

**SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
DECEMBER 13, 2021**

**SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT AGENDA
DECEMBER 13, 2021 at 6:00 P. M.**

The Summit at Fern Hill Clubhouse
Located at 10340 Boggy Moss Drive, Riverview, FL 33578

District Board of Supervisors	Chairman	Ryan Corley
	Vice Chairman	Antonio Bradford
	Supervisor	Douglas Smith
	Supervisor	Angela White
	Supervisor	Tara Hudak
District Manager	Meritus	Bryan Radcliff Heather Dilley
District Attorney	Straley Robin Vericker	John Vericker Dana C Collier
District Engineer	Stantec	Tonja Stewart

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

The regular meeting will begin at 6:00 p.m. following 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.

December 13, 2021

Board of Supervisors
Summit at Fern Hill Community Development District

Dear Board Members:

The Regular Meeting of Summit at Fern Hill Community Development District will be held on **December 13, 2021 at 6:00 p.m. at the Summit at Fern Hill Clubhouse located at 10340 Boggy Moss Drive, Riverview, FL 33578.** Please let us know 24 hours before the meeting if you wish to call in for the meeting. Following is the agenda for the meeting;

Call In Number: 1-866-906-9330

Access Code: 7979718#

1. CALL TO ORDER/ROLL CALL

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

3. VENDOR/STAFF REPORTS

A. District Counsel

B. District Engineer

C. District Manager

4. BUSINESS ITEMS

A. Discussion on Reserve Study Proposal.....Tab 01

B. Discussion on Landscaping Enhancements Proposals.....Tab 02

5. CONSENT AGENDA

A. Consideration of Minutes of the Regular Meeting November 08, 2021Tab 03

B. Consideration of Operation and Maintenance Expenditures October 2021Tab 04

C. Review of Financial Statements Month Ending October 31, 2021Tab 05

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,

Bryan Radcliff
District Manager



Reserve Study Proposal

September 30, 2021

Prepared for:

Summit at Fern Hill

Submitted to:

Gene Roberts
Operations Manager
Meritus
2005 Pan Am Circle Suite 300
Tampa, FL 33607
813-873-7300
gene.roberts@merituscorp.com



Submitted by:

Global Solution Partners
info@GlobalReserveStudies.com
(844) 477-7883



Executive Summary

This proposal fee for a **Full Reserve Study with Site Visit** includes:

- Proposal delivery
- Meeting at the time of site evaluation
- Site evaluation
- Initial report delivery
- One report revision
- Final report delivery
- Participation in one board meeting via teleconference, upon request

The Reserve Study will comply with the following standards:

- Community Associations Institute (CAI) National Reserve Study Standards
- State regulations
- Site work performed by local Reserve Consultant
- Project overseen by a CAI Reserve Specialist
- Site evaluation promptly scheduled upon receipt of completed client questionnaire
- Initial report delivered within 30 days of receipt of completed client questionnaire

To learn more about Global Solution Partners or see a sample report visit:

globalsolutionpartners.com/communities/ • globalsolutionpartners.com/sample

Service Options

Option #1: Full Reserve Study with Site Visit for \$2,700.00. Payment is due in full upon delivery of the initial report.

Option #2: Clear Vision Package for a total of \$5,940.00. The Clear Vision Package includes three Reserve Studies, paid annually for three years. It consists of one Full Reserve Study with Site Visit + one Reserve Study Update without Site Visit + one Reserve Study Update with Site Visit = \$5,940.00, paid in three annual installments.

\$2,970.00, is due on delivery of the Full Reserve Study initial report. \$1,485.00 is due on the first anniversary date, at which time a Reserve Study Update without Site Visit will be performed. \$1,485.00 is due on the second anniversary date, at which time a Reserve Study Update with Site visit will be performed. See the Fees section on page 9 for more detail.

Option #3: Ongoing Partnership Solution for a down payment of \$1,080.00 and monthly payments of \$94.50. The Ongoing Partnership Solution includes four Reserve Studies, paid monthly for five years. It consists of one Full Reserve Study with Site Visit + two Reserve Study Updates without Site Visits + one Reserve Study Updates with Site Visit = a total fee of \$6,750.00.

A down payment of \$1,080.00 is due upon proposal acceptance. \$94.50 is due monthly for a five-year term. See the Fees section on page 9 for more detail.

Options #2 and #3 allow the association to spread out and budget for future study costs.

What is a Reserve Study?



A reserve study is used as a financial planning tool to assist in developing an organization's capital expense budget.

In order to preserve property values within a community, it is necessary to repair or replace major common-area components such as roofs, boilers, elevators, balconies, seawalls, asphalt surfaces and more.

This requires an organization to put aside or “reserve” funds for these future expenses. A properly developed reserve study offers a funding plan to be used in the annual budgeting process. The timeframe for projections made in the Reserve Study is called the “study period” and is typically 30 years.

Parts of a Reserve Study

- I. Physical analysis
 - Component Inventory
 - Estimated useful life expectancies
 - Estimated remaining useful life expectancies
- II. Financial Analysis
 - Estimated replacement costs
 - Current fund status
 - Funding plan

Types of Reserve Studies

- I. **Full Reserve Study with Site Visit** – This is a full Study with an on-site evaluation. It is performed if the property is new, if the previous study deemed unreliable, or if the most recent study was not performed within the past 5 years.
- II. **Reserve Study Update with Site Visit** – This is an update to a previous reserve study, including an onsite evaluation. This is recommended to be performed approximately every two years after the Full Reserve Study.
- III. **Reserve Study Update without Site Visit** – This is an update to a previous reserve study without an onsite evaluation. It is recommended annually in those years that a reserve study with a site visit is not performed.

What is a Reserve Study?

I. **Legal, fiduciary, and financing requirements**

While many states have specific regulations regarding funding an organization's reserve accounts, all Boards of Directors have a fiduciary obligation which includes being responsible when it comes to financial planning for the association. Additionally, it is becoming commonplace for lenders and buyers to scrutinize reserve accounts.

II. **Maintain property values**

There is a strong correlation between how well a community is maintained and the property values within that community. Unfortunately, some communities are poorly maintained as a result of poor planning. A Reserve Study provides a financial road map to ensure there will be adequate funds to keep the community in good repair.

III. **Repair and replacement plan**

Most have heard the saying "If you fail to plan... then you plan to fail." A Reserve Study not only acts as a financial plan but also serves as a guide for scheduling needed future repairs and replacements.

IV. **Minimize the need for special assessments and loans**

Special assessments and loans are not terms that most owners want to hear and are frequently needed as a result of poor planning. The information in a Reserve Study allows for better planning and therefore will help avoid the need for special assessments or loans.

V. **Fairly distributes the contributions**

Funding the reserves at proper levels facilitates everyone, both current and future owners paying their fair share. While underfunding of the reserves is a disservice to future owners and overfunding of reserves is a disservice to current owners.

Who is Global Solution Partners?

The Global Solution Partners team has local expertise with a global vision and is committed to being your partner in finding customized solutions for your organization.

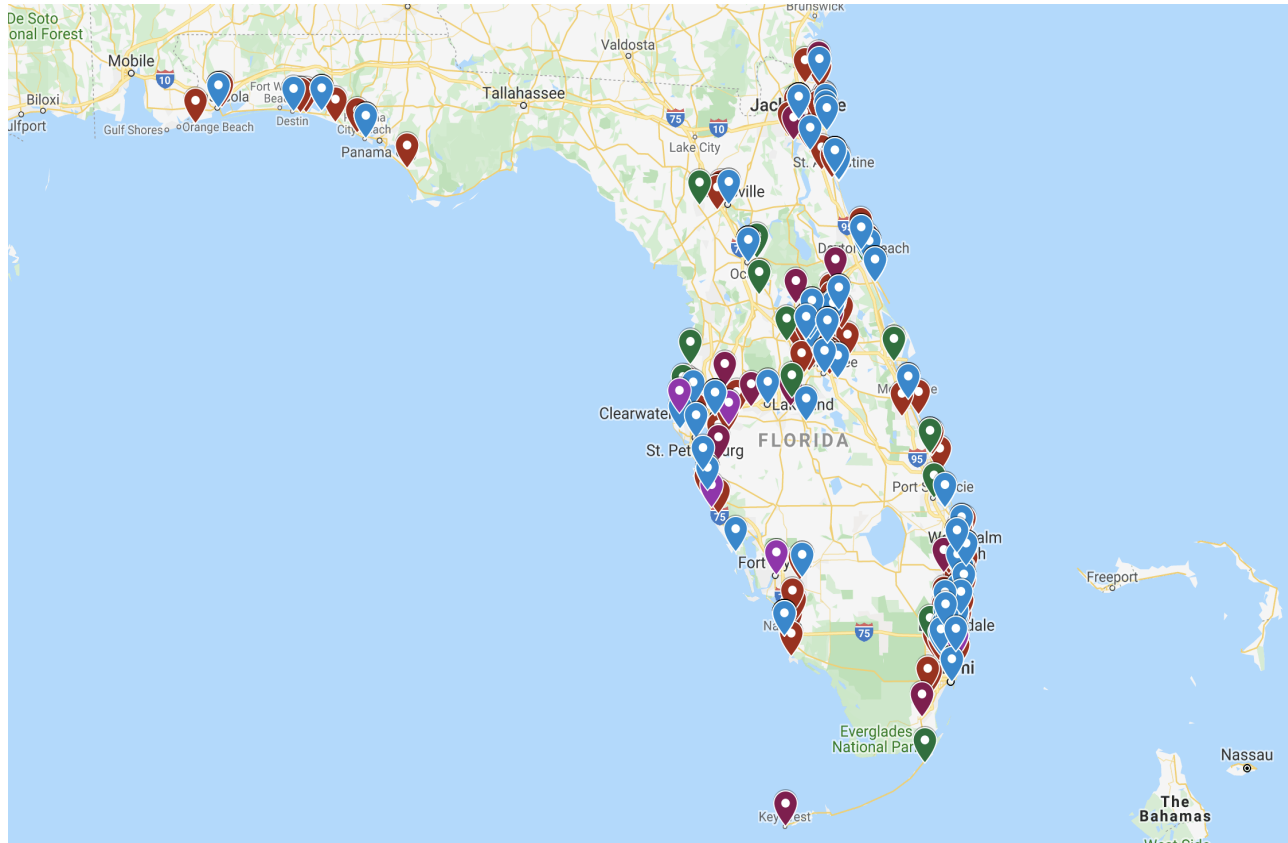
At the core of our very existence is the devotion to not merely satisfy our clients but to continually DELIGHT them and establish a mutually beneficial long-term relationship.



