

**SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
APRIL 11, 2022**

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT AGENDA

APRIL 11, 2022, 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	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.

April 11, 2022

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 **April 11, 2022, 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.....Tab 01
 i. Stormwater Needs Analysis

C. District Manager

4. BUSINESS ITEMS

A. Discussion on Reserve Study Proposal.....Tab 02

B. Discussion on “No Fishing ‘Sign Proposal.....Tab 03

C. Discussion on Playground Walkway ProposalTab 04

5. CONSENT AGENDA

A. Consideration of Minutes of the Regular Meeting March 14, 2022,.....Tab 05

B. Consideration of Operation and Maintenance Expenditures February 2022.....Tab 06

C. Review of Financial Statements Month Ending February 28, 2022.....Tab 07

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,

Heather Dilley
District Manager

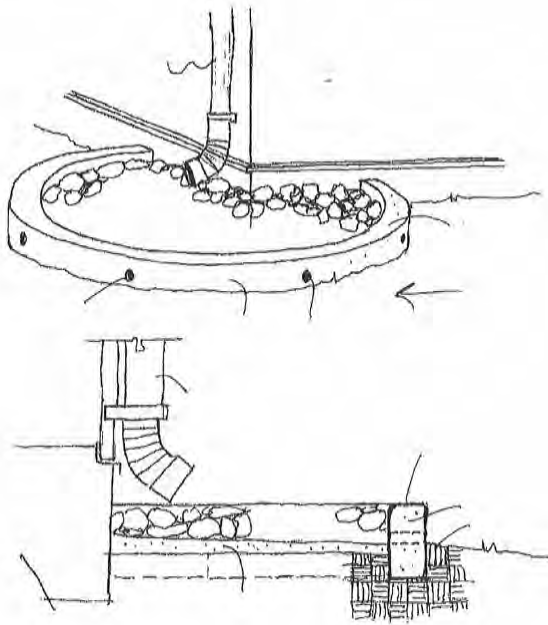
STORMWATER POND SLOPE EROSION

The slopes of the community's stormwater ponds must be maintained with proper vegetation in order to control and prevent *erosion*, or loss of the soil. Erosion of the slopes can be extremely expensive to repair and can sometimes also add unwanted sediment to the water that can negatively affect the water quality in the pond. In addition, eroded banks make it difficult to access and maintain the ponds and unchecked erosion may cause damage to the properties of homeowners next to the affected pond.

The slopes are susceptible to erosion due to

- wave action in the ponds
- the normal fluctuation of the groundwater levels between the rainy and dry seasons
- direct discharge of water from roofs or drains, such as through a roof downspout, a pool overflow pipe, or a water conditioner outflow pipe, that is very concentrated and can carry away soil in its path
- direct discharges from pool drains and water conditioners that contain chemicals such as chlorine or salt that can kill the grass and/or plants that keep the soil in place
- lack of grass and/or plants since vegetation helps keep the soil in place.

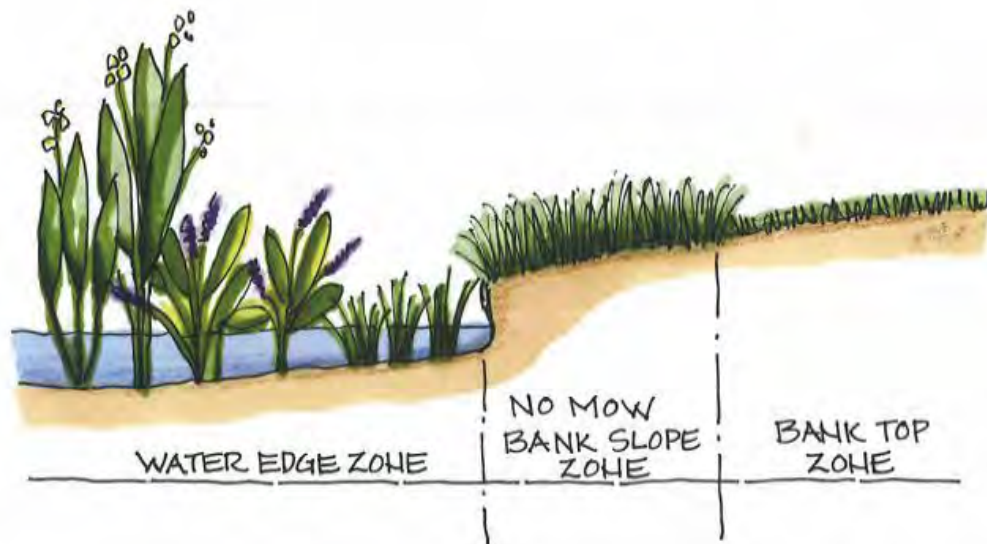
Discharges of water from roofs, pools, and water conditioners can significantly damage pond berms and slopes due to the quality of the water and the concentrated flow of water. Residents who have, or plan to create, a concentrated discharge of water must contact the CDD office to discuss ways to reduce the erosion potential. One way to avoid a concentrated discharge is shown in the illustration below:

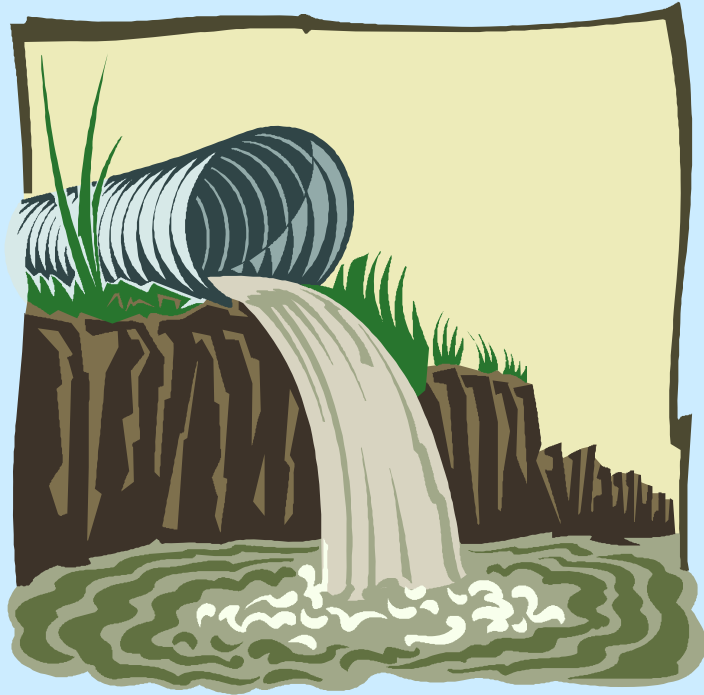


It is also very important for vegetation to be established and maintained, on both private and CDD properties, within the pond berms and slopes so that bare soil doesn't lead to erosion. Any aquatic plants that the CDD may plant along the pond slopes should be protected to help stabilize the pond slope along and below the grass line and normal water level.

The District (CDD) performs regular inspections of the ponds to assess their conditions and identify any areas that have eroded or show potential for erosion. These areas are then scheduled for appropriate maintenance.

The CDD is implementing a new pond slope maintenance program in 2017 in accordance with guidelines from the University of Florida/IFAS Environmental Horticulture Department's Center for Landscape Conservation and Ecology. The program will use a Moderate to Gentle Slope with a cut bank for the ponds. Turf is planted to the water's edge and a no-mow zone will be established around the perimeter of the ponds. The no-mow strip will be groomed appropriately by the district's landscape maintenance company and will be left taller than a lawn. Homeowners must not mow, nor allow their landscape companies to mow, in the no-mow zone as this interferes with the proper functioning of the system. The following illustration provides more detail:





IDENTIFICATION AND ELIMINATION OF *ILLICIT* *DISCHARGES*

**FLORIDA DEPARTMENT OF
ENVIRONMENTAL PROTECTION
NPDES STORMWATER SECTION**

PURPOSE...

- Educate staff and contractors to recognize, report, and stop illicit discharges.
- Create a culture of Pollution Prevention (P²) within OUR agency and community to prevent “pointless personal pollution.”



WHY AM I HERE?

- **YOU are in the field as part of your job**
- **YOU are the “eyes” of our local government or agency**
- **YOU are part of the front lines in preventing illicit discharges**
- **YOU need to know what to look for and what to do if you see illicit discharges**

WHAT IS THE MS4?

- **“Municipal Separate Storm Sewer System”**
- **It is your “Master Drainage System”**
- **The “system” includes road drainage, catch basins, channels, detention ponds, swales, ditches, pipes, etc.**
- **Owned by local governments, WCDs, special districts**
- **Ultimately discharges to surface waters (lakes, rivers, bays, ocean, wetlands)**

HOW STORMWATER REACHES SURFACE WATER

- Sanitary sewer
- Storm sewer



WHAT IS A NPDES MS4 PERMIT?

- **Required by Federal Clean Water Act and by 403.0885, Florida Statutes**
- **NPDES = “National Pollutant Discharge Elimination System”**
 - **Implement Stormwater Management Program (SWMP) to minimize stormwater pollutant loadings.**
 - **Prohibit non-stormwater discharge to the MS4 through education, rules, policies, and inspections.**
 - **Improve and restore impaired waters by reducing stormwater loads.**

ALLOWABLE DISCHARGES INCLUDE...

- **Flows from emergency fire fighting activities.**
- **Water line flushing.**
- **Irrigation from lawn watering.**
- **Air conditioning condensate**
- **Rising ground waters.**
- **Dechlorinated/desalinated swimming pool water.**
- **Residential car washing.**



WHO IS RESPONSIBLE?

- *Everyone is!*
- We have a permit and moral obligation to future generations.
- Contact your MS4 staff for assistance in identifying a possible illicit discharge you have observed and how to prevent it.



WHY BE CONCERNED WITH ILLICIT DISCHARGES?



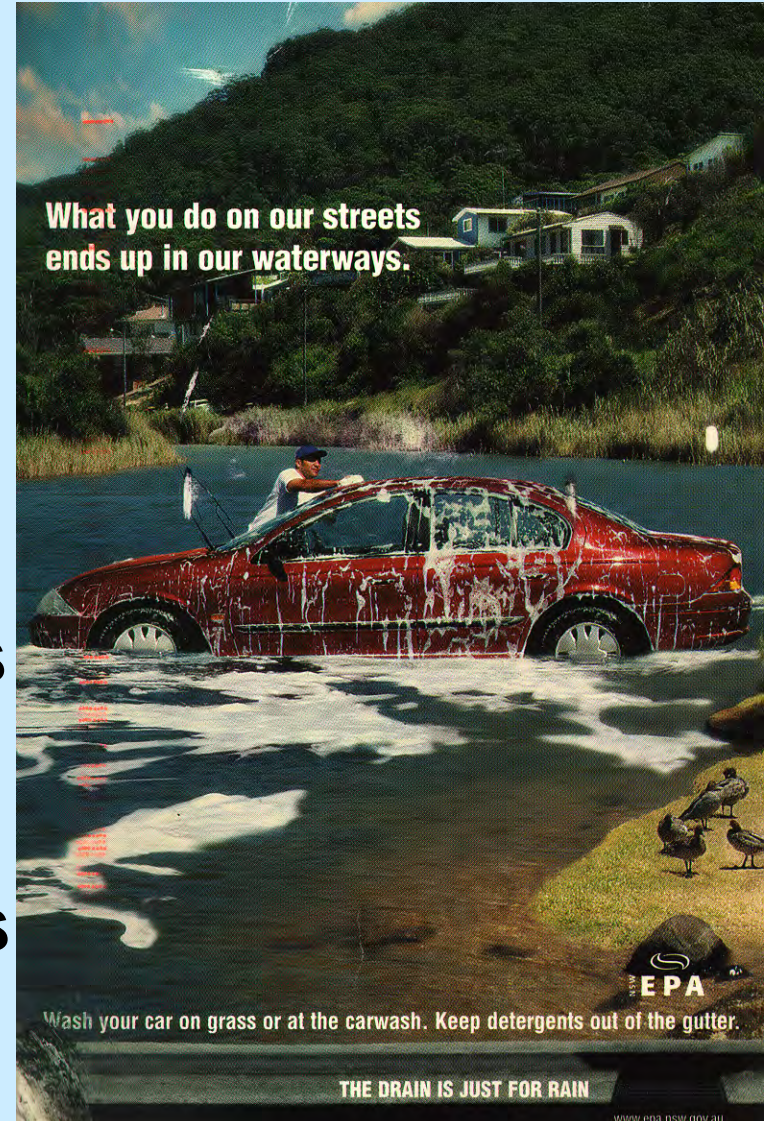
- To ensure that only stormwater goes into our MS4.
- To protect our lakes, rivers, estuaries, and wetlands from pollution.

ILLICIT DISCHARGES ARE...

- **Any discharge to an MS4, surface water, or ground water that is not composed entirely of stormwater runoff.**
- **Illicit Discharges may include:**
 - **Deliberate discharges or dumping**
 - **Incidental runoff from sites with chemicals, raw materials, or bare soil.**

What are Examples of Illicit Discharges?

- Raw Sewage/ Septic Effluent
- Washing machine wastewater
- Car wash wastewater
- Improper oil or household toxics disposal
- Improper radiator flushing
- Paints, pesticides, herbicides
- Construction and other debris
- Pressure washing with soaps
- Grass clippings or yard waste
- Spills from roadway accidents



Types of Illicit Discharges

- **Illegal Dumping**
- **Illicit Connections**
- **Construction-related Discharges**
- **Pipe Defects (sanitary sewer)**
- **Accidental Discharge or Spills**



Illegal Dumping

Discharge of pollutants or non-stormwater materials into the storm sewer system



REPORT IMMEDIATELY

Illicit Connection

An improper physical connection to the stormwater system which can include non-permitted connection(s) to our MS4.

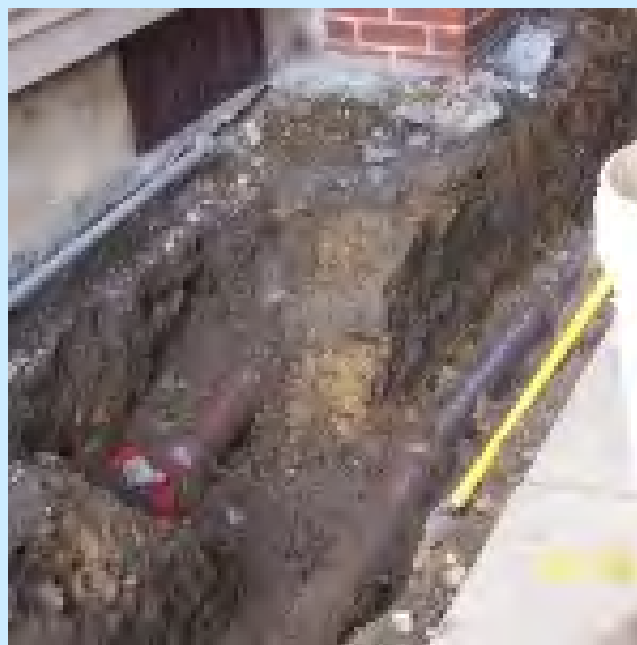
Direct Connection

- Wastewater piping
- Sewage from residential property
- Washing machine discharge
- Pipes to a stormwater drain



Indirect Connection

- Cracked sanitary systems
- Spills collected by drain outlets
- Paint or used oil dumped into drainage systems



Construction-Related Discharges

These are discharges into the MS4 or right-of-way from adjacent construction projects.

