

**SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
NOVEMBER 8, 2021**

**SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT AGENDA
NOVEMBER 8, 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.

November 8, 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 **November 8, 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.....Tab 01
 - i. Quarterly Report
- B. District Engineer
- C. District Manager

4. BUSINESS ITEMS

- A. Discussion on Reserve Study Proposal.....Tab 02
- B. Discussion on Landscape Enhancements Proposals.....Tab 03
 - i. Mulch Installation
 - ii. Pine Tree Removal

5. CONSENT AGENDA

- A. Consideration of Minutes of the Regular Meeting October 11, 2021Tab 04
- B. Consideration of Operation and Maintenance Expenditures September 2021Tab 05
- C. Review of Financial Statements Month Ending September 30, 2021Tab 06

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

Summit at Fern Hill Community Development District
(Series 2016 Bonds and Series 2018 Bonds)
Quarterly Report for the Period Ending September 30, 2021
Straley Robin Vericker as District Counsel
Dissemination Agent: Meritus

We are providing a quarterly report to you as dissemination agent for the Summit at Fern Hill Community Development District with bonded indebtedness that we represent as district counsel. We are not aware of any delinquent assessments, foreclosures or any other litigation matters or claims against the District related to the payment of debt assessments. Please contact the appropriate District Manager, Trustee, Auditor, and Developer (if applicable) for additional information that may not have come to our attention as legal counsel.

If you have any other questions, please let us know.



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.

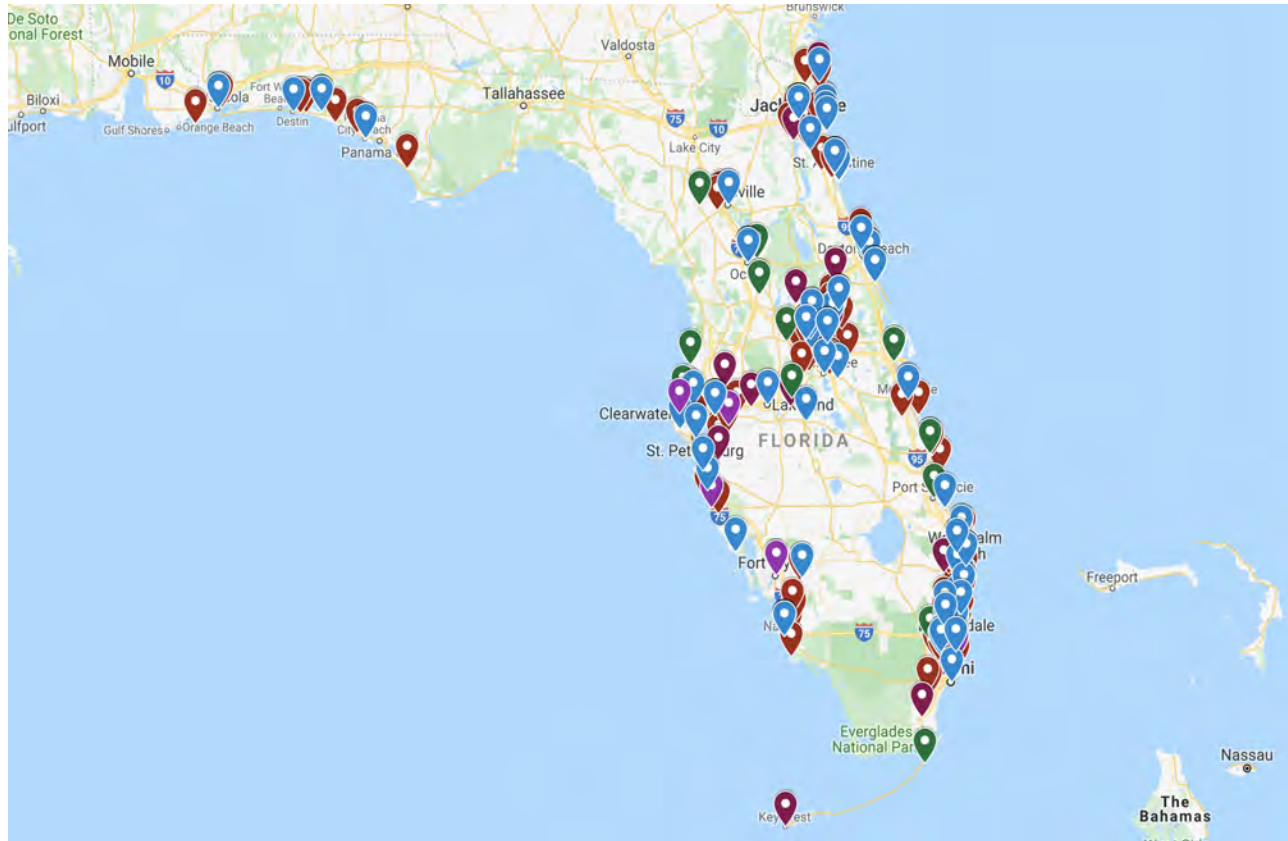
At the core of our very existence is the devotion to not merely satisfy our clients but to continually DELIGHT them and establish a mutually beneficial long-term relationship.