Here is what you can expect from us to accomplish this:

- **Experience.** On average, our team members have over 20 years of experience in the industry and hold many certifications and licenses including contracting, engineering, roofing, code inspection, real estate, project management, home inspection, pest control, etc.
- **Expertise.** All projects are overseen by a CAI certified Reserve Specialist.
- **Education.** We proactively seek out opportunities to continually educate our team members and our clients.
- **Customization.** No two communities are identical. We present customized solutions meeting the specific needs of your organization.
- **Responsiveness.** On average, we deliver the initial report within 30 days of receiving the completed client questionnaire.
- **Communication.** Clear and frequent communication is the key to any successful relationship.
- **Dedication.** Our team is “Dedicated to Delight” our clients without exception!
- **Fulfilling Needs.** Offering pertinent services for your organization. Such as Insurance Appraisals, Property Condition Assessments (PCAs), Transition Studies, etc.
- **Involvement.** Our team members play an active role in the development of the industry through their participation in leading organizations such as the Community Association Institute (CAI) and the American Resort Development Association (ARDA).

Sampling of Communities Served Near You



Creekwood Townhomes - Bradenton, FL - Bradenton, FL
 St. Andrews Manor - Melbourne, FL
 Seabridge - Ormond Beach, FL
 Island House Southeast - Tequesta, FL
 The Preserve at Turtle Creek - St. Cloud, FL
 Colony Condominiums - Juno Beach, FL
 The Rainbows - Green Acres, FL
 Ocean Palm Villa North - Flagler Beach, FL
 Marsh Harbor - Palm Valley, FL
 MiraLago Estates 1 - Parkland, FL
 Twinwaters - Winter Garden, FL
 Palm Royale Association - Lehigh Acres, FL
 Magnolia Glen - St Cloud, FL
 Oakridge Landing - St Johns, FL
 Dolphin Cove - New Smyrna Beach, FL
 Pine Ridge South IV Condominium Association - Greenacres, FL
 Innovation at Panther View - Winter Garden, FL
 Reserve at Meadow Lake HOA - Ocoee, FL
 Bristol Pines - Rural Estates, FL

References

Cane Island Condominium - Kissimmee, FL
Sabrina Stephan - sstephan@artemislifestyles.com
Artemis Lifestyles

Harbourside of Vero Beach at the Moorings - Vero Beach, FL
Kelly Walsh - kelly@archoice.com
AR Choice Management, Inc.

Palm Beach Plantation HOA, Inc. - Royal Palm Beach, FL
Betty Raffel - betty.raffel@fsresidential.com
Palm Beach Plantation HOA

Sevilla Community Common Area - Atlantic Beach, FL
Tina Yamada - tyamada@vista-cam.com
Vista Community Association Management

Pine Ridge at Delray Beach Condominium Association - Delray Beach, FL
Heather Peaty - hpeaty@grsmgt.com
GRS Management Associates, Inc.

Wyndham District - Melbourne, FL
Venessa Ripoll - vripoll@lelandmanagement.com
Leland Management

Hollywood Parc Condominiums - Hollywood, FL
Mike Giumarelli - hollywoodparc@hotmail.com
Hollywood Parc Condo Association

Mansions at Evergrene West COA - Palm Beach Gardens, FL
Angela Eisenhauer, LCAM - Angelae@langmanagement.com
Mansions at Evergrene West COA

Forest Trace HOA - Deland, FL
Jeff Linn - jlinn@greatcommunities.com
Specialty Management Company

Springlake Village (SLV HOA) - Kissimmee, FL
Marcia Rivera - mrivera@titanhoa.com
Titan Management

Proposal Terms and Conditions

Proposal Date: September 30, 2021

Global Solution Partners is pleased to present the following Reserve Study proposal for Summit at Fern Hill.

I. Summit at Fern Hill Property Details

1. Number of dwelling units: 400
2. Type of buildings within the community: Single Family Homes
3. Property Location: 10340 Boggy Moss Drive, Riverview, FL 33578
4. Common unit exteriors included in the study: N/A
5. Sampling of common elements to be included in the study: Clubhouse, Entrance, Fencing, Irrigation system, Landscaping, Lighting (common area), Monuments, Playgrounds, Pond, Pool, Pump station, Signs, Storm drain system

II. What To Expect (once we receive the signed acceptance)

1. Within two business days you will receive a greeting with a link to a client questionnaire.
2. Once we receive the completed client questionnaire your dedicated Project Manager will promptly schedule a site evaluation. Please return the questionnaire within 3 business days of receiving. The projected report delivery is 30 days from receiving the completed client questionnaire.
3. Our Site Specialist will conduct a site evaluation. It is preferred but not always mandatory that a client representative attends the site evaluation.
4. The Project Manager will compile all of the information, and create a customized funding plan.
5. The Project Manager will deliver the initial report typically within 30 days of receiving the completed client questionnaire. At this time, payment in full is due.
6. The Client has 60 days to review and submit questions, comments, and suggested edits to the report.
7. The Project Manager will collaborate with the Client on potential edits to the report. If needed, revisions to the initial report are typically completed within 2 weeks of receiving confirmation from the Client of specific changes. There is no additional fee for revising the report the one time.

III. Scope of Services

This Study will be in compliance with the Community Associations Institute (CAI) National Reserve Study Standards, as well as any applicable state guidelines. This study is designed to assist the Client in developing a capital expense budget for the repair or replacement of listed components for the subject property.

The onsite evaluation will include the following:

1. Meeting with client representative (if desired)
2. Creation of component inventory list (in collaboration with the Client)

Proposal Terms and Conditions

3. Determining quantities and measurements of components on the inventory list
4. Establishing an estimated useful life expectancy for each component
5. Establishing an estimated remaining life expectancy for each component based on its current condition.

The offsite report generation process will include the following:

1. Continued collaboration with the Client to ensure the most accurate customized report
2. Review of documentation (e.g. CC&Rs, building plans, site plans, maintenance plans, previous studies) provided by the Client
3. Review of the reserve account information provided by the Client
4. Compilation of component inventory list information
5. Development of a customized funding plan
6. Delivery of initial report to the Client
7. Appropriate revisions (one time) to report as determined in collaboration with the Client
8. Delivery of final report.

IV. Pre-site Visit Questionnaire and Document Request

In order for Global Solution Partners to provide the most thorough and accurate Reserve Study Report possible, the Client shall complete a questionnaire and document request which will be provided to the Client upon acceptance of this proposal. The Client agrees to deliver the completed questionnaire and requested documents to Global Solution Partners within three business days of receiving it.

Initial here: _____

V. Fees

There are three options for the Reserve Study services presented in this proposal. Options #2 and #3 allow the association to spread out and budget for future study costs.

Option #1: Full Reserve Study with Site Visit for \$2,700.00

The Full Reserve Study is a stand-alone study with a site visit that includes all items listed under the Scope of Services section on page 8. This study will be performed promptly after Global Solution Partners receives the completed client questionnaire. The total fee for this option is \$2,700.00. The payment is due in full upon delivery of the initial report.