Some examples are:

- **Turbid water from dewatering and other construction activities.**
- **Contamination from discharges associated with remediation projects.**
- **Non-permitted dewatering discharges**



Sanitary Sewage

- Sanitary sewage may be present if there is black staining inside the drainage pipe; visible evidence of sanitary waste, floating debris, or opaque or gray water.
- Sewage may originate from septic tank overflow pipes or improperly dumped travel trailer waste.



Failing septic tank

Accidental Discharge or Spills

Reporting a discharge or spill

- The reporting requirements for spills are 25 gallons or more of petroleum or petroleum based products.



Florida State Warning Point 1-800-320-0519

DOCUMENTING & REPORTING ILLICIT DISCHARGES

- Each MS4 has it's own SOPs – Part 2 of training
- Typically use inspection checklist
- Need to know to whom and how to report possible illicit discharge

**FLORIDA DEPARTMENT OF TRANSPORTATION
DISTRICT FIVE
ILLICIT DISCHARGE DETECTION INSPECTION REPORT
NPDES MS4 STORMWATER PROGRAM**

Date: _____ Time: _____ Current Weather Condition: _____
Firm or Agency: _____ Name: _____ Phone #: _____
Illicit Discharge Location (Address/Location): _____
Mile Post: _____ (or) Station #: _____
Receiving Water Body: _____ Ultimate Receiving Water Body (if Known): _____

Physical Hydrologic/Hydraulic Data
Time since last rain event: ☐ > 72 hours ☐ < 72 hours Quantity of last rain event: _____ inches
Connection Type: ☐ Circular ☐ Elliptical ☐ Ditch or Swale ☐ Weir ☐ Culvert ☐ Arched ☐ Canal ☐ Unknown
Description: _____
Connection Material: ☐ RCP (Reinforced Concrete Pipe) ☐ CMP (Corrugated Metal Pipe) ☐ PVC (Polyvinyl Chloride Pipe)
and/or: ☐ Concrete ☐ Earthen ☐ Ductile Iron (DIP) ☐ Fiberglass ☐ Asphalt ☐ Unknown ☐ Other
Description: _____
Connection/Outfall Size/Diameter: _____ feet and/or _____ inches

General Observation of Illicit Discharge
Water Present: ☐ Yes ☐ No Abandoned Drums/Containers or Material Present: ☐ Yes ☐ No (If Yes Describe Below)
Water Color: ☐ Clear ☐ Red ☐ Yellow ☐ Brown ☐ Green ☐ Grey ☐ Dark ☐ Tannin ☐ Other _____
Odor: ☐ None ☐ Musty ☐ Sewage ☐ Sulfur/Rotten Eggs ☐ Sour Milk ☐ Fishy ☐ Other _____
Floatables: ☐ None ☐ Oil ☐ Sheen ☐ Garbage/Trash ☐ Sewage/Milt ☐ Other _____
Sedimentation: ☐ None ☐ Slight ☐ Moderate ☐ Heavy ☐ Suspended Solids ☐ Other _____
Turbidity: ☐ Clear ☐ Slightly Turbid ☐ Moderately Turbid ☐ Heavily Turbid ☐ Other _____
Incident Description/Observation: _____

Source: Ownership/Area Characteristics (Illicit connections only)
Municipality (City/County), if known: _____
Immediate upstream property owner's name and/or address: _____
Type of Facility/Operated or Property Description: _____
CC: () D5: Patrick Muench P.E. (386) 943-5434 Fax: (386) 736-5302

***** This section to be completed by Environmental Permitting Engineer *****
Follow-up inspection required? ☐ Yes ☐ No Date Scheduled: _____ Time: _____
Referred to _____ for further ☐ Investigation only, and/or ☐ Corrective action, by _____
Comments/Instructions: _____

FOR YOUR SAFETY ALWAYS REMEMBER: NEVER INHALE, TOUCH OR COME IN CONTACT WITH ANY UNKNOWN SUBSTANCES
Revised 3/12/2008

Spill Response Procedures

Information needed when reporting a spill

- Name, address and phone number of person reporting the spill
- Name, address and phone number of responsible party for the discharge (if known)
- Date and time of the spill and status of spill (ongoing or ceased)
- Estimated amount of the spill
- Location or address of the spill
- Source or cause of the spill
- Description of area affected by the spill
- Provide as much information as possible

What to look for – common signs of illicit discharges



Common Signs of Discharges

- Staining from paints or solvents on outfalls pipes, inlets and grates, and around pond bank
- Turbidity, oil/gas sheen, foam and/or suds
- Abandoned oil and gas containers, barrels, and paint cans
- Discoloration of water or vegetation
- Floatables and debris
- Pungent odors or other smells



Oil / Gas

- Recognized as a sheen on the water = rainbow
- Natural sheens may be differentiated from an oil/gas sheen by swirling the sheen around in the water. If it re-attaches, the sheen is oil/gas.



Foams / Detergents

- Products used to wash boats/vehicles/buildings may include chlorine, phosphates and ammonia.
- These products often enter lakes and streams as a result of improperly connected car washes or washing machines.



Examples of Previous Illicit Connections and Discharges



Unknown pipe into storm sewer inlet



Water by nature is not green!

Examples of Previous Illicit Connections and Discharges



Washing machine discharge



Unknown pipe to inlet

Examples of Illicit Connections and Discharges



Restaurant grease traps



Septic tank overflow



Pressure washing



Stains lead to storm sewer inlet



MORE INDICATIONS...



- A person emptying a drum or bucket of waste
- A tank or vector truck draining its contents through a hose in a manhole
- A hose running out the back door of an industrial site into a ditch or a wooded lot

Even More Clues



- Unauthorized pipe which has been connected to the storm sewer
- Discoloration of channels and pipes
- Flow where there shouldn't be any

WHEN YOU FIND AN ILLICIT DISCHARGE...

- **On a property under your control...**
 - **Stop the discharge.**
 - **Notify supervisor and/or safety officer.**
 - **Cleanup discharge or spill.**
 - **Implement strategy to prevent illicit discharges in the future.**

WHEN YOU OBSERVE AN ILLICIT DISCHARGE...



- On a property not under your control...
 - Take picture and/or note location, characteristics, date, and time.
 - Identifying marks
 - Commercial vehicle?
 - Any ID on the door?
 - License Number
 - Report to MS4 immediately.

CREATING A CULTURE OF POLLUTION PREVENTION (P²)...

- **Administration and Communication**
 - **Create a plan of action/SOPs to manage illicit discharges.**
 - **Stormwater Pollution Prevention Plan**
 - **Spill Cleanup Plan and Spill Cleanup Kits**
 - **Create channels of communication of reporting potential or observed illicit discharges.**
 - **These channels should go up and down the Org. Chart.**
 - **Like safety, P² is everyone's responsibility.**



WE MUST SET AN EXAMPLE

CREATING A CULTURE OF POLLUTION PREVENTION (P²)...

- **Housekeeping and Materials Management**
 - **Vehicle Washing/Maintenance**
 - **Wash water should never discharge to storm sewer or surface waters.**
 - **Maintenance should be performed indoors.**



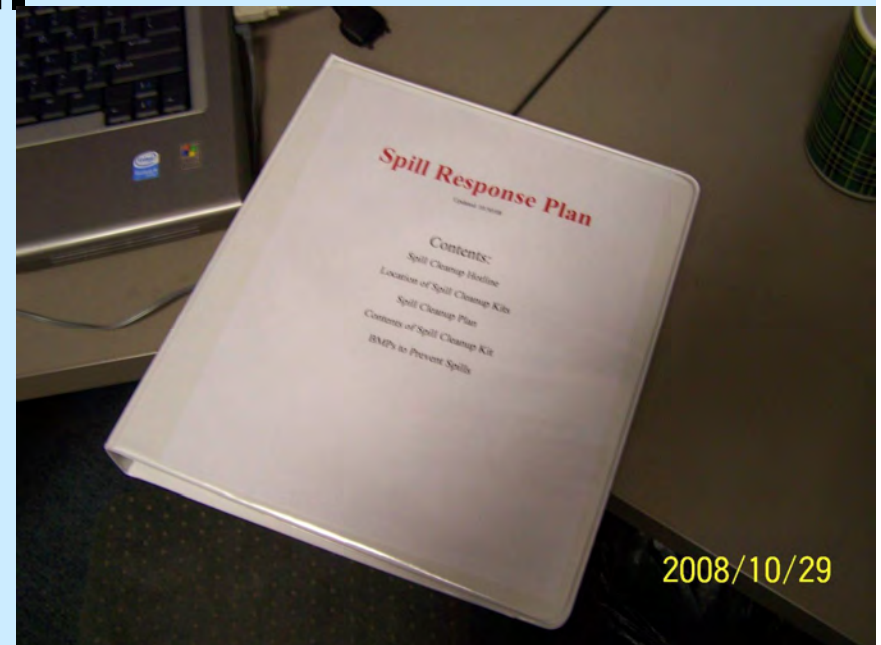
CREATING A CULTURE OF POLLUTION PREVENTION (P²)...

- Housekeeping and Materials Management
 - Spill Prevention
 - Use drop cloths, drip pans, and secondary containment.



CREATING A CULTURE OF POLLUTION PREVENTION (P²)...

- Housekeeping and Materials Management
 - Spill Reporting and Response
 - Spill reporting hotline.
 - Spill Cleanup Plan.
 - Spill Cleanup Kit.



CREATING A CULTURE OF POLLUTION PREVENTION (P²)...

- Housekeeping and Materials Management
 - Street and Yard Maintenance
 - Street sweeping.
 - Inlet protection.



CREATING A CULTURE OF POLLUTION PREVENTION (P²)...

- **Housekeeping and Materials Management**
 - **Material Storage**
 - **Cover stockpiles, drums, and other containers.**
 - **Know manufacturers storage guidelines.**



CREATING A CULTURE OF POLLUTION PREVENTION (P²)...

- **Housekeeping and Materials Management**
 - **Landscaping and Lawn care**
 - Keep clippings out of street and stormwater inlets.
 - Sweep up spills and reuse the fertilizer.
 - Use Florida-friendly fertilizers = low or no phosphorus and slow release nitrogen.
 - Know manufacturers application rates.
 - Keep pesticides and fertilizers away from lakes, rivers, wetlands, streets, and stormwater inlets.



GUARANTEED ANALYSIS	
Total Nitrogen (N).....	35.0%
35% Urea Nitrogen*	
Soluble Potash (K ₂ O).....	5.00%
Boron (B).....	0.03%
Copper (Cu).....	0.05%
Iron (Fe).....	5.00%
0.10% Water Soluble Iron (Fe)	
Manganese (Mn).....	0.05%
Molybdenum (Mo).....	0.0006%
Zinc (Zn).....	0.05%
Derived from: Polymer-coated Urea, Urea, Muriate of Potash, Sodium Borate, Copper Oxide, Ferric Oxide, Ferrous Sulfate, Manganese Oxide, Molybdic Oxide and Zinc Oxide.	
* Contains 15% slowly available Nitrogen from coated Urea.	
F1074	



THE CONSEQUENCES...

- Florida DEP and the US EPA can levy very hefty fines...

FOR IMMEDIATE RELEASE: September 29, 2008
CONTACTS: Amy Graham, (850) 245-2112 or (850) 778-7258

DEP AGENTS CRACK DOWN ON WASTE VIOLATIONS STATEWIDE

-Two arrests triggered by citizen calls to State Warning Point-

TALLAHASSEE- Florida Department of Environmental Protection (DEP) law enforcement agents made three separate arrests last week for waste violations, including one for storing, processing or disposing of solid waste within 200 feet of a natural body of water, a first degree misdemeanor punishable by up to six months in jail and/or a fine up to \$10,000.

FOR IMMEDIATE RELEASE: October 17, 2008
CONTACTS: Amy Graham, (850) 245-2112 or (850) 778-7258

DEP SLEUTHS SOLVE WETLANDS CRIME

~Suspect arrested after destroying 10 acres of wetlands~

BAY COUNTY- After a three month investigation, Florida Department of Environmental Protection (DEP) law enforcement agents last week arrested a man with causing pollution, a third degree felony punishable by up to five years in prison and a fine of up to \$10,000. Thomas Bodie, who was arrested after clearing and filling approximately 10 acres of state jurisdictional wetlands, was also charged with failing to obtain a permit, a misdemeanor punishable by up to one year in jail and a fine of up to \$1,000.



Four Of The Nation's Largest Home Builders Settle Storm Water Violations

June 12, 2008

Washington, D.C. — Four of the nation's largest home builders have agreed to pay civil penalties totaling \$4.3 million to resolve alleged violations of the Clean Water Act, the Justice Department and Environmental Protection Agency announced recently. The companies also have agreed to implement company-wide compliance programs that go beyond current regulatory requirements and put controls in place that will keep 1.2 billion pounds of sediment from polluting our nation's waterways each year.

The home builders are Centex Homes, based in Dallas; KB Home, based in Los Angeles; Pulte Homes, based in Bloomfield Hills, Mich.; and Richmond American Homes, based in Denver. The four separate settlements resolve alleged violations of storm water run-off regulations at construction sites in 34 states and the District of Columbia. Each company will pay the following penalties:

Centex: \$1,485,000

KB Home: \$1,185,000

Pulte: \$877,000

Richmond: \$795,000

Background Information

Please provide your contact and location information, then proceed to the template on the next sheet.

Name of Local Government:	Summit at Fern Hill Community Development District
Name of stormwater utility, if applicable:	N/A
Contact Person	
Name:	Tonja Stewart, PE
Position/Title:	CDD Engineer
Email Address:	tonja.stewart@stantec.com
Phone Number:	(813)223-9500

Indicate the Water Management District(s) in which your service area is located.

- | | |
|-------------------------------------|--|
| <input type="checkbox"/> | Northwest Florida Water Management District (NFWFMD) |
| <input type="checkbox"/> | Suwannee River Water Management District (SRWMD) |
| <input type="checkbox"/> | St. Johns River Water Management District (SJRWMD) |
| <input checked="" type="checkbox"/> | Southwest Florida Water Management District (SWFWMD) |
| <input type="checkbox"/> | South Florida Water Management District (SFWMD) |

Indicate the type of local government:

- | | |
|-------------------------------------|------------------------------|
| <input type="checkbox"/> | Municipality |
| <input type="checkbox"/> | County |
| <input checked="" type="checkbox"/> | Independent Special District |

Part 1.0 Detailed description of the stormwater management program (Section 403.9302(3)(a), F.S.)

The stormwater management program, as defined in the Introduction, includes those activities associated with the management, operation and maintenance, and control of stormwater and stormwater management systems, including activities required by state and federal law. The detailed program description is divided into multiple subparts consisting of narrative and data fields.

Part 1.1 Narrative Description:

Please provide a brief description of the current institutional strategy for managing stormwater in your jurisdiction. Please include any mission statement, divisions or departments dedicated solely or partly to managing stormwater, dedicated funding sources, and other information that best describes your approach to stormwater:

The CDD professional engineering staff has established BMPs for the stormwater ponds designed and constructed as part of its Master Drainage Plan. The District will be planning perimeter aquatic planting for improved stormwater quality in FY 2022/2023. Pond and landscape maintenance vendors have been informed of Illicit Discharges for reporting to District Management, if observed. As well, regular periodic pond observation and maintenance is done.

On a scale of 1 to 5, with 5 being the highest, please indicate the importance of each of the following goals for your program:

0	1	2	3	4	5	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drainage & flood abatement (such as flooding events associated with rainfall and hurricanes)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water quality improvement (TMDL Process/BMAPs/other)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Reduce vulnerability to adverse impacts from flooding related to increases in frequency and duration of rainfall events, storm surge and sea level rise
						Other:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Part 1.2 Current Stormwater Program Activities:

Please provide answers to the following questions regarding your stormwater management program.

