• Tables wiped off &amp; straitened inside &amp; outside</li> <li>• Dust all furniture, pictures, tables, lamps and baseboards in clubhouse</li> <li>• Blinds and window sills dusted</li> </ul> <p>Description Of Work To Be Performed One Time Per Week:</p> <ul style="list-style-type: none"> <li>• Blow off Parking area, sidewalks, cabanas &amp; pool deck</li> <li>• Dust the ceiling and walls of the cabana &amp; light fixtures to remove any bugs, dirt or other debris</li> <li>• Remove wasp/hornets nests as needed</li> </ul>			
<b>Labor</b>	1	100.00	100.00
4-20-2020			
<ul style="list-style-type: none"> <li>• Scrubbing and disinfecting the toilets, all sinks, all counter top areas, all cabinet areas</li> <li>• Mirrors ,door knobs, handicap bars, light switches, locking mechanisms on doors, paper goods fixtures as well as all other fixtures located in restroom &amp; clubhouse cleaned/disinfected</li> <li>• Sweep, Vacuum &amp; Mop ALL floors</li> <li>• ALL Trash bins to be emptied upon each visit and new liners in place</li> <li>• Replacement of burned out light bulbs.</li> <li>• Clean/Disinfect drinking fountain</li> <li>• Pick up all trash and debris on Clubhouse grounds</li> <li>• Tables wiped off &amp; straitened inside &amp; outside</li> <li>• Dust all furniture, pictures, tables, lamps and baseboards in clubhouse</li> <li>• Blinds and window sills dusted</li> </ul> <p>Description Of Work To Be Performed One Time Per Week:</p> <ul style="list-style-type: none"> <li>• Blow off Parking area, sidewalks, cabanas &amp; pool deck</li> <li>• Dust the ceiling and walls of the cabana &amp; light fixtures to remove any bugs, dirt or other debris</li> <li>• Remove wasp/hornets nests as needed</li> </ul>			

DESCRIPTION	QTY	RATE	AMOUNT
<b>Material</b> Papergoods, Soap, Trash bags included in cost.	1	25.00	25.00
-----			
BALANCE DUE			<b>\$425.00</b>



# 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

April 23, 2020

Client: 001462

Matter: 000001

Invoice #: 18247

Page: 1

RE: General

For Professional Services Rendered Through April 15, 2020

## SERVICES

*Handwritten:* 51400  
3107

Date	Person	Description of Services	Hours
3/24/2020	LB	PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT.	0.2
3/31/2020	LB	REVIEW STATUS OF RECEIVING AUDITOR LETTER FOR FISCAL YEAR ENDED SEPTEMBER 30, 2019; PREPARE EMAIL TO DISTRICT MANAGER'S OFFICE RE STATUS OF AUDIT RE SAME.	0.1
4/1/2020	JMV	REVIEW CDD AUDIT NOTICE; PREPARE DISTRICT COUNSEL RESPONSE.	0.8
4/1/2020	LB	REVIEW AUDITOR REQUEST LETTER FOR FISCAL YEAR ENDED SEPTEMBER 30, 2019; PREPARE DRAFT AUDIT RESPONSE LETTER RE SAME.	0.5
4/2/2020	JMV	REVIEW COMMUNICATION FROM M. ALVAREZ; REVIEW LEGAL NOTICE.	0.2
4/5/2020	JMV	PREPARE QUARTERLY DISTRICT COUNSEL REPORT FOR CDD BONDHOLDERS.	0.3
4/5/2020	JMV	PREPARE QUARTERLY DISTRICT COUNSEL REPORT FOR CDD BONDHOLDERS.	0.3
4/8/2020	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.4
4/9/2020	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.5
4/9/2020	LB	PREPARE DRAFT RESOLUTION ELECTING TO USE DEFAULT STATUTORY ALTERNATIVE INVESTMENT POLICY.	0.4
4/10/2020	LB	PREPARE DRAFT RESOLUTION ELECTING TO USE DEFAULT STATUTORY ALTERNATIVE INVESTMENT POLICY.	0.4

April 23, 2020

Client: 001462

Matter: 000001

Invoice #: 18247

Page: 2

## SERVICES

Date	Person	Description of Services	Hours	
4/13/2020	LB	RESEARCH COMMON AREA PARCEL OWNERSHIP..	0.2	
4/15/2020	LB	FINALIZE QUARTERLY REPORT FOR MARCH 31, 2020; PREPARE EMAIL TO DISSEMINATION AGENT TRANSMITTING SAME.	0.2	
Total Professional Services			4.5	\$1,062.50

## PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	2.5	\$762.50
LB	Lynn Butler	2.0	\$300.00

## DISBURSEMENTS

Date	Description of Disbursements	Amount
4/15/2020	Photocopies (4 @ \$0.15)	\$0.60
Total Disbursements		\$0.60
Total Services		\$1,062.50
Total Disbursements		\$0.60
Total Current Charges		\$1,063.10

**PAY THIS AMOUNT**

**\$1,063.10**

*Please Include Invoice Number on all Correspondence*

# Summit at Fern Hill Community Development District

Financial Statements  
(Unaudited)

Period Ending  
May 31, 2020



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 5/31/2020  
(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
<b>Assets</b>							
Cash-Operating Account	229,138	0	0	0	0	0	229,138
Investments - Revenue 2016 # 0000	0	109,281	0	0	0	0	109,281
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	62,389	0	0	0	62,389
Investments - Interest 2018 #1001	0	0	0	0	0	0	0
Investments - Sinking 2018 #1002	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	0	43	0	0	43
Investments - COI 2018 # 1006	0	0	0	0	0	0	0
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	0	0	0	0	0	0	0
Prepaid Public Officials Insurance	0	0	0	0	0	0	0
Prepaid Trustee Fees	3,031	0	0	0	0	0	3,031
Deposits	3,240	0	0	0	0	0	3,240
Equipment & Furniture	0	0	0	0	439,065	0	439,065
Construction Work In Progress	0	0	0	0	4,882,476	0	4,882,476
Amount Available-Debt Service	0	0	0	0	0	229,390	229,390
Amount To Be Provided-Debt Service	0	0	0	0	0	5,523,610	5,523,610
Other	0	0	0	0	0	0	0
<b>Total Assets</b>	<b>235,409</b>	<b>232,458</b>	<b>131,714</b>	<b>43</b>	<b>5,321,541</b>	<b>5,753,000</b>	<b>11,674,165</b>
<b>Liabilities</b>							
Accounts Payable	960	0	0	0	0	0	960
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	0	0	0	0	0	0	0
Revenue Bonds Payable-LT-2016	0	0	0	0	0	3,631,000	3,631,000

# Summit at Fern Hill Community Development District

## Balance Sheet

As of 5/31/2020  
(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
Revenue Bond Payable - Series 2018	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>2,122,000</u>	<u>2,122,000</u>
Total Liabilities	<u>960</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>5,753,000</u>	<u>5,753,960</u>
Fund Equity & Other Credits							
Fund Balance-All Other Reserves	0	229,390	99,779	(121)	0	0	329,048
Fund Balance-Unreserved	66,576	0	0	0	0	0	66,576
Investment In General Fixed Assets	0	0	0	0	5,321,541	0	5,321,541
Other	<u>167,873</u>	<u>3,068</u>	<u>31,935</u>	<u>164</u>	<u>0</u>	<u>0</u>	<u>203,041</u>
Total Fund Equity & Other Credits	<u>234,449</u>	<u>232,458</u>	<u>131,714</u>	<u>43</u>	<u>5,321,541</u>	<u>0</u>	<u>5,920,205</u>
Total Liabilities & Fund Equity	<u><u>235,409</u></u>	<u><u>232,458</u></u>	<u><u>131,714</u></u>	<u><u>43</u></u>	<u><u>5,321,541</u></u>	<u><u>5,753,000</u></u>	<u><u>11,674,165</u></u>