Option #2: Clear Vision Package for a total of \$5,940.00

The Clear Vision Package includes one Full Reserve Study with a site visit to be performed promptly after Global Solution Partners receives the completed client questionnaire. Two updates will be performed in the two subsequent years. The first will be a Reserve Study Update without Site Visit, which will occur on or about the first anniversary of the original Full

Proposal Terms and Conditions

Reserve Study. The second update will be a Reserve Study Update with Site Visit, which will occur on or about the second anniversary of the original Full Reserve Study.

The total fee for this option is \$5,940.00, paid annually for three years. \$2,970.00, is due on delivery of the Full Reserve Study initial report. \$1,485.00 is due on the first anniversary date, at which time a Reserve Study Update without Site Visit will be performed. \$1,485.00 is due on the second anniversary date, at which time a Reserve Study Update with Site visit will be performed.

Option #3: Ongoing Partnership Solution for a down payment of \$1,080.00 and monthly payments of \$94.50

The Ongoing Partnership Solution includes one Full Reserve Study with a site visit to be performed promptly after Global Solution Partners receives the completed client questionnaire. Additionally, three updates will be performed over the five-year term. The Client will choose the timing of one Reserve Study Update with Site Visit and two Reserve Study Updates without Site Visits.

After the five-year term, the service agreement will automatically renew for an additional five-year term with Global Solution Partners providing three Reserve Study Updates and consulting in the same manner as outlined above for the initial term. If the Client wishes to discontinue the service they must do so in writing no later than 30 days prior to the end of the initial term.

A down payment of \$1,080.00 is due upon proposal acceptance. \$94.50 is due monthly for a five-year term on or before the last day of the month, beginning the calendar month following the month in which the proposal acceptance was received. Monthly payments will be made using the Pay Now options listed on your monthly invoice email. Follow the link and choose the payment option you prefer; Debit/Credit or Bank Transfer. The total five-year cost is \$6,750.00.

Termination

If Option #2 or Option #3 is chosen and the Client wishes to terminate the agreement at any point during the agreement period, the Client is obligated to pay immediately the balance of the uncollected fees for reserve study services rendered. Accounts in arrears more than 30 days shall accrue interest at 1.5% per month. The Client will be responsible for all costs, including reasonable attorney fees, incurred in pursuing collection.

Proposal Terms and Conditions

Additional Services

Upon client request, additional services (such as meeting attendance beyond those included or additional rounds of revisions) may be provided at our normal hourly rate (currently \$150 per hour).

VI. Reserve Study Production Procedures

Report Delivery

The preliminary report is typically delivered to the Client within 30 days of receiving the completed client questionnaire. The report production time may vary based on the availability of documents provided by the Client, client responsiveness to specific questions, and existing workload. Upon client request, a quicker report delivery may be arranged if agreed to in advance.

Interest and Inflation

Unless specifically requested otherwise by the Client, interest on the reserve fund balances and inflation on the future replacement costs will be factored into the study. It is important that the Client has the study updated every year or two to keep these variables current and relevant.

Study Period

Unless otherwise agreed upon with the Client, the study period will include the 30 year period immediately following the study start date.

Report Revisions

Global Solution Partners is highly focused on working collaboratively with the Client to ensure that the Reserve Study delivered is customized to the Client's needs. With that in mind, upon delivery of the initial report, the Client should closely review the Reserve Study and submit all questions, comments, and suggested edits in writing to Global Solution Partners within 60 days. Revisions will typically be completed within two weeks of receiving the written request. There is no additional charge for the first round of revisions. Subsequent revisions may be billed at our normal hourly rate. If the Client provides no request within 60 days of the delivery of the initial report then the initial report shall be considered to be the final report.

Initial here: _____

Meeting Participation

At the request of the Client, a Global Solution Partners representative will be available to meet with the Client after the delivery of the initial report to discuss the Reserve Study recommendations and to answer any questions. This meeting will be via teleconference. There

Proposal Terms and Conditions

is no additional charge for this first meeting. Additional meetings will be charged at our normal hourly rate.

Remaining Useful Life Estimates

The remaining useful life expectancies assigned to components/systems within the study are based on typical life expectancies for similar components/systems, industry experience, and apparent current visible condition at the time of the site evaluation. These estimates are in no way to be considered a guarantee of the remaining life of any component or system and are to be viewed as general guides for the sole purpose of assisting in financial planning. Many factors may impact the actual life expectancies including but not limited to: manufacturing quality, installation methods, maintenance practices, usage, and climate conditions.

Replacement Cost Estimates

The replacement/maintenance costs assigned to components/systems within the study are based on multiple sources including specific information provided by the Client, professional experience, cost estimating guides, and Global Solution Partners's proprietary database. The estimates are in no way to be considered bids for replacement/maintenance of the components/systems and there is no guarantee implied that the estimates will be in alignment with actual costs. The estimates are to be viewed as general guides for the sole purpose of assisting in financial planning.

Information Provided by Client

It is assumed by Global Solution Partners that all financial and other information provided by the Client is accurate and complete. The Client is responsible for providing requested available documents for review. Examples of documents typically requested are, CC&Rs, site plans, reserve fund balance statements, and maintenance records.

Confidentiality

Global Solution Partners agrees to treat as confidential all client information collected during the performance of this study. The Client agrees that the Reserve Study report provided by Global Solution Partners contains intellectual property and the Client, therefore, will not rely on its content in the formation of any report or evaluation performed by a third party without the express written consent of Global Solution Partners.

Purpose of the Reserve Study

The purpose of the Reserve Study report is to provide recommendations for funding reserve accounts allocated to capital expenses associated with the replacement/maintenance of included components/systems. This study is not intended to be or take the place of an

Proposal Terms and Conditions

Insurance Appraisal, Property Condition Assessment, engineering services, or any other specialized analysis.

VII. Site Evaluation Procedures

Standards of Care

Global Solution Partners will perform the Reserve Study in accordance with the Community Association Institute (CAI) guidelines. This service is not intended to identify all defects nor provide any guarantee for future performance for any of the components/systems.

Visual Evaluation

The site evaluation performed for a Reserve Study is visual in nature and designed to evaluate the current condition of a representative sampling of the components/systems included in the study for the sole purpose of determining approximate remaining useful life expectancies in order to create a guideline for future replacement/maintenance timing and cost. Hidden components such as but not limited to concealed piping and wiring are evaluated solely on their approximate age, environmental conditions, and anecdotal information provided by the Client.

The evaluation is not intended to be an exhaustive inspection nor any type of engineering analysis. The Site Specialist will not open or disassemble any equipment, enter any areas where access is not readily provided, nor enter any areas that may be deemed hazardous. Upon client request, Global Solution Partners may perform or arrange to have performed inspections, analysis, or testing by qualified individuals. Fees and conditions of such services would be separate and apart from this agreement.

Unless otherwise specifically added to and defined under the What to Expect section of this agreement on page 8, evaluation of and/or reporting on the following are specifically excluded from the service provided under this agreement. This includes building codes, fire safety codes, municipal ordinances, zoning requirements, ADA compliance, hazardous materials (such as but not limited to radon, lead paint, EMFs, asbestos, and mold), concealed components/systems, latent defects, specialty equipment, etc.

Site Access

The Client agrees to provide Global Solution Partners access to all areas (secured and unsecured) of the site needed to collect information for the purpose of generating the Reserve Study report. This includes access to the roof if (applicable) and all other elements listed in the Property Details section on page 8. If special equipment (such as ladders or lifts) is needed to safely access certain areas it shall be provided by the Client.

It is expected that a client representative will meet Global Solution Partners onsite at the pre-arranged date and time to provide access if in-person access is required. If for any reason

Proposal Terms and Conditions

the site or any area thereof cannot be accessed at the scheduled time, and this results in requiring additional trips, the Client agrees to additional fees billed at our normal hourly rate to cover the additional site and travel time.

Notice to Residents

It is the Client's responsibility to notify the occupants on the site of the presence of Global Solution Partners in advance of the scheduled date of the site visit.

Additional Services

Upon client request, Global Solution Partners may perform or arrange to have performed inspections, analysis, or testing by qualified individuals. Fees and conditions of such services would be separate and apart from this agreement.

VIII. Expiry

This Proposal is valid for 6 months from the date of the proposal.

Proposal Acceptance

Please complete the information below, electronically sign, or manually sign and return by email to info@globalreservestudies.com. Or, fax to (844) 477-7883.

The Client agrees to the following:

1. The study is to be performed according to the terms stated in this proposal.
2. The Client will coordinate access to the property with Global Solution Partners.
3. The Client will complete and return the pre-site visit questionnaire within three business days of receiving it and provide the requested documents to the extent they are available.
4. The funding recommendations in the report are opinions based on a visual evaluation of representative components at the time of the site visit, in the readily accessible areas of the property, and from information provided by the Client and/or their representative. The report is not a guarantee, warranty, or insurance policy.
5. The Client understands and agrees that the liability of Global Solution Partners, its employees, and its agents, is limited to the collected Reserve Study Fee.