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

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

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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	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

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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

carsonwd@yahoo.com

1111

E-Mail

See Attached

X

[illegible]

Date

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

October 11, 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, October 11, 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, October 11, 2021 at 6:02 p.m.**

Board Members Present and Constituting a Quorum:

Antonio Bradford	Vice-Chair
Douglas Smith	Supervisor
Angela White	Supervisor

Staff Members Present:

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

There was one resident audience member in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

A resident commented on a trash can within the community that was not being serviced.

3. VENDOR/STAFF REPORTS

A. District Counsel

B. District Engineer

There was nothing additional to report from staff. The Board asked to get the turnover document from the Engineer. Mr. Radcliff will email Ms. Stewart and send it to the Board.

C. District Manager

Mr. Radcliff told the Board that he will do an action item list each month going forward that will have items to follow-up on like the garbage can that the resident noted was not being serviced.

45
46 **4. BUSINESS ITEMS**

47 **A. Consideration of Resolution 2022-01; Re-designating Officers**
48

49 Mr. Radcliff went over that the purpose of this resolution was to add himself and Heather Dilley as
50 Assistant Secretaries for signatory purposes.
51

MOTION TO:	Approve Resolution 2022-01.
MADE BY:	Supervisor Bradford
SECONDED BY:	Supervisor White
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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59 **B. Discussion on Landscape Enhancements Proposals**
60

61 The Board reviewed the proposals for pine bark installation but tabled the proposals until the next
62 meeting pending inspection by the Board and District Management.
63
64

65 **5. CONSENT AGENDA**

66 **A. Consideration of Minutes of the Public Hearing and Regular Meeting August 8,**
67 **2021**
68

69 The Board reviewed the minutes.
70

MOTION TO:	Approve the August 8, 2021 meeting minutes.
MADE BY:	Supervisor Smith
SECONDED BY:	Supervisor White
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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B. Consideration of Operations and Maintenance Expenditures July 2021

C. Consideration of Operations and Maintenance Expenditures August 2021

The Board reviewed the O&Ms.

MOTION TO:	Approve the July 2021 and August 2021 O&Ms.
MADE BY:	Supervisor White
SECONDED BY:	Supervisor Bradford
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

D. Review of Financial Statements Month Ending August 31, 2021

Mr. Radcliff reviewed the financials with the Board. The Board requested research on a reserve study.

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

Supervisor Smith requested to confirm that Carson's is on a three-month probationary period. He also stated that he would like to see the landscaping contract; Mr. Radcliff will send it to the Board. The Board asked for Mr. Radcliff to speak with Carson's regarding declining sod that was recently installed. Supervisor Smith noted that he would like to do an onsite review of landscaping with Carson's and Mr. Radcliff.

Supervisor Bradford asked about the garbage pickup at the pool and in the parking lot. Mr. Radcliff will contact Spearem about the pickup at the pool and will also speak with Carson's about picking up trash when they are on site.

Supervisor Smith also mentioned a damaged sign at the front entrance by the bus stop. Mr. Radcliff will look into it.

7. PUBLIC COMMENTS

There were no public comments.

8. ADJOURNMENT

MOTION TO:	Adjourn at 6:27 p.m.
MADE BY:	Supervisor White
SECONDED BY:	Supervisor Bradford
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - 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				
First Choice Aquatic Weed Management	63014	\$ 445.00		Waterway Service - September 2021
Meritus Districts	10912	2,877.68		District Management Service - September 2021
Spearem Enterprises	4962	445.00		Weekly Cleaning - September 2021
Zebra Cleaning Team	4583	500.00		Pool Cleaning - September 2021
Monthly Contract Sub-Total		\$ 4,267.68		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Frontier	8137412379 091621	\$ 116.31		Communication Service - 09/16/2021
Tampa Electric	211000167513 090721	110.99		Electric Service thru 08/31/2021
Tampa Electric	211000167729 090721	1,942.90		Electric Service thru 08/31/2021
Tampa Electric	211000167901 090721	682.75		Electric Service thru 08/31/2021
Tampa Electric	221007748520 090721	361.06	\$ 3,097.70	Electric Service thru 08/31/2021
Utilities Sub-Total		\$ 3,214.01		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Brandon Lock & Safe	51861	\$ 81.60		Key Service - 09/14/2021
Fields Consulting Group	2598	75.00		Sign Installment - 08/17/2021
Fields Consulting Group	2612	150.00	\$ 225.00	Sign Installment - 08/30/2021
Valarie Jones	VJ090921	200.00		Clubhouse Deposit Refund - 09/09/2021