- Does your jurisdiction have an NPDES Municipal Separate Storm Sewer System (MS4) Permit?
If yes, is your jurisdiction regulated under Phase I or Phase II of the NPDES Program:
- Does your jurisdiction have a dedicated stormwater utility?
If no, do you have another funding mechanism?
If yes, please describe your funding mechanism.
- Does your jurisdiction have a Stormwater Master Plan or Plans?
If Yes:
How many years does the plan(s) cover?
Are there any unique features or limitations that are necessary to understand what the plan does or does not address?

Please provide a link to the most recently adopted version of the document (if it is published online):
- Does your jurisdiction have an asset management (AM) system for stormwater infrastructure?
If Yes, does it include 100% of your facilities?
If your AM includes less than 100% of your facilities, approximately what percent of your facilities are included?

- Does your stormwater management program implement the following (answer Yes/No):

A construction sediment and erosion control program for new construction (plans review and/or inspection)?	No
An illicit discharge inspection and elimination program?	Yes
A public education program?	Yes
A program to involve the public regarding stormwater issues?	Yes
A "housekeeping" program for managing stormwater associated with vehicle maintenance yards, chemical storage, fertilizer management, <i>etc.</i> ?	No
A stormwater ordinance compliance program (<i>i.e.</i> , for low phosphorus fertilizer)?	No
Water quality or stream gage monitoring?	No
A geospatial data or other mapping system to locate stormwater infrastructure (GIS, <i>etc.</i>)?	No
A system for managing stormwater complaints?	Yes
Other specific activities?	

Regular observations and reporting by both the pond and landscape maintenance vendors at Board of Supervisors' meetings.

Notes or Comments on any of the above:

Part 1.3 Current Stormwater Program Operation and Maintenance Activities

Please provide answers to the following questions regarding the operation and maintenance activities undertaken by your stormwater management program.

- Does your jurisdiction typically assume maintenance responsibility for stormwater systems associated with new private development (*i.e.*, systems that are dedicated to public ownership and/or operation upon completion)?

Yes

Notes or Comments on the above:

- Does your stormwater operation and maintenance program implement any of the following (answer Yes/No):

Routine mowing of turf associated with stormwater ponds, swales, canal/lake banks, <i>etc.</i> ?	Yes
Debris and trash removal from pond skimmers, inlet grates, ditches, <i>etc.</i> ?	Yes
Invasive plant management associated with stormwater infrastructure?	No
Ditch cleaning?	No
Sediment removal from the stormwater system (vacator trucks, other)?	No
Muck removal (dredging legacy pollutants from water bodies, canal, <i>etc.</i>)?	No
Street sweeping?	No
Pump and mechanical maintenance for trash pumps, flood pumps, alum injection, <i>etc.</i> ?	No
Non-structural programs like public outreach and education?	Yes
Other specific routine activities?	

Part 2. Detailed description of the stormwater management system and its facilities and projects (continued Section 403.9302(3)(a), F.S.)

A stormwater management system, as defined in the Introduction, includes the entire set of site design features and structural infrastructure for collection, conveyance, storage, infiltration, treatment, and disposal of stormwater. It may include drainage improvements and measures to prevent streambank channel erosion and habitat degradation. This section asks for a summary description of your stormwater management system. It is not necessary to provide geospatial asset data or a detailed inventory. For some, it may be possible to gather the required data from your Asset Management (AM) system. For others, data may be gathered from sources such as an MS4 permit application, aerial photos, past or ongoing budget investments, water quality projects, or any other system of data storage/management that is employed by the jurisdiction.

Please provide answers to the following questions regarding your stormwater system inventory. Enter zero (0) if your system does not include the component.

	Number	Unit of Measurement
Estimated feet or miles of buried culvert:	2,000.00	Feet
Estimated feet or miles of open ditches/conveyances (lined and unlined) that are maintained by the stormwater program:	0.00	
Estimated number of storage or treatment basins (<i>i.e.</i> , wet or dry ponds):	7	
Estimated number of gross pollutant separators including engineered sediment traps such as baffle boxes, hydrodynamic separators, <i>etc.</i> :	0	
Number of chemical treatment systems (<i>e.g.</i> , alum or polymer injection):	0	
Number of stormwater pump stations:	0	
Number of dynamic water level control structures (<i>e.g.</i> , operable gates and weirs that control canal water levels):	0	
Number of stormwater treatment wetland systems:	0	
Other:		
Pond Control Structures	8.00	

Notes or Comments on any of the above:

Which of the following green infrastructure best management practices do you use to manage water flow and/or improve water quality (answer Yes/No):

Best Management Practice	Current	Planned
Tree boxes	No	No
Rain gardens	No	No
Green roofs	No	No
Pervious pavement/pavers	No	No
Littoral zone plantings	Yes	
Living shorelines	Yes	

Other Best Management Practices:

Invasive vegetation management		

Please indicate which resources or documents you used when answering these questions (check all that apply).

- ☒ Asset management system
- ☐ GIS program
- ☐ MS4 permit application
- ☒ Aerial photos
- ☒ Past or ongoing budget investments
- ☒ Water quality projects

Other(s):

Part 3. The number of current and projected residents served calculated in 5-year increments (Section 403.9302(3)(b), F.S.)

Counties and municipalities: Instead of requiring separate population projections, EDR will calculate the appropriate population estimates for each municipality or the unincorporated area of the county. If your service area is less than or more than your local government's population, please describe in the first text box provided below for part 4.0.

Independent Special Districts:

If an independent special district's boundaries are completely aligned with a county or a municipality, identify that jurisdiction here:

Hillsborough County

Any independent special district whose boundaries do not coincide with a county or municipality must submit a GIS shapefile with the current and projected service area. EDR will calculate the appropriate population estimates based on that map. Submission of this shapefile also serves to complete Part 4.0 of this template.

Part 4.0 The current and projected service area for the stormwater management program or stormwater management system (Section 403.9302(3)(c), F.S.)

Rather than providing detailed legal descriptions or maps, this part of the template is exception-based. In this regard, if the stormwater service area is less than or extends beyond the geographic limits of your jurisdiction, please explain.

Similarly, if your service area is expected to change within the 20-year horizon, please describe the changes (*e.g.*, the expiration of an interlocal agreement, introduction of an independent special district, *etc.*).

Part 5.0 The current and projected cost of providing services calculated in 5-year increments (Section 403.9302(3)(d), F.S.)

Given the volume of services, jurisdictions should use the template's service groupings rather than reporting the current and projected cost of each individual service. Therefore, for the purposes of this document, "services" means:

1. Routine operation and maintenance (inclusive of the items listed in Part 1.3 of this document, ongoing administration, and non-structural programs)
2. Expansion (that is, improvement) of a stormwater management system.

Expansion means new work, new projects, retrofitting, and significant upgrades. Within the template, there are four categories of expansion projects.

1. Flood protection, addressed in parts 5.2 and 5.3... this includes capital projects intended for flood protection/flood abatement
2. Water quality, addressed in part 5.2 and 5.3... this includes stormwater projects related to water quality improvement, such as BMAPs; projects to benefit natural systems through restoration or enhancement; and stormwater initiatives that are part of aquifer recharge projects
3. Resiliency, addressed in part 5.4... this includes all major stormwater initiatives that are developed specifically to address the effects of climate change, such as sea level rise and increased flood events
4. End of useful life replacement projects, addressed in part 6.0... this includes major expenses associated with the replacement of aging infrastructure

While numbers 3 and 4 have components that would otherwise fit into the first two categories, they are separately treated given their overall importance to the Legislature and other policymakers.

Expansion projects are further characterized as currently having either a committed funding source or no identified funding source. Examples of a committed funding source include the capacity to absorb the project's capital cost within current budget levels or forecasted revenue growth; financing that is underway or anticipated (bond or loan); known state or federal funding (appropriation or grant); special assessment; or dedicated cash reserves for future expenditure.

All answers should be based on local fiscal years (LFY, beginning October 1 and running through September 30). Please use nominal dollars for each year, but include any expected cost increases for inflation or population growth. Please check the EDR website for optional growth rate schedules that may be helpful.

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

Part 5.1 Routine Operation and Maintenance

Please complete the table below, indicating the cost of operation and maintenance activities for the current year and subsequent five-year increments throughout the 20-year horizon. Your response to this part should exclude future initiatives associated with resiliency or major expenses associated with the replacement of aging infrastructure; these activities are addressed in subparts 5.4 and 6.0. However, do include non-structural programs like public outreach and education in this category.

If specific cost data is not yet available for the current year, the most recent (2020-21) O&M value can be input into the optional growth rate schedules (available on EDR's website as an Excel workbook). The most recent O&M value can be grown using the provided options for inflation, population growth, or some other metric of your choosing. If the growth in your projected total O&M costs is more than 15% over any five-year increment, please provide a brief explanation of the major drivers.

Routine Operation and Maintenance

Expenditures (in \$thousands)

	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Operation and Maintenance Costs	10	60	60	60	60
Brief description of growth greater than 15% over any 5-year period:					

Part 5.2 Future Expansion (Committed Funding Source)

Please list expansion projects and their associated costs for the current year and subsequent five-year increments throughout the 20-year planning horizon. In this section, include stormwater system expansion projects or portions of projects with a committed funding source. If you include a portion of a project that is not fully funded, the project's remaining cost must be included in part 5.3, Expansion Projects with No Identified Funding Source.

Though many, if not most, stormwater projects benefit both flood protection and water quality, please use your best judgment to either allocate costs or simply select the primary purpose from the two categories below.

5.2.1 Flood Protection (Committed Funding Source): Provide a list of all scheduled new work, retrofitting and upgrades related to flood protection/flood abatement. Include infrastructure such as storage basins, piping and other conveyances, land purchases for stormwater projects, *etc.* Also include major hardware purchases such as vector/jet trucks.

5.2.2 Water Quality Projects (Committed Funding Source): Please provide a list of scheduled water quality projects in your jurisdiction, such as treatment basins, alum injection systems, green infrastructure, water quality retrofits, *etc.*, that have a direct stormwater component. The projected expenditures should reflect only those costs.

- If you are party to an adopted BMAP, please include the capital projects associated with stormwater in this table. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred. For reference, DEP publishes a complete list of adopted BMAP projects as an appendix in their Annual STAR Report.

Expansion Projects with a Committed Funding Source

5.2.1 Flood Protection

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

5.2.2 Water Quality

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Part 5.3 Future Expansion with No Identified Funding Source

Please provide a list of known expansion projects or anticipated need(s) without formal funding commitments(s), formal pledges, or obligations. If you included a portion of a project that was partially covered by a committed source in part 5.2 above, list the projects and their remaining costs below.

5.3.1 Future Flood Protection with No Identified Funding Source: Please provide a list of future flood protection/flood abatement projects, associated land purchases, or major hardware purchases that are needed in your jurisdiction over the next 20 years. Future needs may be based on Master Plans, Comprehensive Plan Elements, Water Control Plans, areas of frequent flooding, hydrologic and hydraulic modeling, public safety, increased frequency of maintenance, desired level of service, flooding complaints, *etc.*

5.3.2 Future Water Quality Projects with no Identified Funding Source: Please provide a list of future stormwater projects needed in your jurisdiction over the next 20 years that are primarily related to water quality issues. Future needs may be based on proximity to impaired waters or waters with total maximum daily loads (TMDLs), BMAPs, state adopted Restoration Plans, Alternative Restoration Plans, or other local water quality needs.

- If you are party to an adopted BMAP, please list capital projects associated with stormwater. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred.
- List other future water quality projects, including those in support of local water quality goals as well as those identified in proposed (but not yet adopted) BMAPs.

Expansion Projects with No Identified Funding Source**5.3.1 Flood Protection**

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

5.3.2 Water Quality

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Please indicate which resources or documents you used to complete table 5.3 (check all that apply).

<input checked="" type="checkbox"/>	Stormwater Master Plan
<input type="checkbox"/>	Basin Studies or Engineering Reports
<input type="checkbox"/>	Adopted BMAP
<input type="checkbox"/>	Adopted Total Maximum Daily Load
<input type="checkbox"/>	Regional or Basin-specific Water Quality Improvement Plan or Restoration Plan
	Specify:
<input type="checkbox"/>	Other(s):

Part 5.4 Stormwater projects that are part of resiliency initiatives related to climate change

Please list any stormwater infrastructure relocation or modification projects and new capital investments specifically needed due to sea level rise, increased flood events, or other adverse effects of climate change. When aggregating, include O&M costs for these future resiliency projects and investments in this table (not in part 5.1). If your jurisdiction participates in a Local Mitigation Strategy (LMS), also include the expenditures associated with your stormwater management system in this category (for example, costs identified on an LMS project list).

Resiliency Projects with a Committed Funding Source

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Resiliency Projects with No Identified Funding Source

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

- Has a vulnerability assessment been completed for your jurisdiction's storm water system?
- If no, how many facilities have been assessed?
- Does your jurisdiction have a long-range resiliency plan of 20 years or more?
- If yes, please provide a link if available:
- If no, is a planning effort currently underway?

Part 6.0 The estimated remaining useful life of each facility or its major components (Section 403.9302(3)(e), F.S.)

Rather than reporting the exact number of useful years remaining for individual components, this section is constructed to focus on infrastructure components that are targeted for replacement and will be major expenses within the 20-year time horizon. Major replacements include culverts and pipe networks, control structures, pump stations, physical/biological filter media, etc. Further, the costs of retrofitting when used in lieu of replacement (such as slip lining) should be included in this part. Finally, for the purposes of this document, it is assumed that open storage and conveyance systems are maintained (as opposed to replaced) and have an unlimited service life.

In order to distinguish between routine maintenance projects and the replacement projects to be included in this part, only major expenses are included here. A major expense is defined as any single replacement project greater than 5% of the jurisdiction's total O&M expenditures over the most recent five-year period (such as a project in late 2021 costing more than 5% of the O&M expenditures for fiscal years 2016-2017 to 2020-2021).

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

End of Useful Life Replacement Projects with a Committed Funding Source

Project Name	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

End of Useful Life Replacement Projects with No Identified Funding Source

Project Name	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Part 7.0 The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components. (Section 403.9302(3)(f), F.S.)

This part of the template also addresses a portion of s. 403.9302(3)(g), F.S., by including historical expenditures. Many local governments refer to these as “actual” expenditures.

Consistent with expenditure projections, the jurisdiction’s actual expenditures are categorized into routine O&M, expansion, resiliency projects, and replacement of aging infrastructure. Additionally, the table includes space for reserve accounts. EDR’s interpretation of subparagraph 403.9302(3)(f), F.S., is that “capital account” refers to any reserve account developed specifically to cover future expenditures.

Note that for this table:

- Expenditures for local fiscal year 2020-21 can be estimated based on the most current information if final data is not yet available.
- Current Year Revenues include tax and fee collections budgeted for that fiscal year as well as unexpended balances from the prior year (balance forward or carry-over) unless they are earmarked for the rainy day or a dedicated reserve as explained in the following bullets.
- Bond proceeds should reflect only the amount expended in the given year.
- A reserve is a dedicated account to accumulate funds for a specific future expenditure.
- An all-purpose rainy day fund is a type of working capital fund typically used to address costs associated with emergencies or unplanned events.

The sum of the values reported in the "Funding Sources for Actual Expenditures" columns should equal the total "Actual Expenditures" amount. The cells in the "Funding Sources for Actual Expenditures" section will be highlighted red if their sum does not equal the "Actual Expenditures" total.

If you do not have a formal reserve dedicated to your stormwater system, please enter zero for the final two reserve columns.