Name of Association: Summit at Fern Hill

Property Location: 10340 Boggy Moss Drive, Riverview, FL 33578

Proposal Date: September 30, 2021

Service Options

Options #2 or #3 allow the association to spread out and budget for future study costs.

Please initial **one option only**.

Initial: ____ Option #1: Full Reserve Study with Site Visit for \$2,700.00. Payment is due in full upon delivery of the initial report.

Initial: ____ Option #2: Clear Vision Package for \$5,940.00. The Clear Vision Package includes three Reserve Studies, paid annually for three years. It consists of one Full Reserve Study with Site Visit + one Reserve Study Update without Site Visit + one Reserve Study Update with Site Visit = \$5,940.00, paid in three annual installments.

\$2,970.00, is due on delivery of the Full Reserve Study initial report. \$1,485.00 is due on the first anniversary date, at which time a Reserve Study Update without Site Visit will be performed. \$1,485.00 is due on the second anniversary date, at which time a Reserve Study Update with Site visit will be performed. See the Fees section on page 9 for more detail.

Initial: ____ Option #3: Ongoing Partnership Solution for a down payment of \$1,080.00 and monthly payments of \$94.50. The Ongoing Partnership Solution includes four Reserve Studies, paid monthly for five years. It consists of one Full Reserve Study with Site Visit + two Reserve Study Updates without Site Visits + one Reserve Study Updates with Site Visit = a total fee of \$6,750.00.

A down payment of \$1,080.00 is due upon proposal acceptance, and \$94.50 is due monthly for a five-year term. See the Fees section on page 9 for more detail.

I have read, understand, and accept the terms of this proposal:

Name:

Position:

Phone:

Email:

Signature: _____

Date: _____

CARSON'S LAWN & LANDSCAPING SERVICES LLC

carsonwd@yahoo.com

1111

E-Mail

See Attached

x

[illegible]

Date _____

CARSON'S LAWN & LANDSCAPING SERVICES LLC

Mailing Address
PO Box 3203
Riverview, FL 33568
813-526-3739
F-813-280-2476
carsonwd@yahoo.com

Property The Summit at Fern Hill
Attention Heather Dille/Bryan Radcliff
Customer C/O Meritus
Address 2005 Pan Am Circle Suite 300
Tampa, FL 33607
Phone
E-Mail

Page one of
Tree Service
Landscaping
Extra Work
Irrigation

Proposal	x
Bill	
See Attached	

[illegible]

Authorized By

Date

CARSON'S LAWN & LANDSCAPING SERVICES LLC

Mailing Address
PO Box 3203
Riverview, FL 33568
813-526-3739
F-813-280-2476
carsonwd@yahoo.com

Page one of

Tree Service

Landscaping

Extra Work

Irrigation

Property The Summit at Fern Hill
Attention Gene Roberts
Customer C/O Meritus
Address 2005 Pan Am Circle Suite 300
Tampa, FL 33607
Phone
E-Mail

Proposal	<input checked="" type="checkbox"/>
Bill	<input type="checkbox"/>
See Attached	<input type="checkbox"/>

[illegible]

Authorized By

Date _____

CARSON'S LAWN & LANDSCAPING SERVICES LLC

Mailing Address
PO Box 3203
Riverview, FL 33568
813-526-3739
F-813-280-2476
carsonwd@yahoo.com

Property The Summit at Fern Hill
Attention Gene Roberts
Customer C/O Meritus
Address 2005 Pan Am Circle Suite 300
Tampa, FL 33607
Phone
E-Mail

Page one of

Tree Service

Landscaping

Extra Work

Irrigation

Proposal ☐

Bill ☐

See Attached ☐

[illegible]

Authorized By

Date _____

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

November 8, 2021 Minutes of Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for the Summit at Fern Hill Community Development District was held on **Wednesday, November 8, 2021 at 6:00 p.m.** at the Summit at Fern Hill Clubhouse located at 10340 Boggy Moss Drive, Riverview, FL 33578.

1. CALL TO ORDER/ROLL CALL

Bryan Radcliff called the Regular Meeting of the Summit at Fern Hill Community Development District to order on **Wednesday, November 8, 2021 at 6:02 p.m.**

Board Members Present and Constituting a Quorum:

Ryan Corley	Chair
Antonio Bradford	Vice-Chair
Douglas Smith	Supervisor
Angela White	Supervisor

Staff Members Present:

Bryan Radcliff	District Manager, Meritus
Heather Dilley	District Manager, Meritus

There were no audience members in attendance.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

3. VENDOR/STAFF REPORTS

A. District Counsel

i. Quarterly Report

Ms. Crosby-Collier was not present, and there were no follow-up questions for Counsel from the Board. Mr. Radcliff updated the Board on the quarterly dissemination report provided by District Counsel.

B. District Engineer

Ms. Stewart was not present, and there were no follow-up questions for her from the Board.

C. District Manager

Mr. Radcliff updated the Board on the recent onsite landscape visit that Ms. Dilley and Mr. Radcliff completed along with Supervisor Smith. An onsite meeting with Carson's Landscaping to go over punch list items was confirmed for Friday, November 12, 2021.

4. BUSINESS ITEMS

A. Discussion on Reserve Study Proposal

The Board reviewed the proposal for a reserve study provided by Global Solutions Partners. The Board agreed to table this proposal until the next meeting to give the Board an opportunity to further review and do more research on reserve studies.

B. Discussion on Landscape Enhancements Proposals

i. Mulch Installation

ii. Pine Tree Removal

The Board discussed the proposals and agreed to table the proposal for the installation of 147 yards of pine bark at the Fern Hill, Cone Grove, and second entrance areas. The Board also agreed to table the proposal for the installation of 47 yards of pine bark at the amenity area, pool area, and parking lot area. The Board wanted to move forward with the proposal for the removal of the dead pine tree and stump grinding.

MOTION TO:	Approve the proposal for the removal of the dead pine tree and stump grinding.
MADE BY:	Supervisor Bradford
SECONDED BY:	Supervisor Corley
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

5. CONSENT AGENDA

A. Consideration of Minutes of the Regular Meeting October 11, 2021

B. Consideration of Operations and Maintenance Expenditures September 2021

The Board reviewed the October 11, 2021 minutes and September 2021 O&Ms.

MOTION TO:	Approve Consent Agenda items A and B.
MADE BY:	Supervisor White
SECONDED BY:	Supervisor Bradford
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

C. Review of Financial Statements Month Ending September 30, 2021

The Board reviewed and accepted the financials.

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

Supervisor Corley requested for information to be sent to Board members regarding the recently installed pool video system.

Supervisor Smith reviewed some concerns regarding landscaping.

7. PUBLIC COMMENTS

There were no public comments.

8. ADJOURNMENT

MOTION TO:	Adjourn at 6:28 p.m.
MADE BY:	Supervisor Bradford
SECONDED BY:	Supervisor White
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

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

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

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

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

Signature

Printed Name

Title:

☐ **Chair**

☐ **Vice-Chair**

Signature

Printed Name

Title:

☐ **Secretary**

☐ **Assistant Secretary**

Recorded by Records Administrator

Signature

Date

Official District Seal

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Carson's Lawn & Landscaping Services	6908	\$ 7,543.34		Lawn Care Maintenance - September 2021
First Choice Aquatic Weed Management	64076	445.00		Waterway Service - October 2021
Meritus Districts	10956	2,942.00		District Management Services - October 2021
Zebra Cleaning Team Inc.	4618	600.00		Pool Cleaning - October 2021
Monthly Contract Sub-Total		\$ 11,530.34		

Variable Contract				
Variable Contract Sub-Total		\$ 0.00		

Utilities				
BOCC	6440260149 091721	\$ 717.38		Water Service thru 09/08/2021
Frontier	8137412379 101621	116.03		Communication Service - 10/16/2021
Tampa Electric	211000167513 100621	76.58		Electric Service thru 09/30/2021
Tampa Electric	211000167729 100621	1,942.90		Electric Service thru 09/30/2021
Tampa Electric	211000167901 100621	535.68		Electric Service thru 09/30/2021
Tampa Electric	221007748520 100621	361.06	\$ 2,916.22	Electric Service thru 09/30/2021
Utilities Sub-Total		\$ 3,749.63		

Regular Services				
ADA Site Compliance	1974	\$ 1,100.00		Compliance Service - 10/12/2021
Carson's Lawn & Landscaping Services	6930	300.00		Parts Replacement - 10/05/2021
DEO	85311	175.00		Application - 10/01/2021
Spearem Enterprises	4993	445.00		Weekly Cleaning - 10/01/2021