# Summit at Fern Hill Community Development District

## Statement of Revenues and Expenditures

001 - General Fund  
From 10/1/2019 Through 5/31/2020  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Service Charges				
O&M Assmts - Tax Roll	240,530	246,217	5,687	2 %
O&M Assmts - Off Roll	57,225	58,468	1,243	2 %
Interest Earnings				
Interest Earnings	0	108	108	0 %
Contributions & Donations From Private Sources				
Developer Contributions	0	23,256	23,256	0 %
Other Miscellaneous Revenues				
Miscellaneous	0	200	200	0 %
<b>Total Revenues</b>	<b>297,755</b>	<b>328,249</b>	<b>30,494</b>	<b>10 %</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	0	400	(400)	0 %
Financial & Administrative				
District Manager	33,750	22,500	11,250	33 %
District Engineer	2,250	2,214	37	2 %
Disclosure Report	8,400	6,300	2,100	25 %
Trustees Fees	8,500	4,714	3,786	45 %
Auditing Services	6,500	5,546	954	15 %
Postage, Phone, Faxes, Copies	200	306	(106)	(53)%
Public Officials Insurance	2,500	2,307	193	8 %
Legal Advertising	1,500	512	988	66 %
Bank Fees	400	151	249	62 %
Dues, Licenses & Fees	175	450	(275)	(157)%
Office Supplies	200	135	65	33 %
Website Administration	4,000	4,657	(657)	(16)%
Legal Counsel				
District Counsel	6,000	3,796	2,204	37 %
Electric Utility Services				
Electric Utility Services	50,000	18,455	31,545	63 %
Water-Sewer Combination Services				
Water Utility Services	6,000	3,329	2,671	45 %
Other Physical Environment				
Waterway Management Program	10,000	3,115	6,885	69 %
Property & Casualty Insurance	6,500	5,601	899	14 %
Club Facility Maintenance	15,000	12,729	2,271	15 %
Landscape Maintenance - Contract	100,000	48,948	51,052	51 %
Landscape Maintenance - Other	14,880	9,210	5,670	38 %
Plant Replacement Program	2,500	0	2,500	100 %
Irrigation Maintenance	3,500	0	3,500	100 %
Pool Maintenance	10,000	5,002	4,998	50 %
Park Facility Maintenance	5,000	0	5,000	100 %
<b>Total Expenditures</b>	<b>297,755</b>	<b>160,376</b>	<b>137,379</b>	<b>46 %</b>
Excess Revenues Over (Under) Expenditures	0	167,873	167,873	0 %
<b>Fund Balance, Beginning of Period</b>	<b>0</b>	<b>66,576</b>	<b>66,576</b>	<b>0 %</b>
<b>Fund Balance, End of Balance</b>	<b>0</b>	<b>234,449</b>	<b>234,449</b>	<b>0 %</b>

Summit at Fern Hill Community Development District

**Statement of Revenues and Expenditures**

001 - General Fund

From 10/1/2019 Through 5/31/2020

(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>
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# Summit at Fern Hill Community Development District

## Statement of Revenues and Expenditures

200 - Debt Service - Series 2016  
From 10/1/2019 Through 5/31/2020  
(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	242,280	246,474	4,194	2 %
Interest Earnings				
Interest Earnings	0	224	224	0 %
Total Revenues	242,280	246,698	4,418	2 %
Expenditures				
Debt Service Payments				
Interest Payment	170,280	171,630	(1,350)	(1)%
Principal Payment	72,000	72,000	0	0 %
Total Expenditures	242,280	243,630	(1,350)	(1)%
Excess Revenues Over (Under) Expenditures	0	3,068	3,068	0 %
Fund Balance, Beginning of Period	0	229,390	229,390	0 %
Fund Balance, End of Balance	0	232,458	232,458	0 %



# Summit at Fern Hill Community Development District

## Statement of Revenues and Expenditures

201 - Debt Service - Series 2018  
From 10/1/2019 Through 5/31/2020  
(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	138,510	59,110	(79,400)	(57)%
DS Assmts - Off Roll	0	82,500	82,500	0 %
DS Assmts - Developer	0	29,435	29,435	0 %
Interest Earnings				
Interest Earnings	0	100	100	0 %
Total Revenues	138,510	171,145	32,635	24 %
Expenditures				
Debt Service Payments				
Interest Payment	103,510	104,210	(700)	(1)%
Principal Payment	35,000	35,000	0	0 %
Total Expenditures	138,510	139,210	(700)	(1)%
Excess Revenues Over (Under) Expenditures	0	31,935	31,935	0 %
Fund Balance, Beginning of Period	0	99,779	99,779	0 %
Fund Balance, End of Balance	0	131,714	131,714	0 %

# Summit at Fern Hill Community Development District

## Statement of Revenues and Expenditures

301 - Capital Projects - Series 2018

From 10/1/2019 Through 5/31/2020

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	164	164	0 %
Total Revenues	0	164	164	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	0	(0)	0 %
Total Expenditures	0	0	(0)	0 %
Excess Revenues Over (Under) Expenditures	0	164	164	0 %
Fund Balance, Beginning of Period	0	(121)	(121)	0 %
Fund Balance, End of Balance	0	43	43	0 %