Routine O&M

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17	2,000	2,000				0	
2017-18	2,000	2,000				0	
2018-19	2,000	2,000				0	
2019-20	2,000	2,000				0	
2020-21	2,000	2,000					

Expansion

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17	0						
2017-18	0						
2018-19	0						
2019-20	0						
2020-21	0						

Resiliency

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17	0						
2017-18	0						
2018-19	0						
2019-20	0						
2020-21	0						

Replacement of Aging Infrastructure

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17	0						
2017-18	0						
2018-19	0						
2019-20	0						
2020-21	0						

Part 8.0 The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap (Section 403.9302(3)(g), F.S.)

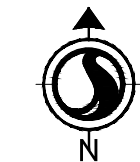
In this template, the historical data deemed necessary to comply with s. 403.9302(3)(g), F.S., was included in part 7.0. This part is forward looking and includes a funding gap calculation. The first two tables will be auto-filled from the data you reported in prior tables. To do this, EDR will rely on this template's working definition of projects with committed funding sources, *i.e.*, EDR assumes that all committed projects have committed revenues. Those projects with no identified funding source are considered to be unfunded. EDR has automated the calculation of projected funding gaps based on these assumptions.

Committed Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	60	60	60	60
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Total Committed Revenues (=Total Committed Projects)	60	60	60	60

No Identified Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	0	0	0	0
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Projected Funding Gap (=Total Non-Committed Needs)	0	0	0	0

For any specific strategies that will close or lessen a projected funding gap, please list them in the table below. For each strategy, also include the expected new revenue within the five-year increments.

Strategies for New Funding Sources	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Total	0	0	0	0
Remaining Unfunded Needs	0	0	0	0



0 75' 150' 300'

SCALE: 1" = 150'








Stantec Consulting Services Inc.
777 S. Harbour Island Blvd., Suite 600
Tampa, Florida 33602 Tel. 813.223.9500
www.stantec.com Fax. 813.223.0009
Certificate of Authorization #27013
FL Lic. # LC-C000170

Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Legend

-  CDD BOUNDARY
 CONTROL STRUCTURE
 LANDSCAPE MAINTENANCE
 POND BANK MAINTENANCE
 WETLAND WITH 30' SETBACK

[illegible]

Permit-Seal

Client/Project

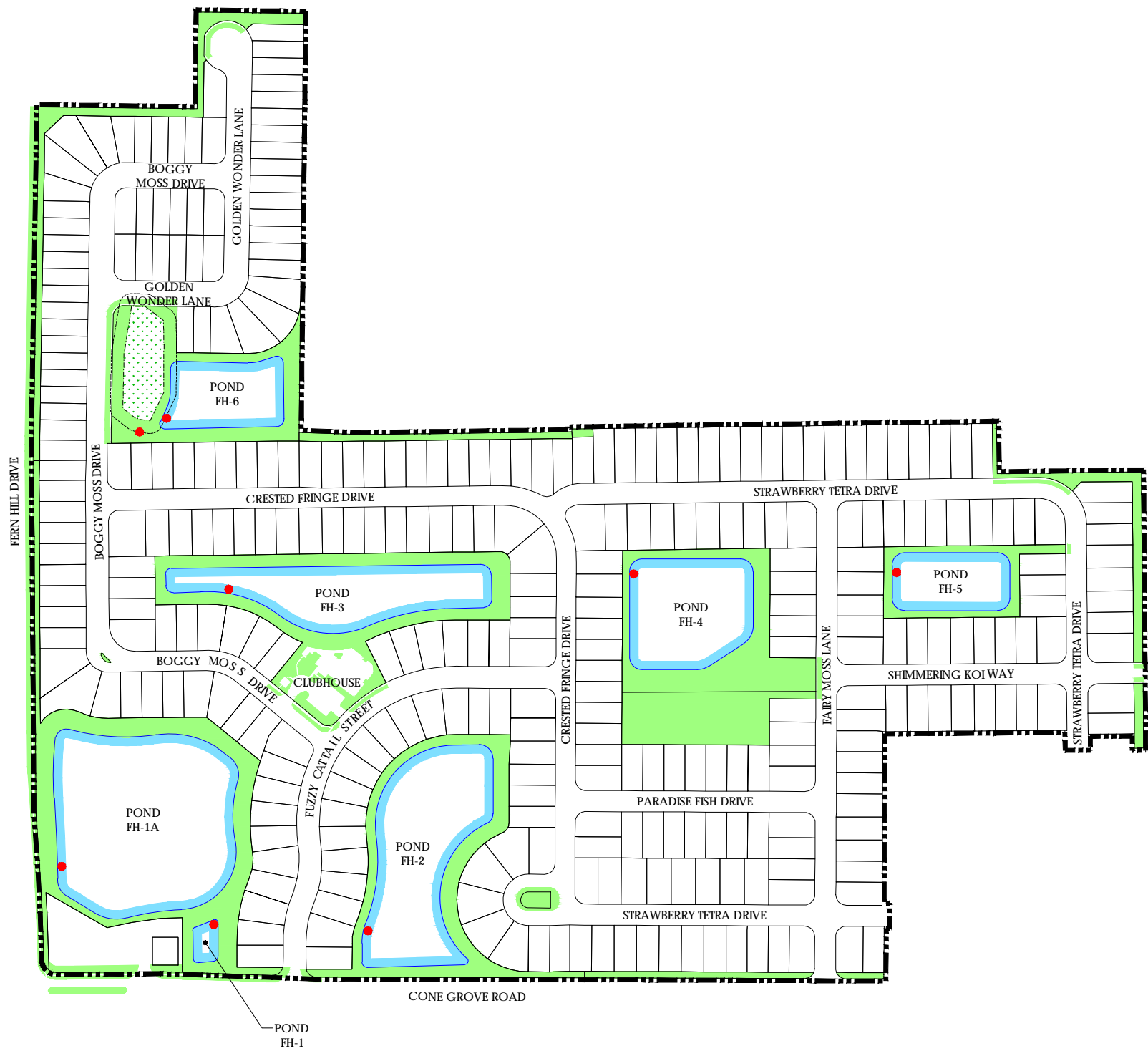
SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT

Riverview, Hillsborough County, Florida

Title

MAINTENANCE MAP

Project No. 215612636	Scale 1" = 150'	
Drawing No. X03	Sheet 1 of 1	Revision 0



\\2156\active\215612636\civil\drawing\active\exhibits\215612636-X03-Maintenance Map.dwg
2020/01/30 8:45 AM By: Nurse, Vanessa



Reserve Study for

**Summit at Fern Hill Homeowners Association
Riverview, FL**

March 4, 2022



Table of Contents

<u>Subject</u>	<u>Page</u>
Reserve Study Summary	3
Community Photos	10
Reserve Item Categories	12
Reserve Item Listing	18
Cash Flow Analysis	21
Cash Flow by Calendar Year	22
Projected Reserve Contributions	23
Annual Expenses	24

Tip: The table of contents is interactive. If viewing electronically, click to jump to each section.

Prepared by Global Solution Partners
Summit at Fern Hill Homeowners Association Reserve Study

March 4, 2022

Mr. Gene Roberts
Community Association Manager
Meritus
2005 Pan Am Circle Suite 300
Tampa, FL 33607

Dear Mr. Roberts,

Global Solution Partners is pleased to present to you and the Summit at Fern Hill Homeowners Association the requested Reserve Study. We believe that you will find this reserve funding study to be thorough and complete. After you have had an opportunity to review the report, please do not hesitate to contact us. We are always happy to answer any questions you may have.

Property Description

Summit at Fern Hill is a single-family home community located at 10340 Boggy Moss Drive in Riverview, FL. The community is comprised of 324 single-family homes. Some of the common assets of Summit at Fern Hill include a clubhouse, a pool, a dog park, a playground, and ponds. The community is approximately seven years old and appeared to be in good condition for its age.

Executive Financial Summary

Based on the information collected during the Reserve Study process, the recommended reserve fund contribution for 2022 is \$48,000. The annual contribution recommendations have been set to meet future expenses while avoiding special assessments and minimizing dues increases. The recommended contributions increase by the inflation rate of 2.41% in an effort to have today's homeowners and future homeowners share a fair and equitable portion of the financial obligations to maintain the community.

Most association board members find the [Cash Flow Analysis](#) table and the [Projected Reserve Contributions](#) table to be helpful overviews of the study. The cash flow table shows the recommended annual reserve payments by year for the entire 30 year study period. The Projected Reserve Contributions table breaks down the annual contribution based on the number of unit owners in the community and shows how much they will individually be contributing to the reserves on a monthly and annual basis.

It is important to realize that this study is a snapshot based on current conditions and circumstances which no doubt will change. With this in mind, it is essential to have the study updated periodically to maintain its relevance.

COVID-19 Labor and Materials Costs

Due to the COVID-19 global pandemic, labor and material costs have increased significantly since the beginning of the pandemic; projections made in this report reflect the best information available for

Prepared by Global Solution Partners
Summit at Fern Hill Homeowners Association Reserve Study

today's costs. Labor and material costs will continue to be evaluated by Global Solution Partners and will be reviewed in future updates.

Date of Site Visit

The site visit for Summit at Fern Hill was conducted by Ms. Altagracia Pena of Global Solution Partners on February 21, 2022.

Property Observations

- A lift station is present on site and is located to the immediate east side of the dog park area. The enclosure signage states that this area is owned by the Hillsborough County Public Utilities Department. The enclosure gates are damaged; recommend notifying the responsible party to make repairs. The enclosure and its contents have not been included in this Reserve Study.
- There are six retention ponds located on site. Global Solution Partners has included a retention pond maintenance allowance in this Reserve Study. The allowance is based on the square footage of the ponds' surface area, as the depth of the ponds cannot be determined by a visual evaluation. Consult a qualified contractor for maintenance recommendations and schedules. Contractor recommendations may be used in future updates to this Reserve Study.

Depth of Study

A site visit was made to verify the existing condition as it relates to the average life expectancies of the various reserve study components and to verify component quantities. In-place testing, laboratory testing, and non-destructive testing of the reserve study components were not performed. Field measurements of component quantities were made to either verify improvement plan take-offs or determine directly the quantities of various components. Photographs were taken of the site improvements.

Summary of Financial Assumptions

The below table contains a partial summary of information including desired study start date, number of dues-paying members, and beginning reserve fund balance, provided by the client or client's representative for the Summit at Fern Hill reserve funding study.

Reserve Study by Calendar Year Starting	January 1, 2022
Reserve Funding Study Length	30 years
Number of Dues Paying Members	324
Reserve Balance as of January 1, 2022	\$166,784.00
Annual Inflation Rate	2.41%
Interest Rate on Reserve Funds	0.50%
Dues Change Period	1 year

Recommended Payment Schedule

The below table contains Global Solution Partners' recommended schedule of reserve fund contribution payments for the next five years. See the [Projected Reserve Contributions](#) table later in this report for the full 30 years. Failure to follow the proposed schedule of payments may result in inadequate reserve funds and require the use of Special Assessments in the future. The recommended reserve fund contributions have been set to meet future capital expenses while avoiding special assessments and minimizing dues increases.

Calendar Year	Member Monthly Reserve Payment	Monthly Reserve Payment	Annual Reserve Payment	Proposed Reserve Balance
2022	\$12.35	\$4,000	\$48,000	\$215,368
2023	\$12.64	\$4,096	\$49,157	\$231,848
2024	\$12.95	\$4,195	\$50,341	\$283,001
2025	\$13.26	\$4,296	\$51,555	\$322,725
2026	\$13.58	\$4,400	\$52,797	\$372,704

Reserve Study Assumptions

The below-listed assumptions are implicit in this reserve study:

- Cost estimates and financial information are accurate and current
- No unforeseen circumstances will cause a significant reduction of reserves
- Sufficient comprehensive property insurance exists to protect from insurable risks
- The association plans to continue to maintain the existing common areas and amenities
- Reserve payments occur at the end of every calendar month
- Expenses occur at the end of the expense year

Impact of Component Life

The projected life expectancy of the major components and the reserve funding needs of the Association are closely tied. Performing the appropriate routine maintenance for each major component generally increases the component useful life, effectively moving the component expense into the future which reduces the reserve funding payments of the Association. Failure to perform such maintenance can shorten the remaining useful life of the major components, bringing the replacement expense closer to the present which increases the reserve funding payments of the Association.

Inflation Estimate

An annual inflation multiplier of 2.41% has been applied to all future expenses within the 30-year study period. This annual inflation rate was obtained by averaging the previous 30-years' rates as published by the U.S. Bureau of Labor Statistics.

Initial Reserves

Initial reserves for this Reserve Study were projected by the client to be \$166,784.00 on January 1, 2022. An interest rate of 0.50% per year has been factored into this Reserve Study. The implicit assumption has been made that the reserve accounts were not drawn down between the date of the known reserve balance and the study start date.

Financial Condition of Association

It is recommended that the association adjust its reserve fund contributions to align with the [Cash Flow Analysis](#) and [Projected Reserve Contributions](#) tables contained in this study.

Special Assessments

Special Assessments have not been factored into this Reserve Study.

Reserve Funding Goal

The reserve fund goal is to maintain a reserve account balance that meets or exceeds the annual cash flow requirement for the maintenance or replacement of all community reserve items.

Study Method

Every reserve item has been given an estimated remaining useful life, an estimated useful life when new, a present cost, and an estimated future cost based on inflation. The present costs of the reserve items in this report have been estimated using a variety of sources including professional cost estimating resources, actual costs provided by the client, our proprietary database, and the knowledge and experience of our Reserve Analysts. Equal annual payments are calculated for each reserve item based upon a payment starting year and a payment ending year using the end-of-period payment method. Interest earned, if applicable, on accumulated reserve funds and taxes on the reserve interest are also calculated. As you review this report, you may find the specifics e.g. quantities, costs, life expectancies, etc. of each reserve item in the [Reserve Study Expense Item Listing](#) table. We hope that you will appreciate the level of detail that is used in developing your customized funding plan.

Global Solution Partners has estimated future projected expenses for Summit at Fern Hill based upon the preservation of existing components within the community that the association is responsible for maintaining. The reserve study is limited in scope to those expense items listed in the [Reserve Study Expense Item Listing](#) table. Expense items that have an expected life of more than 30 years may not be included in this reserve study unless payment for these items overlaps the 30-year reserve study envelope.

Of primary concern is the preservation of a positive funding balance with funds sufficient to meet projected expenses throughout the study life. Based upon the included reserve funding study, it is our professional opinion that the annual reserve fund contributions recommended in the Annual Reserve Payment column of the [Cash Flow Analysis](#) table and subsequent breakdown of those contributions as member monthly fees shown in the [Projected Reserve Contributions](#) table will realize this goal.

Prepared by Global Solution Partners
Summit at Fern Hill Homeowners Association Reserve Study

In the process of developing the study, Global Solution Partners gathered specific information about the property by conducting a site visit and performing research through various sources. Additionally, information e.g. current reserve fund balances, number of dues-paying members, desired start date, pertinent maintenance history, etc. were obtained directly from the client and/or the client's representative. Global Solution Partners relies on such information provided by the client and assumes it to be complete and accurate. Where the age of a particular Reserve Item (as listed in the Reserve Study) is unknown, the client or client's representative provided to Global Solution Partners the client's best-estimate age of that item. If the client or client's representative was unable to provide an estimate of a Reserve Item's age, Global Solution Partners made its own estimate of the age of the Reserve Item based on visual observation. The Reserve Study is created for the association's use and is a reflection of information gathered by and provided to Global Solution Partners.

This information is not for the purpose of performing an audit, historical records, quality, or forensic analyses. Any on-site evaluation is not considered to be a project audit, quality inspection, or engineering study.