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Speareem Enterprises	5010	80.00	\$ 525.00	Trash Pickup - 10/08/2021
Straley Robin Vericker	20351	142.50		Professional Services thru 09/15/2021
Supervisor: Angela White	AW 101121	200.00		Supervisor Fee - 10/11/2021
Supervisor: Antonio Bradford	AB 101121	200.00		Supervisor Fee - 10/11/2021
Supervisor: Douglas Smith	DS 101121	200.00	\$ 600.00	Supervisor Fee - 10/11/2021
Tampa Electric	61106 092921	503.50		Meeting Schedule - 09/29/2021
Regular Services Sub-Total		\$ 3,346.00		
Additional Services				
Leando Keaton	LK 102121	\$ 200.00		Rental Deposit Refund - 10/21/2021
Additional Services Sub-Total		\$ 200.00		
TOTAL:		\$ 18,825.97		

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: September 22, 2021
Invoice # 6908

Billing address

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

Service address
The Summit at Fern Hill

[illegible]

Phone #
813-526-3739

Fax #
813-280-2476

E-mail
carsonwd@yahoo.com

53900 - 4604
62



Job Name:

Customer: FCA - SUMMIT @ FERN HILL CDD

Date: 10/07/2021

Time: 02:29 PM

[illegible]

WEATHER

☐ Clear☐ Cloudy☒ Windy☐ Rainy☐ Woodstork

1

1

☒ Turtles

5

☒ Pickerelweed☐ Soft Rush

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE

INVOICE NO.: 10956

DATE: 10/01/2021

DUE DATE: 10/01/2021

BILLING ADDRESS

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

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
	District Management Services October		2,812.50
	Website Administration		100.00
	Postage August		14.90
94	Copies BW August	0.15	14.10
1	Copies Color August	0.50	0.50
SUBTOTAL			2,942.00
NEW CHARGES			
TOTAL			2,942.00



Thanks For Your Business!

INVOICE

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

DATE: OCTOBER 11, 2021
INVOICE #4618

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
		pool cleaning for October		\$600.00

SUBTOTAL

SALES TAX

TOTAL

\$600.00

Comments:

53900 / 4617



Hillsborough
County Florida

M-Page 1 of 3

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	09/17/2021	10/08/2021



Summary of Account Charges

Previous Balance	\$947.13
Net Payments - Thank You	\$-947.13
Bill Adjustments	\$1.25
Total Account Charges	\$716.13

AMOUNT DUE	\$717.38
-------------------	-----------------

Important Message

BOCC Approved Rate Increases Are Effective Oct. 1, 2021.
Residential Customers using 7,000 gallons of water monthly will
have an average bill increase of 4.78%. Visit HCFLGov.net/Water,
Water Rates & Fees tab for details.

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
Additional Information: HCFLGov.net/Water



THANK YOU!



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

Received
SEP 20 2021

DUE DATE	10/08/2021
AMOUNT DUE	\$717.38
AMOUNT PAID	

0064402601492

34
00000717389



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	09/17/2021	10/08/2021

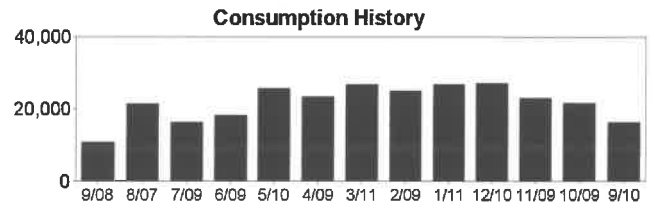
Service Address: 10415 FAIRY MOSS LN (IRRIGATION COMMON AREA)

M-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
38351230	08/07/2021	4747	09/08/2021	4856	10900 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$4.69
Purchase Water Pass-Thru	\$32.92
Water Base Charge	\$22.25
Water Usage Charge	\$8.72
Total Service Address Charges	\$68.58



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	09/17/2021	10/08/2021

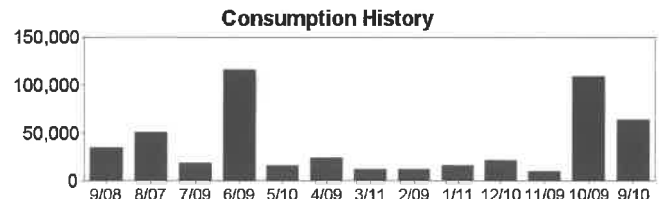
Service Address: 10340 BOGGY MOSS DR

M-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53708598	08/07/2021	12767	09/08/2021	13117	35000 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$4.69
Purchase Water Pass-Thru	\$105.70
Water Base Charge	\$27.33
Water Usage Charge	\$57.82
Sewer Base Charge	\$66.23
Sewer Usage Charge	\$177.80
Total Service Address Charges	\$439.57





CURRENT BILLING SUMMARY

Local Service from 10/16/21 to 11/15/21

Qty Description	813/741-2379.0	Charge
Basic Charges		
Federal Subscriber Line Charge - Bus		6.50
Access Recovery Charge-Business		2.50
Frontier Roadwork Recovery Surcharge		1.75
Federal USF Recovery Charge		2.62
FL State Communications Services Tax		.66
County Communications Services Tax		.63
Federal Excise Tax		.33
FL State Gross Receipts Tax		.04
FL State Gross Receipts Tax		.01
Total Basic Charges		15.04
Non Basic Charges		
Business FiberOptic Internet 500/500M		95.99
\$10.00 Discount through 12/15/22		
1 Usable Static IP Address		5.00
WiFi Router Lease		.00
Total Non Basic Charges		100.99

TOTAL 116.03

CUSTOMER TALK

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$15.04 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Beginning October 1, 2021, both the Federal Universal Service Fund (USF) surcharge and the Frontier Long Distance (USF) surcharge are decreasing from 31.8% to 29.1%. Questions? Please contact customer service.



Statement Date: 10/06/2021
Account: 211000167513

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

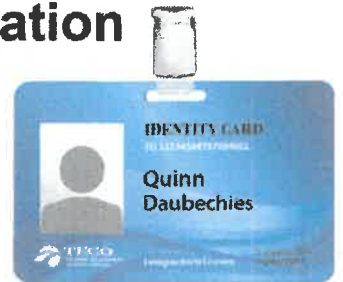
Current month's charges:	\$76.58
Total amount due:	\$76.58
Payment Due By:	10/27/2021

Your Account Summary

Previous Amount Due	\$110.99
Payment(s) Received Since Last Statement	-\$110.99
Current Month's Charges	\$76.58
Total Amount Due	\$76.58

Safety tip: ask for identification

Please remember, if someone visits your home or business and claims to be an employee of Tampa Electric, ask to see his or her company badge.



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

Save Energy. Save Money.

It's never been easier with help from our many rebate programs for business.
tampaelectric.com/bizsave

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:	\$76.58
Total amount due:	\$76.58
Payment Due By:	10/27/2021

Amount Enclosed \$ _____
608173811360

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

Received
OCT 13 2021

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

Account: 211000167513
Statement Date: 10/06/2021
Current month's charges due 10/27/2021



Details of Charges – Service from 09/01/2021 to 09/30/2021

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
1000824160	09/30/2021	6,804		6,269		535 kWh	1	30 Days

Basic Service Charge		\$18.06
Energy Charge	535 kWh @ \$0.06076/kWh	\$32.51
Fuel Charge	535 kWh @ \$0.04255/kWh	\$22.76
Storm Protection Charge	535 kWh @ \$0.00251/kWh	\$1.34
Florida Gross Receipt Tax		\$1.91

Electric Service Cost

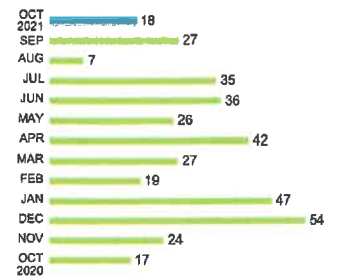
\$76.58

Total Current Month's Charges

\$76.58

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



00000047-0000500-Page 17 of 18

Important Messages

Adjust for Winter Pricing

Energy Planner winter pricing rates will become effective Nov. 1 and continue through Apr. 30. During winter months, the "High Level" will become active from 6 a.m. to 10 a.m. on weekdays. To maximize savings during the winter months, we recommend that you program your web portal to control your appliances based on the winter rates. Visit tampaelectric.com/energyplanner to learn more about Energy Planner and to view the current rates and the winter schedule.

Don't get "tricked" by scammers.

October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. The latest tactic – scammers are now requesting payment through mobile applications. Visit our Power Blog at tampaelectricblog.com/stay-alert to learn more about this latest scam.

Statement Date: 10/06/2021

Account: 211000167729

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



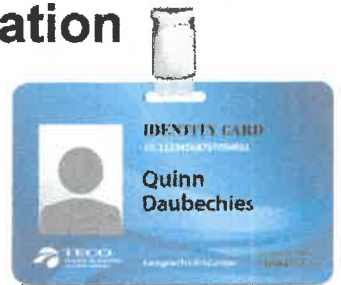
Current month's charges:	\$1,942.90
Total amount due:	\$1,942.90
Payment Due By:	10/27/2021

Your Account Summary

Previous Amount Due	\$1,942.90
Payment(s) Received Since Last Statement	-\$1,942.90
Current Month's Charges	\$1,942.90
Total Amount Due	\$1,942.90

Safety tip: ask for identification

Please remember, if someone visits your home or business and claims to be an employee of Tampa Electric, ask to see his or her company badge.