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Zebra Cleaning Team	4584	97.25		Chemical Tube - 09/14/2021
Additional Services Sub-Total		\$ 603.85		
TOTAL:		\$ 8,085.54		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

First Choice Aquatic Weed Management, LLC

P.O. Box 593258
Orlando, FL 32859

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

Invoice

Date	Invoice #
9/10/2021	63014

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	10/10/2021

Description	Amount
Monthly waterway service for the month this invoice is dated - 8 waterways Light Debris pickup included	445.00
53900 4307 62	

Thank you for your business.

Total	\$445.00
Payments/Credits	\$0.00
Balance Due	\$445.00



First Choice Aquatic Weed Management, LLC.

Lake & Wetland Customer Service Report

Job Name: _____

Customer Number: 437

Customer: FCA - SUMMIT @ FERN HILL CDD

Technician: Ed

Date: 09/08/2021

Time: 06:34 AM

Customer Signature: _____

Waterway Treatment	2	3	7	8	AOP														
Algae	x	x																	
Submersed Weeds																			
Grasses and Brush		x	x	x															
Floating Weeds																			
Blue Dye																			
Inspection					x														
Request for Service																			
Restriction																			
(# of days)																			

CLARITY

- ☒ < 1'
☐ 1-2'
☐ 2-4'
☐ > 4'

FLOW

- ☒ None
☐ Slight
☐ Visible

METHOD

- ☒ ATV
☐ Airboat
☐ Backpack

- ☐ Boat
☐ Truck

CARP PROGRAM

- ☐ Carp observed
☐ Barrier Inspected

WATER LEVEL

- ☒ High
☐ Normal
☐ Low

WEATHER

- ☐ Clear
☒ Cloudy
☐ Windy
☒ Rainy

FISH and WILDLIFE OBSERVATIONS

- | | | | | |
|------------------------------------|---|--|----------------------------------|------------------------------------|
| <input type="checkbox"/> Alligator | <input type="checkbox"/> Catfish | <input type="checkbox"/> Gallinules | <input type="checkbox"/> Osprey | <input type="checkbox"/> Woodstork |
| <input type="checkbox"/> Anhinga | <input checked="" type="checkbox"/> Coots | <input type="checkbox"/> Gambusia | <input type="checkbox"/> Otter | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Bass | <input checked="" type="checkbox"/> Cormorant | <input type="checkbox"/> Herons | <input type="checkbox"/> Snakes | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Bream | <input checked="" type="checkbox"/> Egrets | <input checked="" type="checkbox"/> Ibis | <input type="checkbox"/> Turtles | |

NATIVE WETLAND HABITAT MAINTENANCE

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Arrowhead | <input checked="" type="checkbox"/> Bulrush | <input type="checkbox"/> Golden Canna |
| <input checked="" type="checkbox"/> Bacopa | <input type="checkbox"/> Chara | <input checked="" type="checkbox"/> Gulf Spikerush |
| <input type="checkbox"/> Blue Flag Iris | <input checked="" type="checkbox"/> Cordgrass | <input type="checkbox"/> Lily |

Beneficial Vegetation Notes:

- | | |
|--|--------------------------------|
| <input type="checkbox"/> Naiad | <input type="checkbox"/> _____ |
| <input checked="" type="checkbox"/> Pickerelweed | |
| <input checked="" type="checkbox"/> Soft Rush | <input type="checkbox"/> _____ |

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE

INVOICE NO.: 10912

DATE: 09/01/2021

DUE DATE: 09/01/2021

BILLING ADDRESS

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

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
51300/3101	District Management Services September		2,812.50
5103	Website Administration		50.00
4101	Postage July		6.63
57 4101	Copies BW July	0.15	8.55
SUBTOTAL			2,877.68
NEW CHARGES			
TOTAL			2,877.68

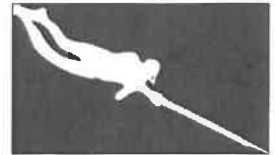
Spearem Enterprises, LLC

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 # 4962**DATE** 09/04/2021**DUE DATE** 09/19/2021**TERMS** Net 15