Keeping Your Reserve Study Current

Global Solution Partners believes that funding studies are an essential part of property management. People and property are constantly changing and evolving. As a result, the useful life of a funding study is at best a few years.

This reserve study should be updated when any of the following occur:

- At least once a year
- At changes in interest rates
- At changes in inflation rates
- At changes in the number of dues-paying members
- Before starting new improvements
- Before making changes to the property
- After a flood or fire
- After the change of ownership or management
- After Annexation or Incorporation

Items Beyond the Scope of This Report

- Building or land appraisals for any purpose
- State or local zoning ordinance violations
- Building code violations
- Soils conditions, soils contamination or geological stability of site Engineering analysis or structural stability of the site
- Air quality, asbestos, electromagnetic radiation, formaldehyde, lead, mercury, or radon Water quality or other environmental hazards
- Invasions by termites and any or all other destroying organisms or insects
- Damage or destruction due to birds, bats, or animals to buildings or site
- This study is not a pest inspection
- Adequacy or efficiency of any system or component on site
- Specifically excluded reserve items

Prepared by Global Solution Partners
Summit at Fern Hill Homeowners Association Reserve Study

- Septic systems and septic tanks
- Buried or concealed portions of swimming pools, pool liners, Jacuzzis and spas or similar items
- Items concealed by signs, carpets, or other things
- Missing or omitted information not supplied by the client for purposes of reserve study preparation
- Hidden improvements such as sewer, water, and electrical lines, or other buried or concealed items
- A Property Condition Assessment or other specialty or comprehensive inspection
- A Roof Inspection

Governing Documents

The CCR's (conditions, covenants, and restrictions) governing documents were not provided and therefore not reviewed as part of this study.

Items Considered to be Long-Lived

Items considered to be long-lived are intentionally not included in this study. Long-lived items are typically those items that have a useful life expectancy beyond the current study period. The following items have been identified as long-lived and therefore are not included in this study:

- Building structures
- Pool structure
- The concrete bollards by the dog park

Although the concrete surfaces could be considered to be Long-Lived, a repair and maintenance allowance has been factored into this analysis. Routine maintenance of these items will not only enhance the look of the community but may also extend the design life of these items.

Items Considered to be Operational

Items considered to be typically included in the operational budget are intentionally not included in this study. Operational budget items typically include routine maintenance and lower-cost items. The following items have been identified as operational budget items and therefore are not included in this study:

- General landscaping
- Pool maintenance contract
- General community signage
- Low-voltage landscape lighting
- Pool maintenance contract
- Drinking fountains at the pool area
- Ceiling fans at pool area
- The crushed shell walking path

Items Maintained by Others

Items maintained by other entities or individuals i.e. municipalities, individual dwelling unit owners, other associations, utility companies, etc... are intentionally not included in this study. The following items have been identified as being maintained by others and therefore are not included in this study:

Prepared by Global Solution Partners
Summit at Fern Hill Homeowners Association Reserve Study

- Fire hydrants on site
- Water supply system
- Sewer system
- Transformers on site
- Single-family homes and their lots
- Rear yard fences
- Asphalt streets and the associated concrete flatwork
- Street lights
- The lift station and its wooden fence enclosure located by the dog park
- The storm water drainage system

Statement of Qualifications

Global Solution Partners is a professional firm in the business of preparing Reserve Studies and other related property services for resorts, hotels, and community associations. We are familiar with construction practices, construction costs, and contracting practices. Our staff members have vast experience in property due diligence and hold many certifications and licenses including but not limited to; contracting, engineering, roofing, code inspection, real estate, project management, home inspection, and pest control.

Conflict of Interest

As the preparer of this reserve study, Global Solution Partners certifies that we do not have any vested interests, financial interests, or other interests that would cause a conflict of interest in the preparation of this reserve study.

Global Solution Partners would like to thank the Summit at Fern Hill Homeowners Association for the opportunity to be of service in the preparation of this Reserve Study. If you have any questions, please don't hesitate to contact us.

Prepared by

Sarah Eastridge
Project Manager
Global Solution Partners

Community Photos



Clubhouse Exterior



Clubhouse Interior



Pool View



Mailbox Kiosk Pavilion



Clubhouse Pond Area



Dog Park/Pond Area Parking

Prepared by Global Solution Partners
Summit at Fern Hill Homeowners Association Reserve Study



Dog Park



Playground



Masonry Retaining Wall



Perimeter Fence



Community View



Community View

Reserve Item Categories

Paving



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Asphalt paved parking areas mill and overlay - clubhouse and dog park	\$17,152.59	18 Yrs	25 Yrs	2040	\$26,332.51	Y
Asphalt paved parking areas patch and seal - clubhouse and dog park	\$1,405.95	1 Yrs	5 Yrs	2023	\$1,439.83	Y
Concrete parking areas repair allowance (10% every 10 years) - dog park	\$2,774.49	3 Yrs	10 Yrs	2025	\$2,979.95	Y
Concrete parking stops replacement	\$1,213.80	18 Yrs	25 Yrs	2040	\$1,863.42	Y
Concrete walkways repair allowance (10% every 10 years)	\$1,336.34	4 Yrs	10 Yrs	2026	\$1,469.89	Y

Clubhouse



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Ceramic tile floors replacement	\$1,249.50	18 Yrs	25 Yrs	2040	\$1,918.22	Y
Clubhouse bathrooms refurbish	\$11,900.00	8 Yrs	15 Yrs	2030	\$14,397.46	Y
Dimensional asphalt shingle roofing replacement	\$14,514.12	13 Yrs	20 Yrs	2035	\$19,780.69	Y
Exterior doors replacement metal doors	\$2,082.50	23 Yrs	30 Yrs	2045	\$3,601.30	Y
Exterior painting	\$2,252.30	4 Yrs	7 Yrs	2026	\$2,477.40	Y
HVAC system replacement	\$4,284.00	7 Yrs	14 Yrs	2029	\$5,061.11	Y
Paint interior common areas	\$2,737.00	3 Yrs	10 Yrs	2025	\$2,939.69	Y
Security system upgrade allowance	\$11,900.00	8 Yrs	10 Yrs	2030	\$14,397.46	Y
Windows replacement	\$6,961.50	23 Yrs	30 Yrs	2045	\$12,038.64	Y

Pool Area



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Aluminum pool fence replacement	\$14,065.80	18 Yrs	25 Yrs	2040	\$21,593.70	Y
Pavers pool deck replacement	\$90,900.83	19 Yrs	25 Yrs	2041	\$142,913.35	Y
Pool equipment pumps and filters system replacement	\$6,426.00	3 Yrs	10 Yrs	2025	\$6,901.89	Y
Pool furniture replacement	\$31,237.50	1 Yrs	5 Yrs	2023	\$31,990.32	Y
Pool pavilion refurbish	\$3,000.00	13 Yrs	15 Yrs	2035	\$4,088.58	Y
Pool resurface	\$43,037.88	5 Yrs	12 Yrs	2027	\$48,480.01	Y
Pool tile and coping replacement	\$13,387.50	5 Yrs	12 Yrs	2027	\$15,080.35	Y

Fencing



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Chain-link fencing replacement at dog park	\$15,849.61	17 Yrs	24 Yrs	2039	\$23,759.58	Y
Vinyl fencing replacement for perimeter	\$97,353.90	25 Yrs	30 Yrs	2047	\$176,568.21	Y
Vinyl fencing with stone veneer pillars replacement for perimeter	\$288,680.00	23 Yrs	30 Yrs	2045	\$499,219.01	Y

Site Elements



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Concrete drainage catch basin for ponds	\$8,568.00	28 Yrs	35 Yrs	2050	\$16,690.36	Y
Entrance and monuments refurbishment	\$35,700.00	28 Yrs	35 Yrs	2050	\$69,543.17	Y
Mailbox kiosk pavilion refurbishment	\$5,000.00	8 Yrs	15 Yrs	2030	\$6,049.35	Y
Mailbox pedestal kiosk replacement	\$38,080.00	20 Yrs	25 Yrs	2042	\$61,311.83	Y
Masonry retaining wall refurbishment	\$9,604.80	33 Yrs	40 Yrs	2055	\$21,075.91	Y
Pond dredging and silt control allowance - all ponds	\$104,773.44	13 Yrs	20 Yrs	2035	\$142,791.37	Y
Stormwater drainage system repair allowance	\$2,380.00	8 Yrs	15 Yrs	2030	\$2,879.49	Y
Submersible well pump replacement	\$2,023.00	8 Yrs	15 Yrs	2030	\$2,447.57	Y

Recreational Facilities



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Children's Playground Equipment Replacement	\$33,320.00	13 Yrs	20 Yrs	2035	\$45,410.44	Y
Metal benches replacement	\$5,712.00	13 Yrs	20 Yrs	2035	\$7,784.65	Y

Prepared by Global Solution Partners

Funding Reserve Analysis

Reserve Item Listing

Category	Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Estimated Remaining Life When New	Year	Estimated Future Cost	Straight Line Payment
Clubhouse	Ceramic tile floors replacement	\$7.14 sqft	175 sqft	\$1,250	18 Yrs	25 Yrs	2040 2065 2090	\$1,918 \$3,479 \$6,310	\$101 \$139 \$252
Clubhouse	Clubhouse bathrooms refurbish	\$5950.00 ea	2 ea	\$11,900	8 Yrs	15 Yrs	2030 2045 2060	\$14,397 \$20,579 \$29,414	\$1,600 \$1,372 \$1,961
Clubhouse	Dimensional asphalt shingle roofing replacement	\$4.53 sqft	3,204 sqft	\$14,514	13 Yrs	20 Yrs	2035 2055 2075	\$19,781 \$31,848 \$51,279	\$1,413 \$1,592 \$2,564
Clubhouse	Exterior doors replacement metal doors	\$416.50 ea	5 ea	\$2,083	23 Yrs	30 Yrs	2045 2075 2105	\$3,601 \$7,358 \$15,031	\$150 \$245 \$501
Clubhouse	Exterior painting	\$1.01 sqft	2,230 sqft	\$2,252	4 Yrs	7 Yrs	2026 2033 2040	\$2,477 \$2,927 \$3,458	\$495 \$418 \$494
Clubhouse	HVAC system replacement	\$4284.00 ea	1 ea	\$4,284	7 Yrs	14 Yrs	2029 2043 2057	\$5,061 \$7,064 \$9,859	\$633 \$505 \$704
Clubhouse	Paint interior common areas	\$1.61 sqft	1,700 sqft	\$2,737	3 Yrs	10 Yrs	2025 2035 2045	\$2,940 \$3,730 \$4,733	\$735 \$373 \$473
Clubhouse	Security system upgrade allowance	\$11900.00 ea	1 ea	\$11,900	8 Yrs	10 Yrs	2030 2040 2050	\$14,397 \$18,269 \$23,181	\$1,600 \$1,827 \$2,318
Clubhouse	Windows replacement	\$535.50 ea	13 ea	\$6,962	23 Yrs	30 Yrs	2045 2075 2105	\$12,039 \$24,595 \$50,248	\$502 \$820 \$1,675
Fencing	Chain-link fencing replacement at dog park	\$22.61 lnft	701 lnft	\$15,850	17 Yrs	24 Yrs	2039 2063 2087	\$23,760 \$42,078 \$74,520	\$1,320 \$1,753 \$3,105
Fencing	Vinyl fencing replacement for perimeter	\$32.13 lnft	3,030 lnft	\$97,354	25 Yrs	30 Yrs	2047 2077 2107	\$176,568 \$360,731 \$736,978	\$6,791 \$12,024 \$24,566
Fencing	Vinyl fencing with stone veneer pillars replacement for perimeter	\$40.00 lnft	7,217 lnft	\$288,680	23 Yrs	30 Yrs	2045 2075 2105	\$499,219 \$1,019,911 \$2,083,690	\$20,801 \$33,997 \$69,456
Paving	Asphalt paved parking areas mill and overlay - clubhouse and dog park	\$1.83 sqft	9,373 sqft	\$17,153	18 Yrs	25 Yrs	2040 2065 2090	\$26,333 \$47,759 \$86,618	\$1,386 \$1,910 \$3,465
Paving	Asphalt paved parking areas patch and seal - clubhouse and dog park	\$0.15 sqft	9,373 sqft	\$1,406	1 Yrs	5 Yrs	2023 2028 2033	\$1,440 \$1,622 \$1,827	\$720 \$324 \$365

Prepared by Global Solution Partners

Funding Reserve Analysis

Reserve Item Listing

Category	Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Estimated Remaining Life When New	Year	Estimated Future Cost	Straight Line Payment
Paving	Concrete parking areas repair allowance (10% every 10 years) - dog park	\$11.57 sqft	240 sqft	\$2,774	3 Yrs	10 Yrs	2025 2035 2045	\$2,980 \$3,781 \$4,798	\$745 \$378 \$480
Paving	Concrete parking stops replacement	\$80.92 ea	15 ea	\$1,214	18 Yrs	25 Yrs	2040 2065 2090	\$1,863 \$3,380 \$6,130	\$098 \$135 \$245
Paving	Concrete walkways repair allowance (10% every 10 years)	\$11.57 sqft	116 sqft	\$1,336	4 Yrs	10 Yrs	2026 2036 2046	\$1,470 \$1,865 \$2,367	\$294 \$187 \$237
Pool Area	Aluminum pool fence replacement	\$35.70 Inft	394 Inft	\$14,066	18 Yrs	25 Yrs	2040 2065 2090	\$21,594 \$39,164 \$71,031	\$1,137 \$1,567 \$2,841
Pool Area	Pavers pool deck replacement	\$12.19 sqft	7,457 sqft	\$90,901	19 Yrs	25 Yrs	2041 2066 2091	\$142,913 \$259,198 \$470,101	\$7,146 \$10,368 \$18,804
Pool Area	Pool equipment pumps and filters system replacement	\$6426.00 ea	1 ea	\$6,426	3 Yrs	10 Yrs	2025 2035 2045	\$6,902 \$8,758 \$11,113	\$1,725 \$876 \$1,111
Pool Area	Pool furniture replacement	\$416.50 ea	75 ea	\$31,238	1 Yrs	5 Yrs	2023 2028 2033	\$31,990 \$36,035 \$40,592	\$15,995 \$7,207 \$8,118
Pool Area	Pool pavilion refurbish	\$3000.00 lump sum	1 lump sum	\$3,000	13 Yrs	15 Yrs	2035 2050 2065	\$4,089 \$5,844 \$8,353	\$292 \$390 \$557
Pool Area	Pool resurface	\$12.41 sqft	3,468 sqft	\$43,038	5 Yrs	12 Yrs	2027 2039 2051	\$48,480 \$64,517 \$85,858	\$8,080 \$5,376 \$7,155
Pool Area	Pool tile and coping replacement	\$59.50 Inft	225 Inft	\$13,388	5 Yrs	12 Yrs	2027 2039 2051	\$15,080 \$20,069 \$26,707	\$2,513 \$1,672 \$2,226
Recreational Facilities	Children's Playground Equipment Replacement	\$33320.00 ea	1 ea	\$33,320	13 Yrs	20 Yrs	2035 2055 2075	\$45,410 \$73,114 \$117,720	\$3,244 \$3,656 \$5,886
Recreational Facilities	Metal benches replacement	\$952.00 ea	6 ea	\$5,712	13 Yrs	20 Yrs	2035 2055 2075	\$7,785 \$12,534 \$20,181	\$556 \$627 \$1,009
Site Elements	Concrete drainage catch basin for ponds	\$1428.00 ea	6 ea	\$8,568	28 Yrs	35 Yrs	2050 2085 2120	\$16,690 \$38,410 \$88,396	\$576 \$1,097 \$2,526
Site Elements	Entrance and monuments refurbishment	\$11900.00 lump sum	3 lump sum	\$35,700	28 Yrs	35 Yrs	2050 2085 2120	\$69,543 \$160,043 \$368,316	\$2,398 \$4,573 \$10,523

Reserve Item Listing

Category	Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Estimated Remaining Life When New	Year	Estimated Future Cost	Straight Line Payment
Site Elements	Mailbox kiosk pavilion refurbishment	\$5000.00 lump sum	1 lump sum	\$5,000	8 Yrs	15 Yrs	2030 2045 2060	\$6,049 \$8,647 \$12,359	\$672 \$576 \$824
Site Elements	Mailbox pedestal kiosk replacement	\$1904.00 ea	20 ea	\$38,080	20 Yrs	25 Yrs	2042 2067 2092	\$61,312 \$111,200 \$201,680	\$2,920 \$4,448 \$8,067
Site Elements	Masonry retaining wall refurbishment	\$53.36 sqft	180 sqft	\$9,605	33 Yrs	40 Yrs	2055 2095 2135	\$21,076 \$54,636 \$141,637	\$620 \$1,366 \$3,541
Site Elements	Pond dredging and silt control allowance - all ponds	\$0.24 sqft	436,556 sqft	\$104,773	13 Yrs	20 Yrs	2035 2055 2075	\$142,791 \$229,905 \$370,166	\$10,199 \$11,495 \$18,508
Site Elements	Stormwater drainage system repair allowance	\$2380.00 ea	1 ea	\$2,380	8 Yrs	15 Yrs	2030 2045 2060	\$2,879 \$4,116 \$5,883	\$320 \$274 \$392
Site Elements	Submersible well pump replacement	\$2023.00 ea	1 ea	\$2,023	8 Yrs	15 Yrs	2030 2045 2060	\$2,448 \$3,498 \$5,000	\$272 \$233 \$333

Note for communities using straight line funding: Straight Line Annual Payments do not include earned interest, tax adjustments, or payments made with initial reserves.