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

Save Energy. Save Money.

It's never been easier with help from our many rebate programs for business.
tampaelectric.com/bizsave

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211000167729

Current month's charges:	\$1,942.90
Total amount due:	\$1,942.90
Payment Due By:	10/27/2021

Amount Enclosed \$

608173811361

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

Received

OCT 13 2021

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

Account: 211000167729
Statement Date: 10/06/2021
Current month's charges due 10/27/2021



Details of Charges – Service from 09/01/2021 to 09/30/2021

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 @ \$0.02734/kWh	\$29.86
Fixture & Maintenance Charge	57 Fixtures	\$497.97
Lighting Pole / Wire	57 Poles	\$1363.44
Lighting Fuel Charge	1092 kWh @ \$0.04187/kWh	\$45.72
Storm Protection Charge	1092 kWh @ \$0.00354/kWh	\$3.87
Florida Gross Receipt Tax		\$2.04

Lighting Charges

\$1,942.90

Total Current Month's Charges

\$1,942.90

00000047-0000496-Page 3 of 18

Important Messages

Adjust for Winter Pricing

Energy Planner winter pricing rates will become effective Nov. 1 and continue through Apr. 30. During winter months, the "High Level" will become active from 6 a.m. to 10 a.m. on weekdays. To maximize savings during the winter months, we recommend that you program your web portal to control your appliances based on the winter rates. Visit tampaelectric.com/energyplanner to learn more about Energy Planner and to view the current rates and the winter schedule.

Don't get "tricked" by scammers.

October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. The latest tactic – scammers are now requesting payment through mobile applications. Visit our Power Blog at tampaelectricblog.com/stay-alert to learn more about this latest scam.

Statement Date: 10/06/2021
Account: 211000167901

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



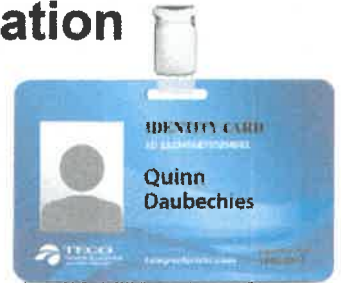
Current month's charges:	\$535.68
Total amount due:	\$535.68
Payment Due By:	10/27/2021

Your Account Summary

Previous Amount Due	\$682.75
Payment(s) Received Since Last Statement	-\$682.75
Current Month's Charges	\$535.68
Total Amount Due	\$535.68

Safety tip: ask for identification

Please remember, if someone visits your home or business and claims to be an employee of Tampa Electric, ask to see his or her company badge.



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

Save Energy. Save Money.

It's never been easier with help from our many rebate programs for business.
tampaelectric.com/bizsave

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:	\$535.68
Total amount due:	\$535.68
Payment Due By:	10/27/2021

Amount Enclosed \$
608173811362

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

Received
OCT 13 2021

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

Account: 211000167901
 Statement Date: 10/06/2021
 Current month's charges due 10/27/2021



Details of Charges – Service from 09/01/2021 to 09/30/2021

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

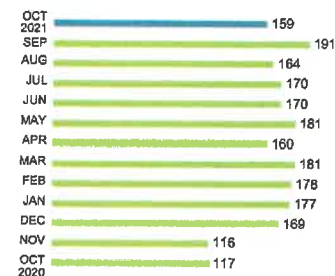
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000503846	09/30/2021	73,698		68,933		4,765 kWh	1	30 Days

Basic Service Charge		\$18.06
Energy Charge	4,765 kWh @ \$0.06076/kWh	\$289.52
Fuel Charge	4,765 kWh @ \$0.04255/kWh	\$202.75
Storm Protection Charge	4,765 kWh @ \$0.00251/kWh	\$11.96
Florida Gross Receipt Tax		\$13.39
Electric Service Cost		\$535.68
Total Current Month's Charges		\$535.68

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Important Messages

Adjust for Winter Pricing

Energy Planner winter pricing rates will become effective Nov. 1 and continue through Apr. 30. During winter months, the "High Level" will become active from 6 a.m. to 10 a.m. on weekdays. To maximize savings during the winter months, we recommend that you program your web portal to control your appliances based on the winter rates. Visit tampaelectric.com/energyplanner to learn more about Energy Planner and to view the current rates and the winter schedule.

Don't get "tricked" by scammers.

October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. The latest tactic – scammers are now requesting payment through mobile applications. Visit our Power Blog at tampaelectricblog.com/stay-alert to learn more about this latest scam.

Statement Date: 10/06/2021
Account: 221007748520

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

Current month's charges:	\$361.06
Total amount due:	\$361.06
Payment Due By:	10/27/2021

Your Account Summary

Previous Amount Due	\$361.06
Payment(s) Received Since Last Statement	-\$361.06
Current Month's Charges	\$361.06
Total Amount Due	\$361.06

Safety tip: ask for identification

Please remember, if someone visits your home or business and claims to be an employee of Tampa Electric, ask to see his or her company badge.



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

Save Energy. Save Money.

It's never been easier with help from our many rebate programs for business.
tampaelectric.com/bizsave

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:	\$361.06
Total amount due:	\$361.06
Payment Due By:	10/27/2021

Amount Enclosed \$
668667479869

Received

OCT 13 2021

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

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

Account: 221007748520
Statement Date: 10/06/2021
Current month's charges due 10/27/2021



Details of Charges – Service from 09/01/2021 to 09/30/2021

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 @ \$0.02734/kWh	\$4.81
Fixture & Maintenance Charge	11 Fixtures	\$84.81
Lighting Pole / Wire	11 Poles	\$263.12
Lighting Fuel Charge	176 kWh @ \$0.04187/kWh	\$7.37
Storm Protection Charge	176 kWh @ \$0.00354/kWh	\$0.62
Florida Gross Receipt Tax		\$0.33

Lighting Charges **\$361.06**

Total Current Month's Charges **\$361.06**

00000047-0000484- Page 5 of 18

Important Messages

Adjust for Winter Pricing

Energy Planner winter pricing rates will become effective Nov. 1 and continue through Apr. 30. During winter months, the "High Level" will become active from 6 a.m. to 10 a.m. on weekdays. To maximize savings during the winter months, we recommend that you program your web portal to control your appliances based on the winter rates. Visit tampaelectric.com/energyplanner to learn more about Energy Planner and to view the current rates and the winter schedule.

Don't get "tricked" by scammers.

October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. The latest tactic – scammers are now requesting payment through mobile applications. Visit our Power Blog at tampaelectricblog.com/stay-alert to learn more about this latest scam.

ADA Site Compliance
 6400 Boynton Beach Blvd 742721
 Boynton Beach, FL 33474
 accounting@adasitecompliance.com



Invoice

BILL TO

Summit at Fern Hill CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
1974	10/12/2021	\$1,100.00	10/26/2021	14	

DESCRIPTION	QTY	RATE	AMOUNT
Technological Auditing, Compliance Shield, Customized Accessibility Policy, and Consulting with Accessibility and Compliance Experts	1	1,100.00	1,100.00

BALANCE DUE

\$1,100.00

Dr M.

51300 / 5105

INVOICE

DATE: October 5, 2021
Invoice # 6930

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

Service address
The Summit at Fern Hill

[illegible]

THANK YOU FOR USING CARSON'S LAWN & LANDSCAPING SERVICES

TOTAL

\$

300.00

Payment due upon receipt

Fax #
813-280-2476

E-mail
carsonwd@yahoo.com

Florida Department of Economic Opportunity, Special District Accountability Program
FY 2021/2022 Special District Fee Invoice and Update Form
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 85311			Date Invoiced: 10/01/2021
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2021: \$175.00

STEP 1: Review the following information, make changes directly on the form, and sign and date:

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



Summit at Fern Hill Community Development District

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

- 2. Telephone: (813) 873-7300
- 3. Fax: (813) 873-7070
- 4. Email: brian.lamb@merituscorp.com
- 5. Status: Independent
- 6. Governing Body: Elected
- 7. Website Address: www.summitfernhillcdd.com
- 8. County(ies): Hillsborough
- 9. Function(s): Community Development
- 10. Boundary Map on File: 07/09/2015
- 11. Creation Document on File: 07/09/2015
- 12. Date Established: 03/25/2015
- 13. Creation Method: Local Ordinance
- 14. Local Governing Authority: Hillsborough County
- 15. Creation Document(s): County Ordinance 15-8
- 16. Statutory Authority: Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds: Yes
- 18. Revenue Source(s): Assessments
- 19. Most Recent Update: 10/06/2020

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature: Date 10/5/2021

STEP 2: Pay the annual fee or certify eligibility for the zero fee:

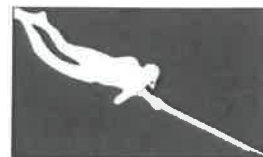
- a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Department of Economic Opportunity.
- b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.
 - 1. This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
 - 2. This special district is in compliance with the reporting requirements of the Department of Financial Services.
 - 3. This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2019/2020 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: Denied: Reason:

STEP 3: Make a copy of this form for your records.