DESCRIPTION	QTY	RATE	AMOUNT
Labor 8-3-2021 weekly cleaning T(wice per week)	1	100.00	100.00
Labor 8-16-2021 weekly cleaning	1	100.00	100.00
Labor 8-23-2021 Weekly Cleaning	1	100.00	100.00
Labor 8-30-2021 Weekly Cleaning	1	100.00	100.00
Material Paper goods, Soap, Trash bags	1	45.00	45.00

BALANCE DUE

\$445.0053900-4602
42



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

EXPIRATION DATE



SUMMIT AT FERN HILL CDD
Your Monthly Invoice

Page 1 of 3

Account Summary

New Charges Due Date	10/12/21
Billing Date	9/16/21
Account Number	813-741-2379-121620-5
PIN	1485
Previous Balance	116.03
Payments Received Thru 9/02/21	-116.03
Thank you for your payment!	
Balance Forward	.00
New Charges	116.31
Total Amount Due	\$116.31

Thank
you

We appreciate your continued business and
remain committed to keeping you connected.

Manage Your Account

To Pay Your Bill

 **Online:** Frontier.com  1800.801.6652

 By mail

To Contact Us

 **Chat:** Frontier.com  **Online:** Frontier.com/helpcenter

 1800.921.8102

 **Tech support:**
Frontier.com/helpcenter

 **Email:** ContactBusiness@ftr.com



P.O. Box 709, South Windsor, CT 06074-9998

AV 01 013049 58069B 58 C**5DGT



SUMMIT AT FERN HILL CDD
2005 PAN AM CIR
STE 300
TAMPA, FL 33607-6008

PAYMENT STUB

Total Amount Due **\$116.31**

New Charges Due Date 10/12/21

Account Number 813-741-2379-121620-5

Please do not send correspondence with your payment. Make checks payable to Frontier.

Amount Enclosed \$
To change your billing address, call 1-800-921-8102

FRONTIER
PO BOX 740407
CINCINNATI OH 45274-0407



5940098137412379121620000000000000000000116315



SUMMIT AT FERN HILL CDD

Page 3 of 3

Date of Bill

9/16/21

Account Number

813-741-2379-121620-5

CURRENT BILLING SUMMARY

Local Service from 09/16/21 to 10/15/21

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		2.87
FL State Communications Services Tax		.67
County Communications Services Tax		.65
Federal Excise Tax		.33
FL State Gross Receipts Tax		.04
FL State Gross Receipts Tax		.01
Total Basic Charges		15.32
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 116.31

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 \$15.32 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.

Effective with this bill, the Frontier Roadwork Surcharge increased to \$1.75 per month. Questions? Please contact customer service.



Statement Date: 09/07/2021

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:	\$110.99
Total amount due:	\$110.99
Payment Due By:	09/28/2021

Your Account Summary

Previous Amount Due	\$39.42
Payment(s) Received Since Last Statement	-\$39.42
Current Month's Charges	\$110.99
Total Amount Due	\$110.99

53100
4301

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tampaelectric.com/outagemap



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:	\$110.99
Total amount due:	\$110.99
Payment Due By:	09/28/2021

Amount Enclosed \$

613112054325

Received

SEP 10 2021

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

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

Account: 211000167513
Statement Date: 09/07/2021
Current month's charges due 09/28/2021



Details of Charges – Service from 07/31/2021 to 08/31/2021

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	08/31/2021	6,269		5,417		852 kWh	1	32 Days

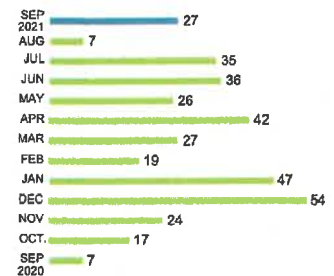
Basic Service Charge		\$18.06
Energy Charge	852 kWh @ \$0.06076/kWh	\$51.77
Fuel Charge	852 kWh @ \$0.04255/kWh	\$36.25
Storm Protection Charge	852 kWh @ \$0.00251/kWh	\$2.14
Florida Gross Receipt Tax		\$2.77
Electric Service Cost		\$110.99

Total Current Month's Charges

\$110.99

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Statement Date: 09/07/2021

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:	09/28/2021

Your Account Summary

Previous Amount Due	\$1,930.89
Payment(s) Received Since Last Statement	-\$1,930.89
Current Month's Charges	\$1,942.90
Total Amount Due	\$1,942.90

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4301

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



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See reverse side for more information

Account: 211000167729

Current month's charges:	\$1,942.90
Total amount due:	\$1,942.90
Payment Due By:	09/28/2021

Amount Enclosed \$

613112054326

Received

SEP 10 2021

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: 09/07/2021
Current month's charges due 09/28/2021