Summit at Fern Hill Community Development District  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 05/31/2020  
Reconciliation Date: 5/31/2020  
Status: Locked

Bank Balance	229,861.43
Less Outstanding Checks/Vouchers	723.43
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	229,138.00
Balance Per Books	<u>229,138.00</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: 05/31/2020

Reconciliation Date: 5/31/2020

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1750	5/15/2020	System Generated Check/Voucher	298.43	Bright House Networks
1755	5/21/2020	System Generated Check/Voucher	425.00	Speareem Enterprises, LLC
Outstanding Checks/Vouchers			723.43	

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

**Detail**

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 05/31/2020

Reconciliation Date: 5/31/2020

Status: Locked

**Cleared Checks/Vouchers**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1744	5/1/2020	System Generated Check/Voucher	445.00	First Choice Aquatic
1745	5/1/2020	System Generated Check/Voucher	499.95	BOCC
1746	5/1/2020	System Generated Check/Voucher	3,303.91	Meritus Districts
1747	5/1/2020	System Generated Check/Voucher	512.00	Times Publishing Company
1748	5/1/2020	System Generated Check/Voucher	500.00	Zebra Cleaning Team, Inc.
1749	5/11/2020	System Generated Check/Voucher	6,300.00	Meritus Districts
1751	5/15/2020	System Generated Check/Voucher	2,731.07	Tampa Electric
1752	5/21/2020	System Generated Check/Voucher	445.00	First Choice Aquatic
1753	5/21/2020	System Generated Check/Voucher	7,543.34	Carson's Lawn & Landscaping Services, LLC
1754	5/21/2020	System Generated Check/Voucher	3,500.00	Grau and Associates
1756	5/21/2020	System Generated Check/Voucher	1,063.10	Straley Robin Vericker
1757	5/21/2020	System Generated Check/Voucher	500.00	Zebra Cleaning Team, Inc.
Cleared Checks/Vouchers			27,343.37	

Summit at Fern Hill Community Development District  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 05/31/2020

Reconciliation Date: 5/31/2020

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR243	5/31/2020	May Bank Activity	(12.73)
Cleared Deposits				(12.73)



# Meritus

## MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Summit at Fern Hill

Date: 5/4/20

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>AQUATICS</b>				
DEBRIS	25	25	0	<u>Looked clean</u>
INVASIVE MATERIAL (FLOATING)	20	16	-4	<u>Two ponds have a little algae</u>
INVASIVE MATERIAL (SUBMERSED)	20	20	0	<u>Look good</u>
FOUNTAINS/AERATORS	20	20	0	<u>N/A</u>
DESIRABLE PLANTS	15	15	0	

<b>AMENITIES</b>				
CLUBHOUSE INTERIOR	4	2	-2	<u>Windows need cleaning</u>
CLUBHOUSE EXTERIOR	3	2	-1	<u>Could use pressure washing before re-opening.</u>
POOL WATER	10	10	0	<u>Clean</u>
POOL TILES	10	10	0	<u>Good</u>
POOL LIGHTS	5	5	0	
POOL FURNITURE/EQUIPMENT	8	4	-4	<u>Several broken chairs</u>
FIRST AID/SAFETY ITEMS	10	10	0	
SIGNAGE (rules, pool, playground)	5	5	0	<u>Ok</u>
PLAYGROUND EQUIPMENT	5	5	0	<u>Good</u>
RECREATIONAL FACILITIES	7	7	0	
RESTROOMS	6	6	0	<u>Good</u>
HARDSCAPE	10	10	0	
ACCESS & MONITORING SYSTEM	3	3	0	<u>Good</u>
IT/PHONE SYSTEM	3	3	0	<u>Ok</u>
TRASH RECEPTACLES	3	2	-1	<u>Could use a new one.</u>
FOUNTAINS	8	8	0	<u>Ok</u>

<b>MONUMENTS AND SIGNS</b>				
CLEAR VISIBILITY (Landscaping)	25	25	0	<u>Good</u>
PAINTING	25	25	0	<u>good</u>
CLEANLINESS	25	25	0	
GENERAL CONDITION	25	15	-10	<u>Foam trim has been damaged</u>