Prepared by Global Solution Partners
Funding Reserve Analysis

Cash Flow Analysis

Calendar Year	Annual Reserve Payment	Annual Interest	Annual Expenses	Annual Income Tax on Interest	Net Reserve Funds
2022	\$48,000	\$834		\$250	\$215,368
2023	\$49,157	\$1,077	\$33,430	\$323	\$231,848
2024	\$50,341	\$1,159		\$348	\$283,001
2025	\$51,555	\$1,415	\$12,822	\$425	\$322,725
2026	\$52,797	\$1,614	\$3,947	\$484	\$372,704
2027	\$54,070	\$1,864	\$63,560	\$559	\$364,518
2028	\$55,373	\$1,823	\$37,657	\$547	\$383,509
2029	\$56,707	\$1,918	\$5,061	\$575	\$436,497
2030	\$58,074	\$2,182	\$40,171	\$655	\$455,928
2031	\$59,473	\$2,280		\$684	\$516,997
2032	\$60,907	\$2,585		\$775	\$579,713
2033	\$62,375	\$2,899	\$45,346	\$870	\$598,770
2034	\$63,878	\$2,994		\$898	\$664,744
2035	\$65,417	\$3,324	\$236,125	\$997	\$496,363
2036	\$66,994	\$2,482	\$1,865	\$745	\$563,229
2037	\$68,608	\$2,816		\$845	\$633,808
2038	\$70,262	\$3,169	\$47,783	\$951	\$658,505
2039	\$71,955	\$3,293	\$108,345	\$988	\$624,420
2040	\$73,689	\$3,122	\$73,434	\$937	\$626,861
2041	\$75,465	\$3,134	\$142,913	\$940	\$561,606
2042	\$77,284	\$2,808	\$61,312	\$842	\$579,544
2043	\$79,146	\$2,898	\$60,889	\$869	\$599,830
2044	\$81,054	\$2,999		\$900	\$682,983
2045	\$83,007	\$3,415	\$572,342	\$1,024	\$196,038
2046	\$85,008	\$980	\$2,367	\$294	\$279,365
2047	\$87,056	\$1,397	\$180,653	\$419	\$186,746
2048	\$89,154	\$934	\$60,631	\$280	\$215,923
2049	\$91,303	\$1,080		\$324	\$307,982
2050	\$93,503	\$1,540	\$115,259	\$462	\$287,305
2051	\$95,757	\$1,437	\$112,565	\$431	\$271,502
2052	\$98,065	\$1,358		\$407	\$370,517
Totals	\$2,175,434	\$66,826	\$2,018,478	\$20,048	

Cash Flow by Calendar Year

The following chart shows that the reserve account balance meets or exceeds the annual cash flow requirement for the maintenance or replacement of all community reserve items.



Prepared by Global Solution Partners
Funding Reserve Analysis

Projected Reserve Contributions

Calendar Year	Member Monthly Reserve Payment	Member Annual Reserve Payment	Monthly Reserve Payment	Annual Reserve Payment
2022	\$12.35	\$148.15	\$4,000.00	\$48,000.00
2023	\$12.64	\$151.72	\$4,096.40	\$49,156.80
2024	\$12.95	\$155.37	\$4,195.12	\$50,341.48
2025	\$13.26	\$159.12	\$4,296.23	\$51,554.71
2026	\$13.58	\$162.95	\$4,399.76	\$52,797.18
2027	\$13.91	\$166.88	\$4,505.80	\$54,069.59
2028	\$14.24	\$170.90	\$4,614.39	\$55,372.67
2029	\$14.59	\$175.02	\$4,725.60	\$56,707.15
2030	\$14.94	\$179.24	\$4,839.48	\$58,073.79
2031	\$15.30	\$183.56	\$4,956.11	\$59,473.37
2032	\$15.67	\$187.98	\$5,075.56	\$60,906.68
2033	\$16.04	\$192.51	\$5,197.88	\$62,374.53
2034	\$16.43	\$197.15	\$5,323.15	\$63,877.75
2035	\$16.83	\$201.90	\$5,451.43	\$65,417.21
2036	\$17.23	\$206.77	\$5,582.81	\$66,993.76
2037	\$17.65	\$211.75	\$5,717.36	\$68,608.31
2038	\$18.07	\$216.86	\$5,855.15	\$70,261.77
2039	\$18.51	\$222.08	\$5,996.26	\$71,955.08
2040	\$18.95	\$227.44	\$6,140.77	\$73,689.20
2041	\$19.41	\$232.92	\$6,288.76	\$75,465.11
2042	\$19.88	\$238.53	\$6,440.32	\$77,283.82
2043	\$20.36	\$244.28	\$6,595.53	\$79,146.36
2044	\$20.85	\$250.17	\$6,754.48	\$81,053.78
2045	\$21.35	\$256.19	\$6,917.26	\$83,007.18
2046	\$21.86	\$262.37	\$7,083.97	\$85,007.65
2047	\$22.39	\$268.69	\$7,254.69	\$87,056.34
2048	\$22.93	\$275.17	\$7,429.53	\$89,154.39
2049	\$23.48	\$281.80	\$7,608.58	\$91,303.02
2050	\$24.05	\$288.59	\$7,791.95	\$93,503.42
2051	\$24.63	\$295.55	\$7,979.74	\$95,756.85
2052	\$25.22	\$302.67	\$8,172.05	\$98,064.59

Prepared by Global Solution Partners
Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
2022		No reserve items for this year.	\$0
Total for 2022:			\$0
2023	Paving	Asphalt paved parking areas patch and seal - clubhouse and dog park	\$1,440
2023	Pool Area	Pool furniture replacement	\$31,990
Total for 2023:			\$33,430
2024		No reserve items for this year.	\$0
Total for 2024:			\$0
2025	Paving	Concrete parking areas repair allowance (10% every 10 years) - dog park	\$2,980
2025	Clubhouse	Paint interior common areas	\$2,940
2025	Pool Area	Pool equipment pumps and filters system replacement	\$6,902
Total for 2025:			\$12,822
2026	Paving	Concrete walkways repair allowance (10% every 10 years)	\$1,470
2026	Clubhouse	Exterior painting	\$2,477
Total for 2026:			\$3,947
2027	Pool Area	Pool resurface	\$48,480
2027	Pool Area	Pool tile and coping replacement	\$15,080
Total for 2027:			\$63,560
2028	Paving	Asphalt paved parking areas patch and seal - clubhouse and dog park	\$1,622
2028	Pool Area	Pool furniture replacement	\$36,035
Total for 2028:			\$37,657
2029	Clubhouse	HVAC system replacement	\$5,061
Total for 2029:			\$5,061
2030	Clubhouse	Clubhouse bathrooms refurbish	\$14,397
2030	Clubhouse	Security system upgrade allowance	\$14,397
2030	Site Elements	Mailbox kiosk pavilion refurbishment	\$6,049
2030	Site Elements	Stormwater drainage system repair allowance	\$2,879
2030	Site Elements	Submersible well pump replacement	\$2,448
Total for 2030:			\$40,171
2031		No reserve items for this year.	\$0
Total for 2031:			\$0
2032		No reserve items for this year.	\$0

Prepared by Global Solution Partners
Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
Total for 2032:			\$0
2033	Paving	Asphalt paved parking areas patch and seal - clubhouse and dog park	\$1,827
2033	Clubhouse	Exterior painting	\$2,927
2033	Pool Area	Pool furniture replacement	\$40,592
Total for 2033:			\$45,346
2034		No reserve items for this year.	\$0
Total for 2034:			\$0
2035	Paving	Concrete parking areas repair allowance (10% every 10 years) - dog park	\$3,781
2035	Clubhouse	Dimensional asphalt shingle roofing replacement	\$19,781
2035	Clubhouse	Paint interior common areas	\$3,730
2035	Pool Area	Pool equipment pumps and filters system replacement	\$8,758
2035	Pool Area	Pool pavilion refurbish	\$4,089
2035	Site Elements	Pond dredging and silt control allowance - all ponds	\$142,791
2035	Recreational Facilities	Children's Playground Equipment Replacement	\$45,410
2035	Recreational Facilities	Metal benches replacement	\$7,785
Total for 2035:			\$236,125
2036	Paving	Concrete walkways repair allowance (10% every 10 years)	\$1,865
Total for 2036:			\$1,865
2037		No reserve items for this year.	\$0
Total for 2037:			\$0
2038	Paving	Asphalt paved parking areas patch and seal - clubhouse and dog park	\$2,058
2038	Pool Area	Pool furniture replacement	\$45,725
Total for 2038:			\$47,783
2039	Pool Area	Pool resurface	\$64,517
2039	Pool Area	Pool tile and coping replacement	\$20,069
2039	Fencing	Chain-link fencing replacement at dog park	\$23,760
Total for 2039:			\$108,345
2040	Paving	Asphalt paved parking areas mill and overlay - clubhouse and dog park	\$26,333
2040	Paving	Concrete parking stops replacement	\$1,863
2040	Clubhouse	Exterior painting	\$3,458
2040	Clubhouse	Ceramic tile floors replacement	\$1,918

Prepared by Global Solution Partners
Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
2040	Clubhouse	Security system upgrade allowance	\$18,269
2040	Pool Area	Aluminum pool fence replacement	\$21,594
Total for 2040:			\$73,434
2041	Pool Area	Pavers pool deck replacement	\$142,913
Total for 2041:			\$142,913
2042	Site Elements	Mailbox pedestal kiosk replacement	\$61,312
Total for 2042:			\$61,312
2043	Paving	Asphalt paved parking areas patch and seal - clubhouse and dog park	\$2,318
2043	Clubhouse	HVAC system replacement	\$7,064
2043	Pool Area	Pool furniture replacement	\$51,507
Total for 2043:			\$60,889
2044		No reserve items for this year.	\$0
Total for 2044:			\$0
2045	Paving	Concrete parking areas repair allowance (10% every 10 years) - dog park	\$4,798
2045	Clubhouse	Exterior doors replacement metal doors	\$3,601
2045	Clubhouse	Windows replacement	\$12,039
2045	Clubhouse	Clubhouse bathrooms refurbish	\$20,579
2045	Clubhouse	Paint interior common areas	\$4,733
2045	Pool Area	Pool equipment pumps and filters system replacement	\$11,113
2045	Fencing	Vinyl fencing with stone veneer pillars replacement for perimeter	\$499,219
2045	Site Elements	Mailbox kiosk pavilion refurbishment	\$8,647
2045	Site Elements	Stormwater drainage system repair allowance	\$4,116
2045	Site Elements	Submersible well pump replacement	\$3,498
Total for 2045:			\$572,342
2046	Paving	Concrete walkways repair allowance (10% every 10 years)	\$2,367
Total for 2046:			\$2,367
2047	Clubhouse	Exterior painting	\$4,085
2047	Fencing	Vinyl fencing replacement for perimeter	\$176,568
Total for 2047:			\$180,653
2048	Paving	Asphalt paved parking areas patch and seal - clubhouse and dog park	\$2,611
2048	Pool Area	Pool furniture replacement	\$58,020

Annual Expenses

Year	Category	Reserve Item	Cost
Total for 2048:			\$60,631
2049		No reserve items for this year.	\$0
Total for 2049:			\$0
2050	Clubhouse	Security system upgrade allowance	\$23,181
2050	Pool Area	Pool pavilion refurbish	\$5,844
2050	Site Elements	Entrance and monuments refurbishment	\$69,543
2050	Site Elements	Concrete drainage catch basin for ponds	\$16,690
Total for 2050:			\$115,259
2051	Pool Area	Pool resurface	\$85,858
2051	Pool Area	Pool tile and coping replacement	\$26,707
Total for 2051:			\$112,565
2052		No reserve items for this year.	\$0
Total for 2052:			\$0



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

11749 Crestridge Loop
Trinity, FL 34655

Estimate

Date	Estimate #
12/29/2021	1086

Name / Address
Meritus The Summit at Fern Hill CDD Attn: Heather Dilley 2005 Pan Am Circle #300 Tampa, FL 33607

Project

Description	Qty	Rate	Total
"No Fishing" (12x18) white metal sign with forest green lettering. Installed with 8-ft black painted galvanized u-channel post. Riverview	1	150.00	150.00
		Subtotal	\$150.00
		Sales Tax (7.0%)	\$0.00
		Total	\$150.00

Phone #
(727) 480-6514

E-mail
mike@fcgmarketing.com

thumbnail_F920BAFF-2268-464E-AD6E-412C2484DB4D.jpg





Neptune Multi services LLC

11423 Crestlake Village Dr
 Riverview, FL, 33569
 Neptunemts@gmail.com
<https://www.facebook.com/101624548259772/posts/228424315579794/?sfnsn=mo>
 813-778-9857

Estimate

Estimate No: 31
 Date: 03/10/2022

For: The Summit
 heather.dilley@merituscorp.com

Description	Quantity	Rate	Amount
No fishing sings	1	\$140.00	\$140.00*
Order assemble and install signs			
\$140.00 (Installation, Sign, post.)			
Sign \$45			
Post \$50			
Installation \$45			

*Indicates non-taxable item



Subtotal	\$140.00
Total	\$140.00
Total	\$140.00

12x18



Black
U-channel
Post



"Indoor to Outdoor and so much more!"
signsandgraphicsbymike@gmail.com

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 Dilley

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

March 14, 2022, 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 **Monday, March 14, 2022 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

Heather Dilley called the Regular Meeting of the Summit at Fern Hill Community Development District to order on **Monday, March 14, 2022 at 6:04 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:

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

B. District Engineer

There were no updates from Counsel or the Engineer.

C. District Manager

There were no updates from the District Manager.

