SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
PUBLIC HEARING & REGULAR MEETING
AUGUST 29, 2022

SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT AGENDA
AUGUST 29, 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	Antonio Bradford
	Supervisor	Vacant
	Supervisor	Douglas Smith
	Supervisor	Angela White
	Supervisor	Vacant
District Manager	Inframark	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 Public Hearing will begin at 6:00 p.m. following with the regular meeting 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.

August 29, 2022

Board of Supervisors
Summit at Fern Hill Community Development District

Dear Board Members:

The Public Hearing & Regular Meeting of Summit at Fern Hill Community Development District will be held on **August 29, 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. **RECESS TO PUBLIC HEARINGS**
4. **PUBLIC HEARING ON ADOPTING FINAL FISCAL YEAR 2023 BUDGET**
   - A. Open Public Hearing on Final Fiscal Year 2023 Budget
   - B. Staff Presentations
   - C. Public Comments
   - D. Consideration of Resolution 2022-06; Adopting Final Fiscal Year 2023 Budget .....Tab 01
   - E. Close Public Hearing on Final Fiscal Year 2023 Budget
5. **PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**
   - A. Open Public Hearing on Levying O&M Assessments
   - B. Staff Presentations
   - C. Public Comment
   - D. Consideration of Resolution 2022-07; Levying O&M Assessments ..... Tab 02
   - E. Close Public Hearing on Levying O&M Assessments
6. **RETURN TO REGULAR MEETING**
7. **VENDOR/STAFF REPORTS**
   - A. District Counsel
   - B. District Engineer
   - C. District Manager
8. **BUSINESS ITEMS**
   - A. Discussion on Landscaping Proposals .....Tab 03
     - *i. ASI Landscape*
     - *ii.Fieldstone*
     - *iii. Mainscape*
     - *iv.Yellowstone*
   - B. Consideration of Resolution 2022-08; Setting Fiscal Year 2023 Meeting Schedule .. ……..Tab 04
   - C. Acceptance of Financial Report for Fiscal Year Ending September 30, 2022 .....Tab 05
   - D. Discussion on Holiday Lighting Proposal.....Tab 06
   - E. Discussion on Dog Park Gate Replacement Proposal.....Tab 07
   - F. Discussion on Wetlands Treatment and Maintenance Proposal .....Tab 08
9. **CONSENT AGENDA**
   - A. Consideration of Minutes of the Board of Supervisors Special Meeting June 27, 2022,.....Tab 09
   - B. Consideration of Operation and Maintenance Expenditures June 2022 .....Tab 10
   - C. Consideration of Operation and Maintenance Expenditures July 2022 .....Tab 11
   - D. Review of Financial Statements Month Ending July 31, 2022, ...Tab 12
10. **MANAGEMENT REPORTS**……..……Tab 13
    - i. First Choice Report
11. **BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
12. **ADJOURNMENT**

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

Sincerely,

Heather Dilley
District Manager

RESOLUTION 2022-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's records office, and hereby approves certain amendments thereto, as shown below.

b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2021-2022 and/or revised projections for fiscal year 2022-2023.

c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's records office and identified as "The Budget for the Summit

at Fern Hill Community Development District for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023".

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

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2022, and ending September 30, 2023, the sum of **$719,599.00**, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	$339,209.00
Total Debt Service Funds	$380,390.00
Total All Funds*	**$719,599.00**

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

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

a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed $10,000 or 10% of the original appropriation.

c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

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

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

Passed and Adopted on August 29, 2022.

Attested By:	**Summit at Fern Hill** **Community Development District**
_____	_____
Print Name:_____ Secretary/Assistant Secretary	Print Name:_____ Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2022-2023 Adopted Budget

2023

SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023
FINAL ANNUAL OPERATING BUDGET

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

AUGUST 8, 2022

SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023
FINAL ANNUAL OPERATING BUDGET

TABLE OF CONTENTS

SECTION	DESCRIPTION	PAGE
I.	BUDGET INTRODUCTION	1
II.	FISCAL YEAR 2022 BUDGET ANALYSIS	2
III.	FINAL ANNUAL OPERATING BUDGET	3
IV.	GENERAL FUND 001 DESCRIPTIONS	4
V.	DEBT SERVICE FUND	7
VI.	SCHEDULE OF ANNUAL ASSESSMENTS	9

AUGUST 8, 2022

SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

The Summit at Fern Hill Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a "solution" to the State's needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida's effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2023, which begins on October 1, 2022. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

Fund Number	Fund Name	Services Provided
001	General Fund	Operations and Maintenance of Community Facilities Financed by Non-Ad Valorem Assessments
200	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2016 Special Assessment Revenue Bonds
201	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2018 Special Assessment Revenue Bonds