# Meritus

## MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Summit at Fern Hill

Date: 5/4/20

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>HIGH IMPACT LANDSCAPING</b>				
ENTRANCE MONUMENT	40	40	0	Good
RECREATIONAL AREAS	30	30	0	Good
SUBDIVISION MONUMENTS	30	25	-5	Needs additional plants
<b>HARDSCAPE ELEMENTS</b>				
WALLS/FENCING	15	15	0	Good
SIDEWALKS	30	30	0	Good
SPECIALTY MONUMENTS	15	15	0	Good
STREETS	25	25	0	
PARKING LOTS	15	15	0	Ok
<b>LIGHTING ELEMENTS</b>				
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
<b>GATES</b>				
ACCESS CONTROL PAD	25	25		N/A
OPERATING SYSTEM	25	20		N/A
GATE MOTORS	25	25		N/A
GATES	25	25		N/A
<b>SCORE</b>	700	668	-27	95%

Manager's Signature: Gene Roberts

Supervisor's Signature: \_\_\_\_\_





## Meritus

### MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Summit at Fern Hill

Date: 5/4/20

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
------------------	------------------	----------------------	----------------------

#### LANDSCAPE MAINTENANCE

TURF	5	4	-1	Better
TURF FERTILITY	10	10	0	Good
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	5	0	Good
TURF INSECT/DISEASE CONTROL	10	10	0	None observed
PLANT FERTILITY	5	5	0	OK
WEED CONTROL - BED AREAS	5	5	0	Better
PLANT INSECT/DISEASE CONTROL	5	4	-1	Flax lilies have some rust
PRUNING	10	8	-2	Palm trees
CLEANLINESS	5	5	0	Good
MULCHING	5	3	-2	Some needed
WATER/IRRIGATION MGMT	8	8	0	Good
CARRYOVERS	5	5	0	

#### SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	5	-2	Blue Daze needs fertility
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	3	0	

#### SCORE

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

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

Manager's Signature: Gene Roberts

Summit at Fern Hill May



The turf along Fern Hill is in good condition.





The Pro Vesta sod planted at the entrance is doing well.



Some of the landscape beds along Cone Grove need additional plant material.





The Flax lily in front of the clubhouse is not looking good, has some rust disease.



The turf at the clubhouse is recovering now that the irrigation has been repaired.





Fresh mulch should be added to the beds.



The landscape added along Mossy Timber looks good but vehicles continue to park on the grass.





Some Bahia sod should be added behind the houses on Golden Wonder.



The landscape at the park is looking better.





The landscape at the secondary entrance could be spruced up.



The ponds look good; only a small amount of algae was observed.















# Meritus

## MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Summit at Fern Hill

Date: 6/15/20

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>AQUATICS</b>				
DEBRIS	25	25	0	<u>Looked clean</u>
INVASIVE MATERIAL (FLOATING)	20	16	-4	<u>A few ponds have some algae and Pennywort</u>
INVASIVE MATERIAL (SUBMERSED)	20	20	0	<u>Look good</u>
FOUNTAINS/AERATORS	20	20	0	<u>N/A</u>
DESIRABLE PLANTS	15	15	0	
<b>AMENITIES</b>				
CLUBHOUSE INTERIOR	4	2	-2	<u>Bathrooms need cleaning</u>
CLUBHOUSE EXTERIOR	3	2	-1	<u>Some mud daubers need to be cleaned</u>
POOL WATER	10	10	0	<u>Clean</u>
POOL TILES	10	10	0	<u>Good</u>
POOL LIGHTS	5	5	0	
POOL FURNITURE/EQUIPMENT	8	4	-4	<u>Need some more chairs</u>
FIRST AID/SAFETY ITEMS	10	10	0	
SIGNAGE (rules, pool, playground)	5	5	0	<u>Ok</u>
PLAYGROUND EQUIPMENT	5	5	0	<u>Good</u>
RECREATIONAL FACILITIES	7	7	0	
RESTROOMS	6	6	0	<u>Good</u>
HARDSCAPE	10	10	0	
ACCESS & MONITORING SYSTEM	3	3	0	<u>Good</u>
IT/PHONE SYSTEM	3	3	0	<u>Ok</u>
TRASH RECEPTACLES	3	2	-1	<u>Could use a new one.</u>
FOUNTAINS	8	8	0	<u>Ok</u>
<b>MONUMENTS AND SIGNS</b>				
CLEAR VISIBILITY (Landscaping)	25	25	0	<u>Good</u>
PAINTING	25	25	0	<u>Good</u>
CLEANLINESS	25	25	0	
GENERAL CONDITION	25	15	-10	<u>Foam trim has been damaged</u>