Details of Charges – Service from 07/31/2021 to 08/31/2021

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 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

00000049-0000507-Page 5 of 18



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 09/07/2021

Account: 211000167901

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



Current month's charges:	\$682.75
Total amount due:	\$682.75
Payment Due By:	09/28/2021

Your Account Summary

Previous Amount Due	\$488.79
Payment(s) Received Since Last Statement	-\$488.79
Current Month's Charges	\$682.75
Total Amount Due	\$682.75

531004301

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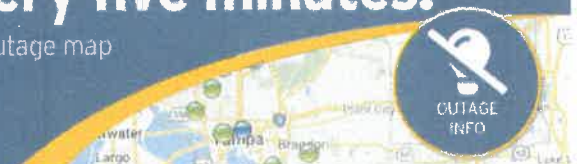
tampaelectric.com/paperless

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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:	\$682.75
Total amount due:	\$682.75
Payment Due By:	09/28/2021

Amount Enclosed \$

613112054327

Received

SEP 10 2021

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

6131120543272110001679010000000682754

Account: 211000167901
Statement Date: 09/07/2021
Current month's charges due 09/28/2021



Details of Charges – Service from 07/31/2021 to 08/31/2021

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	08/31/2021	68,933		62,813		6,120 kWh	1	32 Days

Basic Service Charge		\$18.06
Energy Charge	6,120 kWh @ \$0.06076/kWh	\$371.85
Fuel Charge	6,120 kWh @ \$0.04255/kWh	\$260.41
Storm Protection Charge	6,120 kWh @ \$0.00251/kWh	\$15.36
Florida Gross Receipt Tax		\$17.07

Electric Service Cost

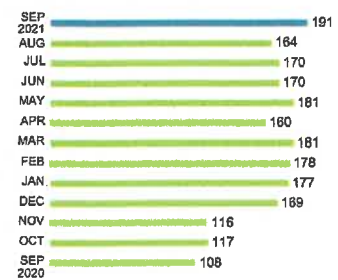
\$682.75

Total Current Month's Charges

\$682.75

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Statement Date: 09/07/2021

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:	09/28/2021

Your Account Summary

Previous Amount Due	\$359.12
Payment(s) Received Since Last Statement	-\$359.12
Current Month's Charges	\$361.06
Total Amount Due	\$361.06

53100
4301

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tampaelectric.com/outagemap



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:	09/28/2021

Amount Enclosed \$
631630538863

Received

SEP 10 2021

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: 221007748520
Statement Date: 09/07/2021
Current month's charges due 09/28/2021



Details of Charges – Service from 07/31/2021 to 08/31/2021

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 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

00000048-0000513-Page 17 of 18

**Brandon Lock & Safe, Inc.**

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

LOCK & SAFE, inc.

Lic. HCLOC14006

Invoice

Invoice Date	Invoice #	Terms
9/14/2021	51861	
P.O. No.		Net 30
Due Date		10/14/2021

Bill To

Summit at Fern Hill

Job Location / Ship To

Qty	Description	Rate	Amount
3	SC1 key duplicated	1.95	5.85
3	SC4 DND key duplicated	2.50	7.50
Date of Service: 9/3/21			
Signed for By: Gene			
35	SC1 key duplicated	1.95	68.25
Date of Service: 9/14/21			
Signed for By: Gene			
53900 - 4602 402			

*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	\$81.60
Sales Tax (7.5%)	\$0.00
Total	\$81.60
Payments Credits	\$0.00

Balance Due \$81.60

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



Invoice

Date	Invoice #
8/17/2021	2598

**MARKETING • DESIGN • PRINTING
INDOOR / OUTDOOR SIGNS & MORE...**

11749 Crestridge Loop
Trinity, FL 34655

Bill To
Meritus The Summit at Fern Hill CDD Attn: Gene Roberts 2005 Pan Am Circle #300 Tampa, FL 33607

P.O. No.	Terms

Item	Description	Qty	Rate	Amount
Printing & Reprod...	Clubhouse Gate -- "No Trespassing" (12" x 24") white metal sign with forest green vinyl lettering. Includes mounting on gate.	1	75.00	75.00

*53900. 4605
LW*

Subtotal	\$75.00
Sales Tax (7.0%)	\$0.00
Total	\$75.00
Payments/Credits	\$0.00
Balance Due	\$75.00

Phone #	Fax #	E-mail
(727) 480-6514	(727) 836-9783	mike@fcgmarketing.com



Invoice

Date	Invoice #
8/30/2021	2612

**MARKETING • DESIGN • PRINTING
INDOOR / OUTDOOR SIGNS & MORE...**

11749 Crestridge Loop
Trinity, FL 34655

Bill To
Meritus The Summit at Fern Hill CDD Attn: Gene Roberts 2005 Pan Am Circle #300 Tampa, FL 33607