STEP 4: Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.

Spearem Enterprises, LLC
7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL
+1 7273643349
spearem.jmb@gail.com



INVOICE

BILL TO

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

INVOICE # 4993**DATE** 10/01/2021**DUE DATE** 10/16/2021**TERMS** Net 15

DESCRIPTION	QTY	RATE	AMOUNT
Labor 9-6-2021 weekly cleaning T(wice per week)	1	100.00	100.00
Labor 9-13-2021 weekly cleaning	1	100.00	100.00
Labor 9-20-2021 Weekly Cleaning	1	100.00	100.00
Labor 9-27-2021 Weekly Cleaning	1	100.00	100.00
Material Paper goods, Soap, Trash bags	1	45.00	45.00

BALANCE DUE

\$445.00

53900 / 4602

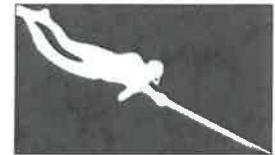
Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335

Land O' Lakes, FL 34638

727-364-3349

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 # 5010**DATE 10/08/2021****DUE DATE 10/23/2021****TERMS Net 15**

ACTIVITY	QTY	RATE	AMOUNT
Labor	1	80.00	80.00
Dumped trash cans located at playground.			

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

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

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

BALANCE DUE**\$80.00**

53900/4626

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

September 21, 2021
Client: 001462
Matter: 000001
Invoice #: 20351

Page: 1

RE: General

For Professional Services Rendered Through September 15, 2021

SERVICES

Date	Person	Description of Services	Hours	
8/24/2021	DCC	CONFER WITH R. CORLEY REGARDING IMPROPER SWIMMING ATTIRE BY THE POOL; DRAFT LETTER REGARDING COMPLIANCE WITH RULES.	0.5	
Total Professional Services			0.5	\$142.50

PERSON RECAP

Person	Hours	Amount
DCC Dana C. Collier	0.5	\$142.50

51460-3107
QR

September 21, 2021
Client: 001462
Matter: 000001
Invoice #: 20351

Page: 2

Total Services	\$142.50	
Total Disbursements	\$0.00	
Total Current Charges		\$142.50

PAY THIS AMOUNT	\$142.50
------------------------	-----------------

Please Include Invoice Number on all Correspondence

Summit at Fern Hill CDD

MEETING DATE: October 11, 2021

DMS Staff Signature _____

BRYAN RADCLIFF

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Antonio Bradford	<input checked="" type="checkbox"/>	Salary Accepted	\$200
Angela White	<input checked="" type="checkbox"/>	Salary Accepted	\$200
Douglas Smith	<input checked="" type="checkbox"/>	Salary Accepted	\$200
Ryan Corley	<input type="checkbox"/>	Salary Accepted	\$200
Tara Hudak	<input type="checkbox"/>	Salary Accepted	\$200

AW 101121

Summit at Fern Hill CDD

MEETING DATE: October 11, 2021

DMS Staff Signature _____

BRYAN LADCLIFF

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Antonio Bradford	<input checked="" type="checkbox"/>	Salary Accepted	\$200
Angela White	<input checked="" type="checkbox"/>	Salary Accepted	\$200
Douglas Smith	<input checked="" type="checkbox"/>	Salary Accepted	\$200
Ryan Corley	<input type="checkbox"/>	Salary Accepted	\$200
Tara Hudak	<input type="checkbox"/>	Salary Accepted	\$200

AB 101121

Summit at Fern Hill CDD

MEETING DATE: October 11, 2021

DMS Staff Signature



BRYAN LADCLIFF

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Antonio Bradford	✓	Salary Accepted	\$200
Angela White	✓	Salary Accepted	\$200
Douglas Smith	✓	Salary Accepted	\$200
Ryan Corley		Salary Accepted	\$200
Tara Hudak		Salary Accepted	\$200

DS 101121

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	
09/29/21		SUMMIT AT FERN HILL	
Billing Date	Sales Rep	Customer Account	
09/29/2021	Deirdre Almeida	61106	
Total Amount Due		Ad Number	
\$503.50		0000183968	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
09/29/21	09/29/21	0000183968	Times	Legals CLS	Meeting Schedule	1	2x60 L	\$501.50
09/29/21	09/29/21	0000183968	Tampabay.com	Legals CLS	Meeting Schedule	1	2x60 L	\$0.00
					AffidavitMaterial			\$2.00
51300 - 4801								
42								

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	
09/29/21		SUMMIT AT FERN HILL	
Billing Date	Sales Rep	Customer Account	
09/29/2021	Deirdre Almeida	61106	
Total Amount Due		Ad Number	
\$503.50		0000183968	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

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

Received
OCT 04 2021

REMIT TO:

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

**SUMMIT AT FERN HILL CDD
DISTRICT CHECK REQUEST FORM**

Today's Date 10/21/021

District Name Summit at Fern Hill CDD

Check Amount 200.00

Payable to Leando Keaton

Mailing Address 10605 Fuzzy Cattail ST

Check Description

Return the Clubhouse rental Deposit

Special Instructions

_____ sum _____

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

Staff Accountant



Approved Signature

DM	_____
Fund	<u>001</u>
G/L	<u>20702</u>
CK #	_____
Date	_____

Date of Reservation: 10/16
Time From: 9 am to 10 pm
Type of Function: Baby Shower
Number of Persons Planning to Attend: 30 (DO NOT EXCEED 30)
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 30 day of October ~~August~~, 2021, 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 10340 Boggy Moss Drive, Riverview, FL 33578 and Leonida Veeaten ("Homeowner"), residing at 10605 Fuzzy Cottail St, 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. Homeowner agrees that rental time cannot exceed 10:00 pm.
7. Alcohol is not allowed in the Clubhouse or on any of the Clubhouse property, including but not limited to, the pool area.
8. 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.
9. A lost Clubhouse key will result in the loss of your deposit.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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:

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

Name: Monica Alvarez

By: _____

Name: _____

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 300
Tampa, FL 33607
Contact: Monica Alvarez
Phone: (813) 397-5120 Ext. 325
Email: monica.alvarez@meritusc corp.com**

EXHIBIT A
Clubhouse Clean-up Check List

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

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

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

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

Name of Homeowner: Leandro Keaton
Date of Event: 10/16/21

CHECK – IN

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

Homeowners Signature

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:



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

AMSCOT
The Money Superstore

47

PAY TO THE ORDER OF
Summit @ Fern Hill CDD

86-490 1031 2220230859 08/31/2021

PURCHASER
Leanda Keaton

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

2220230859

Payable through BancFirst

PURCHASER'S SIGNATURE
Leanda Keaton

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

⑈ 103104900⑈ 4297 2220230859⑈

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

AMSCOT
The Money Superstore

47

PAY TO THE ORDER OF
Summit @ Fern Hill CDD

86-490 1031 2220230860 08/31/2021

PURCHASER
Leanda Keaton

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

2220230860

Payable through BancFirst

PURCHASER'S SIGNATURE
Leanda Keaton

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

⑈ 103104900⑈ 4297 2220230860⑈

Summit at Fern Hill Community Development District

Financial Statements
(Unaudited)

Period Ending
October 31, 2021



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 10/31/2021
(In Whole Numbers)

	General Fund	Debt Service - Series 2016	Debt Service - Series 2018	General Fixed Assets Account Group	General Long-Term Debt	Total
Assets						
Cash-Operating Account	162,595	0	0	0	0	162,595
Investments - Revenue 2016 # 0000	0	32,794	0	0	0	32,794
Investments - Interest 2016 # 0001	0	83,059	0	0	0	83,059
Investments - Sinking 2016 # 0002	0	0	0	0	0	0
Investments - Reserve 2016 # 0003	0	123,178	0	0	0	123,178
Investments - Prepayment 2016 # 0004	0	0	0	0	0	0
Investments - Construction 2016 # 0005	0	0	0	0	0	0
Investments - Revenue 2018 #1000	0	0	16,305	0	0	16,305
Investments - Interest 2018 #1001	0	0	50,685	0	0	50,685
Investments - Sinking 2018 #1002	0	0	0	0	0	0
Investments - Reserve 2018 # 1003	0	0	69,325	0	0	69,325
Investments - Prepayment 2018 #1004	0	0	43	0	0	43
Investments - Construction 2018 #1005	0	0	0	0	0	0
Investments - COI 2018 # 1006	0	0	0	0	0	0
Accounts Receivable - Other	2,007	0	0	0	0	2,007
Due From Developer	0	0	0	0	0	0
Assessments Receivable - Tax Roll	0	0	0	0	0	0
Assessments Receivable - Off Roll	0	0	0	0	0	0
Due From General Fund	0	0	0	0	0	0
Interest Receivable	(0)	0	0	0	0	(0)
Prepaid Items	0	0	0	0	0	0
Prepaid General Liability Insurance	0	0	0	0	0	0
Prepaid Public Officials Insurance	0	0	0	0	0	0
Prepaid Trustee Fees	3,367	0	0	0	0	3,367
Deposits	3,439	0	0	0	0	3,439
Equipment & Furniture	0	0	0	439,065	0	439,065
Construction Work In Progress	0	0	0	4,882,476	0	4,882,476
Amount Available-Debt Service	0	0	0	0	229,390	229,390
Amount To Be Provided-Debt Service	0	0	0	0	5,305,610	5,305,610
Other	0	0	0	0	0	0
Total Assets	171,408	239,030	136,358	5,321,541	5,535,000	11,403,337
Liabilities						
Accounts Payable	9,530	0	0	0	0	9,530
Accounts Payable Other	0	0	0	0	0	0
Due To Debt Service Fund	3,232	0	0	0	0	3,232
Deferred Revenue	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0
Deposits	200	0	0	0	0	200