# Meritus

## MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Summit at Fern Hill

Date: 6/15/20

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>HIGH IMPACT LANDSCAPING</b>				
ENTRANCE MONUMENT	40	40	0	Good
RECREATIONAL AREAS	30	30	0	Good
SUBDIVISION MONUMENTS	30	25	-5	Needs additional plants
<b>HARDSCAPE ELEMENTS</b>				
WALLS/FENCING	15	15	0	Good
SIDEWALKS	30	30	0	Good
SPECIALTY MONUMENTS	15	15	0	Good
STREETS	25	25	0	
PARKING LOTS	15	15	0	Ok
<b>LIGHTING ELEMENTS</b>				
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
<b>GATES</b>				
ACCESS CONTROL PAD	25	25		N/A
OPERATING SYSTEM	25	20		N/A
GATE MOTORS	25	25		N/A
GATES	25	25		N/A
<b>SCORE</b>	700	668	-27	95%

Manager's Signature: Gene Roberts

Supervisor's Signature: \_\_\_\_\_



## Meritus

### MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Summit at Fern Hill

Date: 6/15/20

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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#### LANDSCAPE MAINTENANCE

TURF	5	4	-1	Ok
TURF FERTILITY	10	10	0	Good
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	3	-2	Broadleaf weeds/Sedge
TURF INSECT/DISEASE CONTROL	10	10	0	None observed
PLANT FERTILITY	5	5	0	OK
WEED CONTROL - BED AREAS	5	3	-2	Some areas need detailing
PLANT INSECT/DISEASE CONTROL	5	5	0	None observed
PRUNING	10	8	-2	Palm trees
CLEANLINESS	5	5	0	Good
MULCHING	5	3	-2	Some needed
WATER/IRRIGATION MGMT	8	8	0	Good
CARRYOVERS	5	5	0	

#### SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	7	0	Ok
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	3	0	

#### SCORE

100	91	-9	91%
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Contractor Signature: \_\_\_\_\_

Manager's Signature: Gene Roberts



Summit at Fern Hill June



Some of the Gold Mound at the entrance sign has died and needs to be replaced.





The turf along Fern Hill is in good condition.



The Pro Vesta sod in the entrance median has some weed pressure that needs treated.





The recent rains have helped improve turf conditions at the dog park.



The landscape around the clubhouse is in decent condition.





Landscape around the pool looks good.



The area between the lots and pond bank on Golden Wonder still needs to be sodded.





The common area on Strawberry Tetra needs weed detailing.



It appears the landscaper's missed mowing the pond bank behind the playground last week.





Irrigation is being installed along Cone Grove.



The ponds have a small amount of algae and Pennywort that needs to be treated.











# Meritus

## MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Summit at Fern Hill

Date: 6/15/20

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>AQUATICS</b>				
DEBRIS	25	25	0	<u>Looked clean</u>
INVASIVE MATERIAL (FLOATING)	20	15	-5	<u>Some algae</u>
INVASIVE MATERIAL (SUBMERSED)	20	20	0	<u>Look good</u>
FOUNTAINS/AERATORS	20	20	0	<u>N/A</u>
DESIRABLE PLANTS	15	15	0	

<b>AMENITIES</b>				
CLUBHOUSE INTERIOR	4	2	-2	<u>Bathrooms need cleaning</u>
CLUBHOUSE EXTERIOR	3	2	-1	<u>Could use pressure washing</u>
POOL WATER	10	10	0	<u>Clean</u>
POOL TILES	10	10	0	<u>Good</u>
POOL LIGHTS	5	5	0	
POOL FURNITURE/EQUIPMENT	8	8	0	<u>Furniture is stacked in the clubhouse</u>
FIRST AID/SAFETY ITEMS	10	10	0	
SIGNAGE (rules, pool, playground)	5	5	0	<u>Ok</u>
PLAYGROUND EQUIPMENT	5	5	0	<u>Good</u>
RECREATIONAL FACILITIES	7	7	0	
RESTROOMS	6	6	0	<u>Good</u>
HARDSCAPE	10	10	0	
ACCESS & MONITORING SYSTEM	3	3	0	<u>Good</u>
IT/PHONE SYSTEM	3	3	0	<u>Ok</u>
TRASH RECEPTACLES	3	2	-1	<u>Could use a new one.</u>
FOUNTAINS	8	8	0	<u>Ok</u>