P.O. No.	Terms

Item	Description	Qty	Rate	Amount
Printing & Reprod...	Other side of the "common area" at the corner of Crested Fringe and Strawberry Tetra -- "No Parking On The Grass" (18x24) white metal sign with forest green vinyl lettering. Includes install with 10' u-channel post.	1	150.00	150.00

S3900 - 4605
42

Subtotal	\$150.00
Sales Tax (7.0%)	\$0.00
Total	\$150.00
Payments/Credits	\$0.00
Balance Due	\$150.00

Phone #	Fax #	E-mail
(727) 480-6514	(727) 836-9783	mike@fcgmarketing.com

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

Today's Date September 9, 2021

District Name Summit at Fern Hill CDD

Check Amount 200.00

Payable to Valarie Jones

Mailing Address 10508 Strawberry Tetra Drive

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>2070222000</u>
CK #	_____
Date	_____

Date of Reservation: 9/4/21
Time From: 2:00PM **to** 9:00PM
Type of Function: BIRTHDAY PARTY
Number of Persons Planning to Attend: 15 **(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 SEPT. day of 1st, 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 Valerie Jones ("**Homeowner**"), residing at 10508 STRAWBERRY TETRA, 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:

10508 STRAWBERRY TETRA

Name: Valerie Jones

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: Monica Alvarez

Name: _____

Title: Admin

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@merituscorp.com**

EXHIBIT A

Clubhouse Clean-up Check List

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

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

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

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

Name of Homeowner: Valerie Jones
Date of Event: SEPT. 4TH 2021

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

18

PAY TO THE
ORDER OF

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

Summit AF Fern Hill CDD

86-490
1031 2216750122

09/02/2021

Valerie Jones 1058 Shawberry Rd
PURCHASER
TWO HUNDRED AND 00/100 DOLLARS *Revenue for 33578* \$200.00

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

AMSCOT CORPORATION

PURCHASER AND PAYEE ARE SUBJECT TO THE SERVICE CHARGE AND OTHER TERMS ON THE REVERSE SIDE

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

PURCHASER'S SIGNATURE

⑈103104900⑈ 4297 2216750122⑈

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

AMSCOT

The Money Superstore

18

PAY TO THE
ORDER OF

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

Summit AF Fern Hill CDD

86-490
1031 2216750123

09/02/2021

Valerie Jones 1058 Shawberry Rd
PURCHASER
FIFTY AND 00/100 DOLLARS *Revenue for 33578* \$550.00

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

AMSCOT CORPORATION

PURCHASER AND PAYEE ARE SUBJECT TO THE SERVICE CHARGE AND OTHER TERMS ON THE REVERSE SIDE

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

PURCHASER'S SIGNATURE

⑈103104900⑈ 4297 2216750123⑈

Florida DRIVER LICENSE

J520-872-69-717-0 CLASS E

JONES
VALARIE LEVARN
10608 STRAWBERRY TETRA DR
RIVERVIEW, FL 33618

DOB: 05/17/1969 SEX: F
EXP: 05/17/2026 HEIGHT: 5-09"
EYES: NONE HAIR: NONE

SAFE DRIVER

EXPI: 05/02/2018

DOB: 05/17/1969

REPLACED: 10/07/2020

Operation of a motor vehicle constitutes
consent to any reporting test required by law.





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

EXPIRATION DATE

TECHNICIAN		JOB SITE		INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood						
QTY	ITEM #	DESCRIPTION		UNIT PRICE	LINE TOTAL	
2		60ft throw ropes		\$38.50		\$77.00
		Chemical tube				\$20.25
					SUBTOTAL	
					SALES TAX	
					TOTAL	\$97.25

53900 - 467
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Summit at Fern Hill Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 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 9/30/2021
(In Whole Numbers)

	General Fund	Debt Service - Series 2016	Debt Service - Series 2018	Capital Projects - Series 2018	General Fixed Assets Account Group	General Long-Term Debt	Total
Assets							
Cash-Operating Account	175,341	0	0	0	0	0	175,341
Investments - Revenue 2016 # 0000	0	113,800	0	0	0	0	113,800
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	65,809	0	0	0	65,809
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 - Prepayment 2018 #1004	0	0	43	0	0	0	43
Investments - Construction 2018 #1005	0	0	0	0	0	0	0
Investments - COI 2018 # 1006	0	0	0	0	0	0	0
Accounts Receivable - Other	2,007	0	0	0	0	0	2,007
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
Interest Receivable	(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	4,041	0	0	0	0	0	4,041
Deposits	3,439	0	0	0	0	0	3,439
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	5,305,610	5,305,610
Other	0	0	0	0	0	0	0
Total Assets	184,827	236,977	135,177	0	5,321,541	5,535,000	11,413,523
Liabilities							
Accounts Payable	8,907	0	0	0	0	0	8,907
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	400	0	0	0	0	0	400