Facilities of the District

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

Maintenance of the Facilities

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

SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2022 Final Operating Budget	Current Period Actuals 10/1/21 - 3/31/22	Projected Revenues & Expenditures 4/1/22 to 9/30/22	Total Actuals and Projections Through 9/30/22	Over/(Under) Budget Through 9/30/22
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Tax Roll	297,755.00	305,005.31	0.00	305,005.31	7,250.31
Operations & Maintenance Assmts-Off Roll	0.00	0.00	0.00	0.00	0.00
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	**$297,755.00**	**$305,005.31**	**$0.00**	**$305,005.31**	**$7,250.31**
INTEREST EARNINGS					
Interest Earnings	0.00	0.00	0.00	0.00	0.00
TOTAL INTEREST EARNINGS	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	0.00	0.00	0.00	0.00	0.00
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
OTHER MISCELLANEOUS REVENUES					
Miscellaneous	0.00	275.00	0.00	275.00	275.00
Clubhouse Rental Revenue	0.00	100.00	150.00	250.00	250.00
TOTAL OTHER MISCELLANEOUS REVENUES	**$0.00**	**$375.00**	**$150.00**	**$525.00**	**$525.00**
TOTAL REVENUES	**$297,755.00**	**$305,380.31**	**$150.00**	**$305,530.31**	**$7,775.31**
EXPENDITURES					
LEGISTLATIVE					
Supervisor Fees	12,000.00	3,600.00	3,600.00	7,200.00	(4,800.00)
TOTAL LEGISLATIVE	**$12,000.00**	**$3,600.00**	**$3,600.00**	**$7,200.00**	**($4,800.00)**
FINANCIAL & ADMINISTRATIVE					
District Manager	33,750.00	16,875.00	16,875.00	33,750.00	0.00
District Engineer	2,000.00	1,464.00	1,464.00	2,928.00	928.00
Disclosure Report	8,400.00	4,200.00	4,200.00	8,400.00	0.00
Trustees Fees	8,100.00	4,040.74	4,059.26	8,100.00	0.00
Auditing Services	5,800.00	58.00	5,742.00	5,800.00	0.00
Postage, Phone, Faxes, Copies	400.00	123.21	123.79	247.00	(153.00)
Legal Advertising	1,500.00	0.00	1,500.00	1,500.00	0.00
Bank Fees	400.00	150.66	105.34	256.00	(144.00)
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
ADA Website Fee	1,800.00	600.00	1,600.00	2,200.00	400.00
Website Administration	1,200.00	1,100.00	(500.00)	600.00	(600.00)
TOTAL FINANCIAL & ADMINISTRATIVE	**$63,525.00**	**$28,786.61**	**$35,169.39**	**$63,956.00**	**$431.00**
LEGAL COUNSEL					
District Counsel	6,000.00	1,063.00	49.00	1,112.00	(4,888.00)
TOTAL LEGAL COUNSEL	**$6,000.00**	**$1,063.00**	**$49.00**	**$1,112.00**	**($4,888.00)**
INSURANCE					
Public Officials Insurance	2,664.00	0.00	2,664.00	2,664.00	0.00
General, Property & Casualty Insurance	6,621.00	0.00	6,621.00	6,621.00	0.00
TOTAL INSURANCE	**$9,285.00**	**$0.00**	**$9,285.00**	**$9,285.00**	**$0.00**
ELECTRIC UTILITY SERVICES					
Electric Utility Services	39,000.00	19,451.83	19,548.17	39,000.00	0.00
TOTAL ELECTRIC UTILITY SERVICES	**$39,000.00**	**$19,451.83**	**$19,548.17**	**$39,000.00**	**$0.00**
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	8,000.00	3,036.06	1,913.94	4,950.00	(3,050.00)
TOTAL WATER-SEWER COMBINATION SERVICES	**$8,000.00**	**$3,036.06**	**$1,913.94**	**$4,950.00**	**($3,050.00)**
OTHER PHYSICAL ENVIRONMENT					
Waterway Management Program - Aquatics Contrtact	6,000.00	2,670.00	1,780.00	4,450.00	(1,550.00)
Waterway Improvement & Repairs	0.00	0.00	0.00	0.00	0.00
Entrance, Monuments, Walls Maintenance & Repairs	0.00	0.00	500.00	500.00	500.00
Club Facility Maintenance	20,000.00	4,223.05	(4,223.05)	0.00	(20,000.00)
Landscape Maintenance - Contract	91,000.00	45,260.04	30,171.96	75,432.00	(15,568.00)
Landscape Maintenance - Other	15,000.00	13,130.00	13,130.00	26,260.00	11,260.00
Plant Replacement Program	2,500.00	0.00	2,500.00	2,500.00	0.00
Irrigation Maintenance	3,500.00	958.00	958.00	1,916.00	(1,584.00)
Pool Maintenance - Contract	9,000.00	3,600.00	3,600.00	7,200.00	(1,800.00)
Pool Treatements & Other	0.00	0.00	1,000.00	1,000.00	1,000.00
Amenity Center Maintenance & Repairs	0.00	0.00	6,836.00	6,836.00	6,836.00
Amenity Center Cleaning & Supplies	0.00	0.00	0.00	0.00	0.00
Park Facility Maintenance	5,000.00	2,360.70	2,359.30	4,720.00	(280.00)
Mulch & Tree Trimming	0.00	0.00	8,700.00	8,700.00	8,700.00
Miscellaneous Maintenance	0.00	0.00	0.00	0.00	0.00
Capital Improvements	0.00	0.00	0.00	0.00	0.00
Holiday Decorations	0.00	0.00	2,000.00	2,000.00	2,000.00
TOTAL OTHER PHYSICAL ENVIRONMENT	**$152,000.00**	**$72,201.79**	**$69,312.21**	**$141,514.00**	**($10,486.00)**
RESERVE					
Capital Reserve	7,945.00	2,700.00	35,813.31	38,513.31	30,568.31
TOTAL RESERVE	**$7,945.00**	**$2,700.00**	**$35,813.31**	**$38,513.31**	**$30,568.31**
TOTAL EXPENDITURES	**$297,755.00**	**$130,839.29**	**$174,691.02**	**$305,530.31**	**$7,775.31**
EXCESS REVENUES OVER (UNDER) EXPENDITURES	**$0.00**	**$174,541.02**	**($174,541.02)**	**$0.00**	**$0.00**

SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2022 Final Operating Budget	Total Actuals and Projections Through 9/30/22	Over/(Under) Budget Through 9/30/22	Fiscal Year 2023 Final Operating Budget	Increase / (Decrease) from FY 2022 to FY 2023
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Tax Roll	297,755.00	305,005.31	7,250.31	338,809.00	41,054.00
Operations & Maintenance Assmts-Off Roll	0.00	0.00	0.00		0.00
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	**$297,755.00**	**$305,005.31**	**$7,250.31**	**$338,809.00**	**$41,054.00**
INTEREST EARNINGS					
Interest Earnings	0.00	0.00	0.00	0.00	0.00
TOTAL INTEREST EARNINGS	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	0.00	0.00	0.00	0.00	0.00
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
OTHER MISCELLANEOUS REVENUES					
Miscellaneous	0.00	275.00	0.00	0.00	0.00
Clubhouse Rental Revenue	0.00	250.00	250.00	400.00	400.00
TOTAL OTHER MISCELLANEOUS REVENUES	**$0.00**	**$525.00**	**$250.00**	**$400.00**	**$400.00**
TOTAL REVENUES	**$297,755.00**	**$305,530.31**	**$7,500.31**	**$339,209.00**	**$41,454.00**
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	12,000.00	7,200.00	(4,800.00)	12,000.00	0.00
TOTAL LEGISLATIVE	**$12,000.00**	**$7,200.00**	**($4,800.00)**	**$12,000.00**	**$0.00**
FINANCIAL & ADMINISTRATIVE					
District Manager	33,750.00	33,750.00	0.00	33,750.00	0.00
District Engineer	2,000.00	2,928.00	928.00	4,000.00	2,000.00
Disclosure Report	8,400.00	8,400.00	0.00	8,400.00	0.00
Trustees Fees	8,100.00	8,100.00	0.00	8,100.00	0.00
Auditing Services	5,800.00	5,800.00	0.00	6,000.00	200.00
Postage, Phone, Faxes, Copies	400.00	247.00	(153.00)	400.00	0.00
Legal Advertising	1,500.00	1,500.00	0.00	1,500.00	0.00
Bank Fees	400.00	256.00	(144.00)	400.00	0.00
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
ADA Website Fee	1,800.00	2,200.00	400.00	1,800.00	0.00
Website Administration	1,200.00	600.00	(600.00)	1,200.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	**$63,525.00**	**$63,956.00**	**$431.00**	**$65,725.00**	**$2,200.00**
LEGAL COUNSEL					
District Counsel	6,000.00	1,112.00	(4,888.00)	6,000.00	0.00
TOTAL LEGAL COUNSEL	**$6,000.00**	**$1,112.00**	**($4,888.00)**	**$6,000.00**	**$0.00**
INSURANCE					
Public Officials Insurance	2,664.00	2,664.00	0.00	3,008.00	344.00
General, Property & Casualty Insurance	6,621.00	6,621.00	0.00	7,476.00	855.00
TOTAL INSURANCE	**$9,285.00**	**$9,285.00**	**$0.00**	**$10,484.00**	**$1,199.00**
ELECTRIC UTILITY SERVICES					
Electric Utility Services	39,000.00	39,000.00	0.00	41,000.00	2,000.00
TOTAL ELECTRIC UTILITY SERVICES	**$39,000.00**	**$39,000.00**	**$0.00**	**$41,000.00**	**$2,000.00**
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	8,000.00	4,950.00	(3,050.00)	6,000.00	(2,000.00)
TOTAL WATER-SEWER COMBINATION SERVICES	**$8,000.00**	**$4,950.00**	**($3,050.00)**	**$6,000.00**	**($2,000.00)**
OTHER PHYSICAL ENVIRONMENT					
Waterway Management Program - Aquatics Contrtact	6,000.00	4,450.00	(1,550.00)	6,000.00	0.00
Waterway Improvement & Repairs	0.00	0.00	0.00	5,000.00	5,000.00
Entrance, Monuments, Walls Maintenance & Repairs	0.00	500.00	500.00	1,500.00	1,500.00
Club Facility Maintenance	20,000.00	0.00	(20,000.00)	0.00	(20,000.00)
Landscape Maintenance - Contract	91,000.00	75,432.00	(15,568.00)	91,000.00	0.00
Landscape Maintenance - Other	15,000.00	26,260.00	11,260.00	15,000.00	0.00
Plant Replacement Program	2,500.00	2,500.00	0.00	2,500.00	0.00
Irrigation Maintenance	3,500.00	1,916.00	(1,584.00)	3,500.00	0.00
Pool Maintenance - Contract	9,000.00	7,200.00	(1,800.00)	9,000.00	0.00
Pool Treatements & Other	0.00	1,000.00	1,000.00	1,000.00	1,000.00
Amenity Center Maintenance & Repairs	0.00	6,836.00	6,836.00	15,000.00	15,000.00
Amenity Center Cleaning & Supplies	0.00	0.00	0.00	5,500.00	5,500.00
Park Facility Maintenance	5,000.00	4,720.00	(280.00)	1,500.00	(3,500.00)
Mulch & Tree Trimming	0.00	8,700.00	8,700.00	13,500.00	13,500.00
Miscellaneous Maintenance	0.00	0.00	0.00	3,000.00	3,000.00
Capital Improvements	0.00	0.00	0.00	20,000.00	20,000.00
Holiday Decorations	0.00	2,000.00	2,000.00	5,000.00	5,000.00
TOTAL OTHER PHYSICAL ENVIRONMENT	**$152,000.00**	**$141,514.00**	**($10,486.00)**	**$198,000.00**	**$46,000.00**
RESERVE					
Capital Reserve	7,945.00	38,513.31	30,568.31	0.00	(7,945.00)
TOTAL RESERVE	**$7,945.00**	**$38,513.31**	**$30,568.31**	**$0.00**	**($7,945.00)**
TOTAL EXPENDITURES	**$297,755.00**	**$305,530.31**	**$7,775.31**	**$339,209.00**	**$41,454.00**
EXCESS REVENUES OVER (UNDER) EXPENDITURES	**$0.00**	**$0.00**	**($275.00)**	**$0.00**	**$0.00**