<b>MONUMENTS AND SIGNS</b>				
CLEAR VISIBILITY (Landscaping)	25	25	0	<u>Good</u>
PAINTING	25	25	0	<u>Good</u>
CLEANLINESS	25	20	-5	<u>Could use pressure washing</u>
GENERAL CONDITION	25	15	-10	<u>Damaged trim</u>



# Meritus

## MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Summit at Fern Hill

Date: 6/15/20

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>HIGH IMPACT LANDSCAPING</b>				
ENTRANCE MONUMENT	40	40	0	Good
RECREATIONAL AREAS	30	30	0	Good
SUBDIVISION MONUMENTS	30	25	-5	Needs additional plants
<b>HARDSCAPE ELEMENTS</b>				
WALLS/FENCING	15	15	0	Good
SIDEWALKS	30	30	0	Good
SPECIALTY MONUMENTS	15	15	0	Good
STREETS	25	25	0	
PARKING LOTS	15	15	0	Ok
<b>LIGHTING ELEMENTS</b>				
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
<b>GATES</b>				
ACCESS CONTROL PAD	25	25		Good
OPERATING SYSTEM	25	20		Good
GATE MOTORS	25	25		N/A
GATES	25	25		N/A
<b>SCORE</b>	700	666	-29	95%

Manager's Signature: Gene Roberts

Supervisor's Signature: \_\_\_\_\_



## Meritus

### MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Summit at Fern Hill

Date: 7/2/20

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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#### LANDSCAPE MAINTENANCE

TURF	5	3	-2	Turf along Cone Grove looking rough
TURF FERTILITY	10	8	-2	Fair
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	3	-2	Mimosa weed
TURF INSECT/DISEASE CONTROL	10	10	0	None observed
PLANT FERTILITY	5	5	0	OK
WEED CONTROL - BED AREAS	5	3	-2	Some areas need detailing
PLANT INSECT/DISEASE CONTROL	5	5	0	None observed
PRUNING	10	8	-2	Palm trees
CLEANLINESS	5	5	0	Good
MULCHING	5	3	-2	Some needed
WATER/IRRIGATION MGMT	8	6	-2	Some dry areas
CARRYOVERS	5	5	0	Bed detailing

#### SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	5	-2	Blue Daze needs fertility
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	3	0	

#### SCORE

100	84	-16	84%
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Contractor Signature: \_\_\_\_\_

Manager's Signature: Gene Roberts



Summit at Fern Hill July



The Blue Daze at the entrance needs fertility and the monument pressure washed.



The Thryallis plants are getting leggy and should be trimmed.





Turf along Fern Hill looks good.



The Cord grass bed behind the dog park needs to be trimmed and weeded.





The Pro Vesta sod installed in the entrance median is chlorotic and needs to be treated for broadleaf weeds.



Turf at the entrance to Cone Grove looks rough, Carson will check the irrigation today.





Palm trees around the pool need pruning.



The Awabuki hedge near the pool needs to be trimmed level.





The pool and deck look clean.



The Flax Lilies at the pool entrance are struggling. They always get Rust disease; I recommend changing to a different plant.





The ceiling at the mail kiosk needs cleaning.



The dead leaves need to be trimmed off the Liriope.





Bahia sod still needs to be added next to the property line on Golden Wonder.



The park is in good condition.





Magnolia trees have been installed along Cone Grove.



One of Lennar's flag poles at the dog park has snapped.





The ponds look decent for this time of year. Some algae and perimeter weeds.



The small pond behind the lift station is the worse as far as algae.















## Service Report

Customer: Summit@Fern Hill Date: 6/25/2020

Technician: Todd

- ☐ 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	NORM	N/A	Good
2, 3, 4	✓		✓				✓	✓			↓	↓	↓	↓
5, 6, 8	✓		✓				✓	✓			↓	↓	↓	↓
7	✓		✓				✓	✓			↓	↓	↓	↓

Comments: THANK YOU!

# First Choice

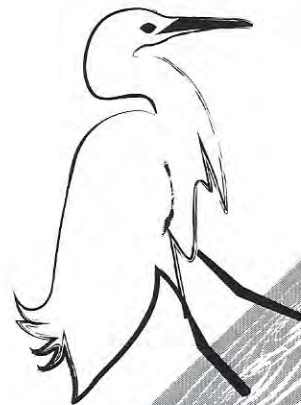
Aquatic Weed Management, LLC

6536 Pinecastle Blvd. Ste. A

Orlando, FL 32809

800-543-6694

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



Creating a balance  
with nature