4. BUSINESS ITEMS

A. Discussion on Security Camera Proposals

- i. MHD Communications**
- ii. Surveillance Technology**
- iii. Time on Target Security**

The Board approved the Surveillance Technology proposal. Surveillance Technology to install 7 cameras.

MOTION TO:	Approve the Surveillance Technology to install 7 cameras
MADE BY:	Supervisor Corley
SECONDED BY:	Supervisor Bradford
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

B. Discussion on “No Fishing” Sign

The Board agreed to table the proposal for the “No Fishing” signs.

5. CONSENT AGENDA

A. Consideration of Minutes of the Regular Meeting February 14, 2022

B. Consideration of Operations and Maintenance Expenditures January 2022

The Board reviewed the Consent Agenda items.

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

D. Review of Financial Statements Month Ending January 31, 2022

The financials were reviewed and accepted.

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

The Board requested the following items:

- The login information to the installed camera on pool deck
- The login to the Wi-Fi

7. PUBLIC COMMENTS

There were no public comments.

ADJOURNMENT

MOTION TO:	Adjourn at 6:33 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.*

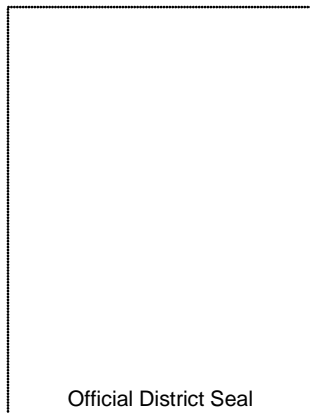
Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Printed Name

Title:

- ☐ Chair
☐ Vice-Chair



Official District Seal

Signature

Printed Name

Title:

- ☐ Secretary
☐ Assistant Secretary

Recorded by Records Administrator

Signature

Date

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	72378	\$ 3,612.50		District Management Service - January 2022
Zebra Cleaning Team Inc.	4741	600.00		Pool Cleaning for February - 01/15/2022
Monthly Contract Sub-Total		\$ 4,212.50		

Variable Contract				
Supervisor: Angel White	AW 021422	\$ 200.00		Supervisor Fee - 02/14/2022
Supervisor: Antonio Bradford	AB 021422	200.00		Supervisor Fee - 02/14/2022
Supervisor: Douglas Smith	DS 021422	200.00		Supervisor Fee - 02/14/2022
Supervisor: Ryan Corley	RC 021422	200.00		Supervisor Fee - 02/14/2022
Variable Contract Sub-Total		\$ 800.00		

Utilities				
Tampa Electric	211000167513 020722	\$ 102.55		Electric Service thru 02/01/2022
Tampa Electric	211000167729 020722	2,391.95		Electric Service thru 02/01/2022
Tampa Electric	211000167901 020722	508.64		Electric Service thru 02/01/2022
Tampa Electric	221007748520 020722	432.65	\$ 3,435.79	Electric Service thru 02/01/2022
Utilities Sub-Total		\$ 3,435.79		

Regular Services				
First Choice Aquatic Weed Management	68142	\$ 445.00		Waterway Service February - 02/11/2022
Global Solutions Partners	4197	2,700.00		Professional Services - 02/04/2022
Spearem Enterprises	5157	90.00		Maintenance Service -Fence Repair - 02/11/2022
Stantec	1886719	624.00		Professional Services thru 01/28/2022
Regular Services Sub-Total		\$ 3,859.00		

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 12,307.29		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Meritus Districts

A Division of Inframark, LLC

INVOICE

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

INVOICE#

#72378

DATE

1/25/2022

BILL TO

Summit at Fern Hill CDD
2005 Pan Am Cir Ste 700
Tampa FL 33607-2380
United States

CUSTOMER ID

C2291

NET TERMS

Net 30

PO#**DUE DATE**

2/24/2022

Services provided for the Month of: January 2022

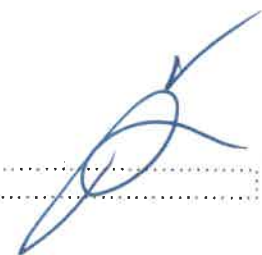
DESCRIPTION	QTY	UOM	RATE	AMOUNT
District Management Services - District Management	1	Ea	2,812.50	2,812.50
Website Maintenance - Website Maintenance / Admin	1	Ea	100.00	100.00
Dissemination Services - Dissemination Services	1	Ea	700.00	700.00
Subtotal				3,612.50

Subtotal \$3,612.50

Tax \$0.00

Total Due \$3,612.50

Voice: 813-397-5122 | Fax: 813-873-7070





Thanks For Your Business!

INVOICE

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

DATE: FEBRUARY 15, 2022
INVOICE #4741

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 February		\$600.00

SUBTOTAL

SALES TAX

TOTAL \$600.00

Comments:

4617 /10

Summit at Fern Hill CDD

MEETING DATE: February 14, 2022

DMS Staff Signature _____

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 checked="" type="checkbox"/>	Salary Accepted	\$200
Tara Hudak	<input type="checkbox"/>	Salary Accepted	\$200

AW 021422

Summit at Fern Hill CDD

MEETING DATE: February 14, 2022

DMS Staff Signature _____

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 checked="" type="checkbox"/>	Salary Accepted	\$200
Tara Hudak	<input type="checkbox"/>	Salary Accepted	\$200

AB021422

Summit at Fern Hill CDD

MEETING DATE: February 14, 2022

DMS Staff Signature _____

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 021422

Summit at Fern Hill CDD

MEETING DATE: February 14, 2022

DMS Staff Signature _____

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

RC 021422



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 02/07/2022
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:	\$102.55
Total amount due:	\$102.55
Payment Due By:	02/28/2022

Your Account Summary

Previous Amount Due	\$153.36
Payment(s) Received Since Last Statement	-\$153.36
Current Month's Charges	<u>\$102.55</u>
Total Amount Due	\$102.55



DOWNED IS DANGEROUS!

If you see a downed power line,
move a safe distance away and call 911.

Visit tampaelectric.com/safety
for more safety tips.

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



MORE RELIABILITY TO YOU.

We know you depend on safe, affordable, clean and reliable energy. That's why we're moving some of our powerlines underground, adding more solar energy, and updating our technology to help keep you in-the-know about your electricity. View our video at tampaelectric.com/reliability to learn more.

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211000167513

Current month's charges:	\$102.55
Total amount due:	\$102.55
Payment Due By:	02/28/2022

Amount Enclosed \$

616815828104

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

6168158281042110001675130000000102551



ACCOUNT INVOICE

tampaelectric.com



Account: 211000167513
Statement Date: 02/07/2022
Current month's charges due 02/28/2022



Details of Charges – Service from 01/04/2022 to 02/01/2022

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	02/01/2022	10,391		9,663		728 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.74000	\$21.46
Energy Charge	728 kWh @ \$0.07014/kWh	\$51.06
Fuel Charge	728 kWh @ \$0.03057/kWh	\$22.25
Storm Protection Charge	728 kWh @ \$0.00315/kWh	\$2.29
Clean Energy Transition Mechanism	728 kWh @ \$0.00402/kWh	\$2.93
Florida Gross Receipt Tax		\$2.56

Electric Service Cost

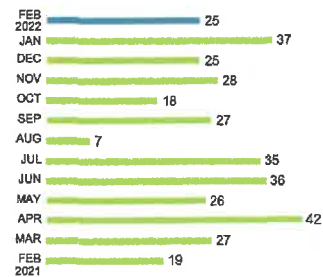
\$102.55

Total Current Month's Charges

\$102.55

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Important Messages

More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. Our diverse fuel mix for the 12-month period ending Dec. 2021 includes Natural Gas 76%, Purchased Power 12%, Coal 6% and Solar 6%.



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 02/07/2022

Account: 211000167729

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



Current month's charges:	\$2,391.95
Total amount due:	\$2,391.95
Payment Due By:	02/28/2022

Your Account Summary

Previous Amount Due	\$2,332.43
Payment(s) Received Since Last Statement	-\$2,332.43
Current Month's Charges	\$2,391.95
Total Amount Due	\$2,391.95



DOWNED IS DANGEROUS!

If you see a downed power line,
move a safe distance away and call 911.

Visit tampaelectric.com/safety
for more safety tips.

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



MORE RELIABILITY TO YOU.

We know you depend on safe, affordable, clean and reliable energy. That's why we're moving some of our powerlines underground, adding more solar energy, and updating our technology to help keep you in-the-know about your electricity. View our video at tampaelectric.com/reliability to learn more.

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211000167729

Current month's charges:	\$2,391.95
Total amount due:	\$2,391.95
Payment Due By:	02/28/2022

Amount Enclosed \$

616815828105

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

6168158281052110001677290000002391953

Account: 211000167729
Statement Date: 02/07/2022
Current month's charges due 02/28/2022



Details of Charges – Service from 01/04/2022 to 02/01/2022

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1092 kWh @ \$0.03076/kWh	\$33.59
Fixture & Maintenance Charge	57 Fixtures	\$627.00
Lighting Pole / Wire	57 Poles	\$1684.92
Lighting Fuel Charge	1092 kWh @ \$0.03008/kWh	\$32.85
Storm Protection Charge	1092 kWh @ \$0.01028/kWh	\$11.23
Clean Energy Transition Mechanism	1092 kWh @ \$0.00033/kWh	\$0.36
Florida Gross Receipt Tax		\$2.00

Lighting Charges **\$2,391.95**

Total Current Month's Charges **\$2,391.95**

00000061-0000645-Page 17 of 18

Important Messages

More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. Our diverse fuel mix for the 12-month period ending Dec. 2021 includes Natural Gas 76%, Purchased Power 12%, Coal 6% and Solar 6%.



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 02/07/2022
Account: 211000167901

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



Current month's charges:	\$508.64
Total amount due:	\$508.64
Payment Due By:	02/28/2022

Your Account Summary

Previous Amount Due	\$657.29
Payment(s) Received Since Last Statement	-\$657.29
Current Month's Charges	\$508.64
Total Amount Due	\$508.64



DOWNED IS DANGEROUS!

If you see a downed power line,
move a safe distance away and call 911.

Visit tampaelectric.com/safety
for more safety tips.

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



MORE RELIABILITY TO YOU.

We know you depend on safe, affordable, clean and reliable energy. That's why we're moving some of our powerlines underground, adding more solar energy, and updating our technology to help keep you in-the-know about your electricity. View our video at tampaelectric.com/reliability to learn more.

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211000167901

Current month's charges:	\$508.64
Total amount due:	\$508.64
Payment Due By:	02/28/2022

Amount Enclosed \$

616815828106

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

6168158281062110001679010000000508643



ACCOUNT INVOICE

tampaelectric.com



Account: 211000167901
Statement Date: 02/07/2022
Current month's charges due 02/28/2022



Details of Charges – Service from 01/04/2022 to 02/01/2022

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	02/01/2022	93,253		88,855		4,398 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.74000	\$21.46
Energy Charge	4,398 kWh @ \$0.07014/kWh	\$308.48
Fuel Charge	4,398 kWh @ \$0.03057/kWh	\$134.45
Storm Protection Charge	4,398 kWh @ \$0.00315/kWh	\$13.85
Clean Energy Transition Mechanism	4,398 kWh @ \$0.00402/kWh	\$17.68
Florida Gross Receipt Tax		\$12.72

Electric Service Cost

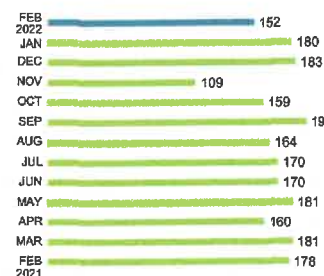
\$508.64

Total Current Month's Charges

\$508.64

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Important Messages

More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. Our diverse fuel mix for the 12-month period ending Dec. 2021 includes Natural Gas 76%, Purchased Power 12%, Coal 6% and Solar 6%.



Received
FEB 10 2022

ACCOUNT INVOICE

tampaelectric.com



Statement Date: 02/07/2022
Account: 221007748520

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



Current month's charges:	\$432.65
Total amount due:	\$432.65
Payment Due By:	02/28/2022

Your Account Summary

Previous Amount Due	\$432.65
Payment(s) Received Since Last Statement	-\$432.65
Current Month's Charges	\$432.65
Total Amount Due	\$432.65



DOWNED IS DANGEROUS!

If you see a downed power line,
move a safe distance away and call 911.

Visit tampaelectric.com/safety
for more safety tips.

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



MORE RELIABILITY TO YOU.

We know you depend on safe, affordable, clean and reliable energy. That's why we're moving some of our powerlines underground, adding more solar energy, and updating our technology to help keep you in-the-know about your electricity. View our video at tampaelectric.com/reliability to learn more.

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007748520

Current month's charges:	\$432.65
Total amount due:	\$432.65
Payment Due By:	02/28/2022

Amount Enclosed \$

682247748108

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

6822477481082210077485200000000432650



ACCOUNT INVOICE

tampaelectric.com



Account: 221007748520
Statement Date: 02/07/2022
Current month's charges due 02/28/2022



Details of Charges – Service from 01/04/2022 to 02/01/2022

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	176 kWh @ \$0.03076/kWh	\$5.41
Fixture & Maintenance Charge	11 Fixtures	\$94.60
Lighting Pole / Wire	11 Poles	\$325.16
Lighting Fuel Charge	176 kWh @ \$0.03008/kWh	\$5.29
Storm Protection Charge	176 kWh @ \$0.01028/kWh	\$1.81
Clean Energy Transition Mechanism	176 kWh @ \$0.00033/kWh	\$0.06
Florida Gross Receipt Tax		\$0.32

Lighting Charges

\$432.65

Total Current Month's Charges

\$432.65

00000051-0000639- Page 5 of 18

Important Messages

More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. Our diverse fuel mix for the 12-month period ending Dec. 2021 includes Natural Gas 76%, Purchased Power 12%, Coal 6% and Solar 6%.

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



Job Name: _____

Customer Number: 437 Customer: FCA - SUMMIT @ FERN HILL CDD

Technician: Aleksey Solano

Date: 02/11/2022 Time: 03:00 PM

Customer Signature: _____

<u>CLARITY</u>	<u>FLOW</u>	<u>METHOD</u>	<u>CARP PROGRAM</u>	<u>WATER LEVEL</u>	<u>WEATHER</u>
<input checked="" type="checkbox"/> < 1'	<input type="checkbox"/> None	<input checked="" type="checkbox"/> ATV	<input type="checkbox"/> Boat	<input type="checkbox"/> High	<input checked="" type="checkbox"/> Clear
<input type="checkbox"/> 1-2'	<input checked="" type="checkbox"/> Slight	<input type="checkbox"/> Airboat	<input type="checkbox"/> Truck	<input checked="" type="checkbox"/> Normal	<input type="checkbox"/> Cloudy
<input type="checkbox"/> 2-4'	<input type="checkbox"/> Visible	<input type="checkbox"/> Backpack		<input type="checkbox"/> Low	<input checked="" type="checkbox"/> Windy
<input type="checkbox"/> > 4'					<input type="checkbox"/> Rainy

<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 type="checkbox"/> Coots	<input type="checkbox"/> Gambusia	<input type="checkbox"/> Otter	<input checked="" type="checkbox"/> Ducks
<input type="checkbox"/> Bass	<input type="checkbox"/> Cormorant	<input type="checkbox"/> Herons	<input type="checkbox"/> Snakes	<input type="checkbox"/> _____
<input type="checkbox"/> Bream	<input type="checkbox"/> Egrets	<input checked="" type="checkbox"/> Ibis	<input checked="" type="checkbox"/> Turtles	_____

☐ Arrowhead ☐ Bulrush ☐ Golden Canna ☐ Naiad ☐ _____
☐ Bacopa ☐ Chara ☐ Gulf Spikerush ☐ Pickerelweed

**Global Solution Partners**

14286 Beach Blvd. Suite 19-233

Jacksonville Beach, FL 32250

US

8444777883

Accounting@GlobalSolutionPartners.com

<http://GlobalSolutionPartners.com>

INVOICE

BILL TO

Summit at Fern Hill
C/O Heather Dilley
Meritus Communities
2005 Pan Am Circle Ste 300
Tampa, Florida 33607

INVOICE # 4197**DATE** 02/04/2022**DUE DATE** 03/06/2022**TERMS** Upon receipt of Initial
Report

ACTIVITY

AMOUNT

Level 1 Reserve Study

2,700.00

Full Level 1 Reserve Study with Site Visit

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

If paying by check, please make payable to:

BALANCE DUE

\$2,700.00

Global Solution Partners
14286 Beach Blvd, Suite 19-233
Jacksonville Beach, FL 32250

Please also be sure to include your invoice number on
your check.