Summit at Fern Hill Community Development District

Balance Sheet

As of 10/31/2021
(In Whole Numbers)

	General Fund	Debt Service - Series 2016	Debt Service - Series 2018	General Fixed Assets Account Group	General Long-Term Debt	Total
Revenue Bonds Payable-LT-2016	0	0	0	0	3,484,000	3,484,000
Revenue Bond Payable - Series 2018	0	0	0	0	2,051,000	2,051,000
Total Liabilities	12,962	0	0	0	5,535,000	5,547,962
Fund Equity & Other Credits						
Fund Balance-All Other Reserves	0	236,977	135,177	0	0	372,154
Fund Balance-Unreserved	175,521	0	0	0	0	175,521
Investment In General Fixed Assets	0	0	0	5,321,541	0	5,321,541
Other	(17,074)	2,053	1,181	0	0	(13,841)
Total Fund Equity & Other Credits	158,446	239,030	136,358	5,321,541	0	5,855,376
Total Liabilities & Fund Equity	171,408	239,030	136,358	5,321,541	5,535,000	11,403,337

Summit at Fern Hill Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 10/31/2021

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
O&M Assmts - Tax Roll	297,755	2,537	(295,218)	(99)%
Other Miscellaneous Revenues				
Miscellaneous	0	25	25	0 %
Total Revenues	297,755	2,562	(295,193)	(99)%
Expenditures				
Legislative				
Supervisor Fees	12,000	600	11,400	95 %
Financial & Administrative				
District Manager	33,750	2,813	30,938	92 %
District Engineer	2,000	0	2,000	100 %
Disclosure Report	8,400	0	8,400	100 %
Trustees Fees	8,100	673	7,427	92 %
Auditing Services	5,800	0	5,800	100 %
Postage, Phone, Faxes, Copies	400	30	371	93 %
Public Officials Insurance	2,664	0	2,664	100 %
Legal Advertising	1,500	0	1,500	100 %
Bank Fees	400	31	369	92 %
Dues, Licenses & Fees	175	175	0	0 %
Website Administration	1,200	100	1,100	92 %
ADA Website Fee	1,800	1,100	700	39 %
Legal Counsel				
District Counsel	6,000	207	5,794	97 %
Electric Utility Services				
Electric Utility Services	39,000	2,916	36,084	93 %
Water-Sewer Combination Services				
Water Utility Services	8,000	728	7,272	91 %
Other Physical Environment				
Waterway Management Program	6,000	445	5,555	93 %
Property & Casualty Insurance	6,621	0	6,621	100 %
Club Facility Maintenance	20,000	561	19,439	97 %
Landscape Maintenance - Contract	91,000	7,543	83,457	92 %
Landscape Maintenance - Other	15,000	600	14,400	96 %
Plant Replacement Program	2,500	0	2,500	100 %
Irrigation Maintenance	3,500	300	3,200	91 %
Pool Maintenance	9,000	600	8,400	93 %
Park Facility Maintenance	5,000	216	4,784	96 %
Reserve				
Capital Reserve	7,945	0	7,945	100 %
Total Expenditures	297,755	19,637	278,118	93 %
Excess Revenues Over (Under)	0	(17,074)	(17,074)	0 %
Fund Balance, Beginning of Period	0	175,521	175,521	0 %
Fund Balance, End of Balance	0	158,446	158,446	0 %

Summit at Fern Hill Community Development District

Statement of Revenues and Expenditures

200 - Debt Service - Series 2016
From 10/1/2021 Through 10/31/2021
(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	0	2,052	2,052	0 %
O&M Assmts - Tax Roll	242,655	0	(242,655)	(100)%
Interest Earnings				
Interest Earnings	0	1	1	0 %
Total Revenues	242,655	2,053	(240,602)	(99)%
Expenditures				
Debt Service Payments				
Interest Payment	164,655	0	164,655	100 %
Principal Payment	78,000	0	78,000	100 %
Total Expenditures	242,655	0	242,655	100 %
Excess Revenues Over (Under) Expenditures	0	2,053	2,053	0 %
Fund Balance, Beginning of Period	0	236,977	236,977	0 %
Fund Balance, End of Balance	0	239,030	239,030	0 %

Summit at Fern Hill Community Development District

Statement of Revenues and Expenditures

201 - Debt Service - Series 2018
From 10/1/2021 Through 10/31/2021
(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>Total Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Revenues				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	0	1,180	1,180	0 %
O&M Assmts - Tax Roll	138,610	0	(138,610)	(100)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>1</u>	<u>1</u>	<u>0 %</u>
Total Revenues	<u>138,610</u>	<u>1,181</u>	<u>(137,429)</u>	<u>(99)%</u>
Expenditures				
Debt Service Payments				
Interest Payment	100,610	0	100,610	100 %
Principal Payment	<u>38,000</u>	<u>0</u>	<u>38,000</u>	<u>100 %</u>
Total Expenditures	<u>138,610</u>	<u>0</u>	<u>138,610</u>	<u>100 %</u>
Excess Revenues Over (Under) Expenditures	<u>0</u>	<u>1,181</u>	<u>1,181</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	135,177	135,177	0 %
Fund Balance, End of Balance	<u><u>0</u></u>	<u><u>136,358</u></u>	<u><u>136,358</u></u>	<u><u>0 %</u></u>

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

Summary

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 10/31/2021

Reconciliation Date: 10/31/2021

Status: Locked

Bank Balance	164,695.03
Less Outstanding Checks/Vouchers	2,100.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	162,595.03
Balance Per Books	<u>162,595.03</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: 10/31/2021

Reconciliation Date: 10/31/2021

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2029	10/19/2021	System Generated Check/Voucher	1,100.00	ADA Site Compliance
2034	10/19/2021	System Generated Check/Voucher	600.00	Zebra Cleaning Team, Inc.
2035	10/22/2021	System Generated Check/Voucher	200.00	Angela White
2037	10/22/2021	System Generated Check/Voucher	200.00	Douglas Ross Smith
Outstanding Checks/Vouchers			2,100.00	

Summit at Fern Hill Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 10/31/2021

Reconciliation Date: 10/31/2021

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
2020	9/23/2021	System Generated Check/Voucher	1,440.00	Carson's Lawn & Landscaping Services, LLC
2023	10/1/2021	System Generated Check/Voucher	2,942.00	Meritus Districts
2024	10/8/2021	System Generated Check/Voucher	717.38	BOCC
2025	10/8/2021	System Generated Check/Voucher	7,543.34	Carson's Lawn & Landscaping Services, LLC
2026	10/8/2021	System Generated Check/Voucher	175.00	Department of Economic Opportunity
2027	10/8/2021	System Generated Check/Voucher	142.50	Straley Robin Vericker
2028	10/8/2021	System Generated Check/Voucher	503.50	Times Publishing Company
2030	10/19/2021	System Generated Check/Voucher	445.00	First Choice Aquatic
2031	10/19/2021	System Generated Check/Voucher	300.00	Carson's Lawn & Landscaping Services, LLC
2032	10/19/2021	System Generated Check/Voucher	525.00	Speareem Enterprises, LLC
2033	10/19/2021	System Generated Check/Voucher	2,916.22	Tampa Electric
CD029	10/21/2021	October Bank Fee	30.54	
2036	10/22/2021	System Generated Check/Voucher	200.00	Antonio Deon Bradford, Sr.
Cleared Checks/Vouchers			17,880.48	

Summit at Fern Hill Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 10/31/2021

Reconciliation Date: 10/31/2021

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
5014	10/12/2021	Pool Key - 10.12.21	25.00	
CR302	10/27/2021	Tax Distribution - 10.27.21	5,769.67	
Cleared Deposits			5,794.67	