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Summit at Fern Hill Community Development District

Balance Sheet

As of 9/30/2021
(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 Bonds Payable-LT-2016	0	0	0	0	0	3,484,000	3,484,000
Revenue Bond Payable - Series 2018	0	0	0	0	0	2,051,000	2,051,000
Total Liabilities	9,307	0	0	0	0	5,535,000	5,544,307
Fund Equity & Other Credits							
Fund Balance-All Other Reserves	0	234,459	102,760	43	0	0	337,262
Fund Balance-Unreserved	119,252	0	0	0	0	0	119,252
Investment In General Fixed Assets	0	0	0	0	5,321,541	0	5,321,541
Other	56,268	2,519	32,418	(43)	0	0	91,161
Total Fund Equity & Other Credits	175,521	236,977	135,177	0	5,321,541	0	5,869,216
Total Liabilities & Fund Equity	184,827	236,977	135,177	0	5,321,541	5,535,000	11,413,523

Summit at Fern Hill Community Development District

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2020 Through 9/30/2021
(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	304,745	6,990	2 %
Interest Earnings				
Interest Earnings	0	117	117	0 %
Contributions & Donations From Private Sources				
Developer Contributions	0	23,256	23,256	0 %
Other Miscellaneous Revenues				
Miscellaneous	0	50	50	0 %
Clubhouse Rental Rev	0	700	700	0 %
Total Revenues	297,755	328,868	31,113	10 %
Expenditures				
Legislative				
Supervisor Fees	6,000	5,200	800	13 %
Financial & Administrative				
District Manager	33,750	33,750	0	0 %
District Engineer	2,250	949	1,302	58 %
Disclosure Report	8,400	6,300	2,100	25 %
Trustees Fees	8,500	7,745	755	9 %
Auditing Services	6,000	5,652	348	6 %
Postage, Phone, Faxes, Copies	200	429	(229)	(114)%
Public Officials Insurance	2,500	2,422	78	3 %
Legal Advertising	1,500	5,153	(3,653)	(244)%
Bank Fees	400	312	88	22 %
Dues, Licenses & Fees	175	450	(275)	(157)%
Office Supplies	200	0	200	100 %
Website Administration	600	600	0	0 %
ADA Website Fee	1,800	1,100	700	39 %
Legal Counsel				
District Counsel	6,000	11,159	(5,159)	(86)%
Electric Utility Services				
Electric Utility Services	40,000	32,452	7,548	19 %
Water-Sewer Combination Services				
Water Utility Services	6,000	8,266	(2,266)	(38)%
Other Physical Environment				
Waterway Management Program	10,000	5,340	4,660	47 %
Property & Casualty Insurance	6,500	6,019	481	7 %
Club Facility Maintenance	15,000	22,490	(7,490)	(50)%
Landscape Maintenance - Contract	100,000	90,610	9,390	9 %
Landscape Maintenance - Other	15,000	7,577	7,424	49 %
Plant Replacement Program	2,500	3,075	(575)	(23)%
Irrigation Maintenance	3,500	2,844	656	19 %
Pool Maintenance	10,000	8,293	1,707	17 %
Park Facility Maintenance	5,000	4,415	586	12 %
Reserve				
Capital Reserve	5,980	0	5,980	100 %
Total Expenditures	297,755	272,600	25,155	8 %
Excess Revenues Over (Under) Expenditures	0	56,268	56,268	0 %

Fund Balance, Beginning of Period

Summit at Fern Hill Community Development District

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2020 Through 9/30/2021
(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>
	0	119,252	119,252	0 %
Fund Balance, End of Balance	<u>0</u>	<u>175,521</u>	<u>175,521</u>	<u>0 %</u>

Summit at Fern Hill Community Development District

Statement of Revenues and Expenditures

200 - Debt Service - Series 2016
From 10/1/2020 Through 9/30/2021
(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	242,524	246,434	3,910	2 %
Interest Earnings				
Interest Earnings	0	14	14	0 %
Total Revenues	242,524	246,449	3,925	2 %
Expenditures				
Debt Service Payments				
Interest Payment	167,524	168,930	(1,406)	(1)%
Principal Payment	75,000	75,000	0	0 %
Total Expenditures	242,524	243,930	(1,406)	(1)%
Excess Revenues Over (Under) Expenditures	0	2,519	2,519	0 %
Fund Balance, Beginning of Period	0	234,459	234,459	0 %
Fund Balance, End of Balance	0	236,977	236,977	0 %