Job # GRS2202996 - Summit at Fern Hill

WE THANK YOU FOR YOUR BUSINESS

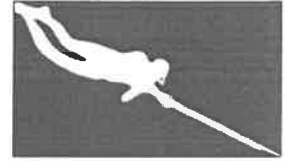
Spearem Enterprises, LLC

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 # 5157**DATE 02/11/2022****DUE DATE 02/26/2022****TERMS Net 15**

ACTIVITY	QTY	RATE	AMOUNT
Labor	1	90.00	90.00
10219 Shimmering Koi way Fence Reapir.			

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**\$90.00**

Invoice Number	1886719
Invoice Date	February 9, 2022
Purchase Order	215612636
Customer Number	132832
Project Number	215612636

Bill To

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

Please Remit To

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

Project	Fern Hill CDD Engineering Services			
	Project Manager	Stewart, Tonja L	For Period Ending	January 28, 2022
	Current Invoice Total (USD)	624.00		

Initiate draft Stormwater Legislation exhibits

Top Task **2022** **2022 FY General Consulting**

Professional Services

Category/Employee	Current Hours	Rate	Current Amount
Stewart, Tonja L	3.00	208.00	624.00
Subtotal Professional Services	<u>3.00</u>		<u>624.00</u>

Top Task Subtotal	2022 FY General Consulting	624.00
-------------------	----------------------------	--------

Total Fees & Disbursements	624.00
INVOICE TOTAL (USD)	624.00

Due upon receipt or in accordance with terms of the contract

Please contact Summer Fillinger if you have any questions concerning this invoice.
Phone: (239) 985 - 5515 E-mail: Summer.Fillinger@Stantec.com
** PLEASE SEND AN INVOICE # WITH PAYMENT **
Thank you.

Suncoast Community Development District

Financial Statements
(Unaudited)

Period Ending
February 28, 2022



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

Suncoast Community Development District

Balance Sheet

As of 2/28/2019

(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2014	Capital Projects Fund - Series 2014	Capital Projects Fund - Series 2018	General Fixed Assets Account Group	General Long-Term Debt Account Group	Total
Assets							
Cash-Operating Account	314,780	0	0	0	0	0	314,780
Cash-Project Fund Account FCB	0	0	0	37,250	0	0	37,250
Cash-Reserve Fund Account FCB	0	0	0	15,000	0	0	15,000
Assessments Receivable - Tax Roll	0	0	0	0	0	0	0
Due From Capital Projects Fund	15,000	0	0	0	0	0	15,000
Investments - Reserve 0005 Series 2014	0	316,462	0	0	0	0	316,462
Investments - Revenue 0001 Series 2014	0	466,979	0	0	0	0	466,979
Investments - Construction - Series 2014	0	0	0	0	0	0	0
Investments - Deferred Costs 0006 Series 2014	0	0	1,525	0	0	0	1,525
Prepaid Expenses	0	0	0	0	0	0	0
Prepaid General Liability Insurance	1,692	0	0	0	0	0	1,692
Prepaid D & O Insurance	1,371	0	0	0	0	0	1,371
Prepaid Trustee Fees	2,712	0	0	0	0	0	2,712
Prepaid Property Insurance	671	0	0	0	0	0	671
Deposits	45	0	0	0	0	0	45
Ancillary Costs	0	0	0	0	0	0	0
Accumulated Depreciation-Buildings	0	0	0	0	1,677,975	0	1,677,975
Improvements Other Than Buildings	0	0	0	0	4,494	0	4,494
Construction Work In Progress	0	0	0	0	989,017	0	989,017
Amount Available-Debt Service	0	0	0	0	0	484,401	484,401
Amount To Be Provided-Debt Service	0	0	0	0	0	4,400,599	4,400,599
Other	0	0	0	0	0	0	0
Total Assets	336,270	783,441	1,525	52,250	2,671,486	4,885,000	8,729,973
Liabilities							
Accounts Payable	10,353	0	0	0	0	0	10,353
Accounts Payable Other	11	0	0	0	0	0	11
Due To General Fund	0	0	0	15,000	0	0	15,000
Due To Debt Service Fund	0	0	0	0	0	0	0
Loan Payable	0	0	0	525,000	0	0	525,000
Revenue Bonds Payable--Series 2014	0	0	0	0	0	4,360,000	4,360,000
Revenue Notes Payable--Series 2018	0	0	0	0	0	525,000	525,000
Other	0	0	0	0	0	0	0

Suncoast Community Development District

Balance Sheet

As of 2/28/2019

(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2014	Capital Projects Fund - Series 2014	Capital Projects Fund - Series 2018	General Fixed Assets Account Group	General Long-Term Debt Account Group	Total
Total Liabilities	<u>10,364</u>	<u>0</u>	<u>0</u>	<u>540,000</u>	<u>0</u>	<u>4,885,000</u>	<u>5,435,364</u>
Fund Equity & Other Credits							
Fund Balance-All Other Reserves	0	492,531	1,628	(162,048)	0	0	332,110
Retained Earnings-Reserved	0	0	0	0	0	0	0
Fund Balance-Unreserved	124,205	0	0	0	0	0	124,205
Investment In General Fixed Assets	0	0	0	0	2,671,486	0	2,671,486
Other	201,701	290,911	(103)	(325,701)	0	0	166,808
Total Fund Equity & Other Credits	<u>325,906</u>	<u>783,441</u>	<u>1,525</u>	<u>(487,750)</u>	<u>2,671,486</u>	<u>0</u>	<u>3,294,609</u>
Total Liabilities & Fund Equity	<u>336,270</u>	<u>783,441</u>	<u>1,525</u>	<u>52,250</u>	<u>2,671,486</u>	<u>4,885,000</u>	<u>8,729,973</u>

Suncoast Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 2/28/2022

(In Whole Numbers)

	Total Budget - Original	Current Year Actual	Budget to Actual Variance	Budget Percent Remaining
Revenues				
Special Assessments - Service Charges				
O&M Tax Roll	408,818	398,104	(10,714)	(3)%
Interest Earnings				
Interest Earnings	0	12	12	0 %
Contributions & Donations From Private Sources				
Developer Contributions	0	35,000	35,000	0 %
Total Revenues	408,818	433,116	24,298	6 %
Expenditures				
Legislative				
Supervisor Fees	12,000	4,800	7,200	60 %
Financial & Administrative				
District Management	40,000	16,667	23,333	58 %
District Engineer	3,500	638	2,863	82 %
Disclosure Report	1,000	0	1,000	100 %
Trustees Fees	4,800	4,649	151	3 %
Auditing Services	6,200	0	6,200	100 %
Arbitrage Rebate Calculation	650	650	0	0 %
Rentals & Leases	1,650	0	1,650	100 %
Postage, Phone, Faxes, Copies	200	111	89	45 %
Legal Advertising	500	144	356	71 %
Bank Fees	63	25	38	60 %
Dues, Licenses & Fees	175	236	(61)	(35)%
Office Supplies	100	0	100	100 %
Website Development & Maintenance	1,500	625	875	58 %
ADA Website Compliance	1,500	0	1,500	100 %
Interest	2,500	0	2,500	100 %
Legal Counsel				
District Counsel	3,500	438	3,062	87 %
Insurance				
Public Officials Liability Insurance	2,782	677	2,105	76 %
General Liability Insurance	3,484	1,981	1,503	43 %
Property Casualty Insurance	8,916	1,447	7,469	84 %
Electric Utility Services				
Electric Utility Services	16,000	20,628	(4,628)	(29)%
Utility Services	0	31	(31)	0 %
Street Lights	30,000	2,867	27,133	90 %
Water-Sewer Combination Services				
Utility Services	0	61	(61)	0 %
Water Utility Services	300	91	209	70 %
Stormwater Control				
Aquatic Contract	15,000	4,850	10,150	68 %

Suncoast Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 2/28/2022

(In Whole Numbers)

	Total Budget - Original	Current Year Actual	Budget to Actual Variance	Budget Percent Remaining
Mitigation Area Monitoring & Maintenance	1,000	0	1,000	100 %
Lake/Pond Bank Maintenance	2,500	0	2,500	100 %
Aquatic Plant Replacement	2,500	0	2,500	100 %
Capital Improvements	7,500	2,156	5,344	71 %
Other Physical Environment				
Debt Service - Manual Billing	116,674	0	116,674	100 %
General Liability Insurance	0	279	(279)	0 %
Property Casualty Insurance	0	785	(785)	0 %
Entry & Walls Maintenance	2,000	555	1,446	72 %
Landscape Maintenance	65,000	27,083	37,917	58 %
Miscellaneous Maintenance	5,000	1,260	3,740	75 %
Landscape Maintenance - Other	4,000	750	3,250	81 %
Holiday Lights	4,000	7,100	(3,100)	(78)%
Landscape Replacement Plants, Shrubs, Trees	10,000	3,785	6,215	62 %
Irrigation Repairs and Maintenance	4,500	2,338	2,162	48 %
Aquatic Other	1,300	0	1,300	100 %
Road & Street Facilities				
Pavement & Signage Repairs	1,500	0	1,500	100 %
Contingency				
Miscellaneous Fees	25,024	36,050	(11,026)	(44)%
Total Expenditures	408,818	143,755	265,063	65 %
Excess Revenues Over (Under) Expenditures	0	289,361	289,361	0 %

Suncoast Community Development District

Statement of Revenues and Expenditures
 201 - Debt Service Fund - Series 2014
 From 10/1/2021 Through 2/28/2022
 (In Whole Numbers)

	Total Budget - Original	Current Year Actual	Budget to Actual Variance	Budget Percent Remaining
Revenues				
Special Assessments - Capital Improvements				
DS Tax Roll	371,988	375,582	3,595	1 %
Interest Earnings				
Interest Earnings	0	16	16	0 %
Total Revenues	371,988	375,598	3,611	1 %
Expenditures				
Debt Service				
Interest	141,988	73,006	68,981	49 %
Principal	230,000	0	230,000	100 %
Total Expenditures	371,988	73,006	298,981	80 %
Other Expenditures				
Interfund Transfer				
Interfund Transfer	0	9	(9)	0 %
Total Other Expenditures	0	9	(9)	0 %
Excess Revenues Over (Under) Expenditures	0	302,583	302,583	0 %

Suncoast Community Development District

Statement of Revenues and Expenditures
301 - Capital Projects Fund - Series 2014
From 10/1/2021 Through 2/28/2022
(In Whole Numbers)

	Total Budget - Original	Current Year Actual	Budget to Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	(1)	(1)	0 %
Total Revenues	0	(1)	(1)	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	18	(18)	0 %
Total Expenditures	0	18	(18)	0 %
Other Revenues				
Interfund Transfer				
Interfund Transfer	0	9	9	0 %
Total Other Revenues	0	9	9	0 %
Excess Revenues Over (Under) Expenditures	0	(11)	(11)	0 %

Suncoast Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 02/28/2022

Reconciliation Date: 2/28/2022

Status: Locked

Bank Balance	296,248.99
Less Outstanding Checks/Vouchers	25,965.93
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	270,283.06
Balance Per Books	<u>270,283.06</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Suncoast Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 02/28/2022

Reconciliation Date: 2/28/2022

Status: Locked

Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
5411	11/19/2021	Series 2014 FY22 Tax Dist ID 11/6-11/15	13,710.16	Suncoast CDD
5413	1/7/2022	Series 2014 FY22 Tax Dist ID	5,848.35	Suncoast CDD
5412	2/3/2022	Series 2014 FY22 Tax Dist ID 01/01 - 01/31	2,041.48	Suncoast CDD
5409	2/24/2022	System Generated Check/Voucher	844.63	Duke Energy
5410	2/24/2022	System Generated Check/Voucher	3,521.31	Meritus Districts
Outstanding Checks/Vouchers			25,965.93	

**Suncoast Community Development District
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 02/28/2022

Reconciliation Date: 2/28/2022

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
5378	12/17/2021	Series 2014 FY22 Tax Dist ID 12/01-12/10	24,507.33	Suncoast CDD
5382	1/13/2022	System Generated Check/Voucher	1,850.00	Herring Electric
5384	1/13/2022	System Generated Check/Voucher	37,500.00	Suncoast Pointe HOA
5387	1/20/2022	System Generated Check/Voucher	3,119.23	Duke Energy
5390	1/20/2022	System Generated Check/Voucher	200.00	Edmund Emmanuel Latif III
5391	1/20/2022	System Generated Check/Voucher	200.00	Tammy A. Latif
5392	2/3/2022	System Generated Check/Voucher	277.50	Don Harrison Enterprises LLC
5393	2/3/2022	System Generated Check/Voucher	2,651.31	Egis Insurance Advisors, LLC
5394	2/3/2022	System Generated Check/Voucher	127.50	Johnson Engineering, Inc.
5395	2/3/2022	System Generated Check/Voucher	3,458.33	Meritus Districts
5396	2/3/2022	System Generated Check/Voucher	250.00	Spearem Enterprises LLC
5397	2/3/2022	System Generated Check/Voucher	970.00	Steadfast Environmental, LLC
5398	2/10/2022	System Generated Check/Voucher	30.42	Pasco County Utilities Services
5399	2/10/2022	System Generated Check/Voucher	32.00	Straley Robin Vericker
5400	2/10/2022	System Generated Check/Voucher	5,416.67	Yellowstone Landscape
5402	2/17/2022	System Generated Check/Voucher	7,081.31	Duke Energy
5403	2/17/2022	System Generated Check/Voucher	200.00	Lora Hutt
5404	2/17/2022	System Generated Check/Voucher	200.00	John Joseph Vento

Suncoast Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 02/28/2022

Reconciliation Date: 2/28/2022

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
5405	2/17/2022	System Generated Check/Voucher	200.00	Edmund Emmanuel Latif III
5406	2/17/2022	System Generated Check/Voucher	200.00	Matthew Thebeau
5407	2/17/2022	System Generated Check/Voucher	160.00	Spearem Enterprises LLC
5408	2/17/2022	System Generated Check/Voucher	200.00	Tammy A. Latif
Cr104	2/18/2022	February Bank Fee	5.00	
Cleared Checks/Vouchers			88,836.60	

Suncoast Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 02/28/2022
Reconciliation Date: 2/28/2022
Status: Locked

Cleared Deposits

Document Number	Document Date	Document Description	Document Amount	Deposit Number
CR418	2/3/2022	Tax Distribution - 2.03.2022	4,205.38	
CR433	2/18/2022	INTEREST PAID THIS STATEMENT THRU 02/21	1.96	
CR433-1	2/28/2022	INTEREST PAID THIS STATEMENT THRU 02/28	0.57	
Cleared Deposits			4,207.91	