Summit at Fern Hill Community Development District

Statement of Revenues and Expenditures

201 - Debt Service - Series 2018
From 10/1/2020 Through 9/30/2021
(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	138,090	142,219	4,129	3 %
DS Assmts - Developer	0	29,435	29,435	0 %
Special Assessments - Service Charges				
DS Assmts - Tax Roll	0	(478)	(478)	0 %
Interest Earnings				
Interest Earnings	0	8	8	0 %
Total Revenues	138,090	171,184	33,094	24 %
Expenditures				
Debt Service Payments				
Interest Payment	102,090	102,810	(720)	(1)%
Principal Payment	36,000	36,000	0	0 %
Total Expenditures	138,090	138,810	(720)	(1)%
Other Financing Sources				
Interfund Transfer	0	43	43	0 %
Excess Revenues Over (Under) Expenditures	0	32,418	32,418	0 %
Fund Balance, Beginning of Period	0	102,760	102,760	0 %
Fund Balance, End of Balance	0	135,177	135,177	0 %

Summit at Fern Hill Community Development District

Statement of Revenues and Expenditures

301 - Capital Projects - Series 2018

From 10/1/2020 Through 9/30/2021

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Other Financing Sources				
Interfund Transfer	0	(43)	(43)	0 %
Excess Revenues Over (Under)	0	(43)	(43)	0 %
Expenditures				
Fund Balance, Beginning of Period	0	43	43	0 %
Fund Balance, End of Balance	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>

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

Summary

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 09/30/2021

Reconciliation Date: 9/30/2021

Status: Locked

Bank Balance	176,780.84
Less Outstanding Checks/Vouchers	1,440.00
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	175,340.84
Balance Per Books	<u>175,340.84</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: 09/30/2021

Reconciliation Date: 9/30/2021

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2020	9/23/2021	System Generated Check/Voucher	1,440.00	Carson's Lawn & Landscaping Services, LLC
Outstanding Checks/Vouchers			1,440.00	

Summit at Fern Hill Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 09/30/2021

Reconciliation Date: 9/30/2021

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1999	8/19/2021	System Generated Check/Voucher	200.00	Angela White
2004	8/19/2021	System Generated Check/Voucher	200.00	Tanisha B. Moise
2006	8/26/2021	System Generated Check/Voucher	947.13	BOCC
2007	8/26/2021	System Generated Check/Voucher	59.00	Carson's Lawn & Landscaping Services, LLC
2008	8/26/2021	System Generated Check/Voucher	116.03	Frontier
2009	8/26/2021	System Generated Check/Voucher	500.00	Zebra Cleaning Team, Inc.
2010	9/2/2021	System Generated Check/Voucher	7,543.34	Carson's Lawn & Landscaping Services, LLC
2011	9/2/2021	System Generated Check/Voucher	200.00	Lydia Simms
2012	9/2/2021	System Generated Check/Voucher	777.68	Meritus Districts
2013	9/2/2021	System Generated Check/Voucher	1,052.77	Straley Robin Vericker
2014	9/16/2021	System Generated Check/Voucher	225.00	Fields Consulting Group, LLC
2015	9/16/2021	System Generated Check/Voucher	445.00	Spearem Enterprises, LLC
2016	9/16/2021	System Generated Check/Voucher	3,097.70	Tampa Electric
2017	9/16/2021	System Generated Check/Voucher	200.00	Valarie Jones
CD028	9/21/2021	September Bank Fee	26.72	
2018	9/23/2021	System Generated Check/Voucher	445.00	First Choice Aquatic
2019	9/23/2021	System Generated Check/Voucher	81.60	Brandon Lock & Safe, Inc.
2021	9/23/2021	System Generated Check/Voucher	116.31	Frontier
2022	9/23/2021	System Generated Check/Voucher	597.25	Zebra Cleaning Team, Inc.
Cleared Checks/Vouchers			16,830.53	

Summit at Fern Hill Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 09/30/2021

Reconciliation Date: 9/30/2021

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
2130	8/31/2021	Clubhouse Rental - 08.31.21	50.00	
2220230859	8/31/2021	Clubhouse Deposit - 08.31.21	200.00	
2220230860	8/31/2021	Clubhouse Rental - 08.31.21	50.00	
2216750122	9/2/2021	Clubhouse Deposit - 09.02.2021	200.00	
2216750123	9/2/2021	Clubhouse Rental - 09.02.2021	50.00	
Cleared Deposits			550.00	