GENERAL FUND 001

Financial & Administrative

District Manager

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors, and attends all meetings of the Board of Supervisors.

District Engineer

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

Disclosure Reporting

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Trustees Fees

This item relates to the fee assessed for the annual administration of bonds outstanding, as required within the bond indentures.

Auditing Services

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

Postage, Phone, Fax, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Miscellaneous Administration

This is required of the District to store its official records.

Public Officials Insurance

The District carries Public Officials Liability in the amount of $1,000,000.

Legal Advertising

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

The District is required to file with the County and State each year.

GENERAL FUND 001

Miscellaneous Fees
To provide for unbudgeted administrative expenses.

Investment Reporting Fees
This is to provide an investment report to the District on a quarterly basis.

Office Supplies
Cost of daily supplies required by the District to facilitate operations.

Technology Services
This is to upgrade and keep current the operating components to comply with new governmental accounting standards along with basic website maintenance.

Website Administration
This is for maintenance and administration of the Districts official website.

Capital Outlay
This is to purchase new equipment as required.

Legal Counsel
District Counsel
Requirements for legal services are estimated at an annual expenditures on an as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, Contract preparation and review, etc.

Electric Utility Services
Electric Utility Services
This item is for street lights, pool, recreation facility and other common element electricity

Garbage/Solid Waste Control Services
Garbage Collection
This item is for pick up at the recreation facility and parks as needed.

Water-Sewer Combination Services
Water Utility Services
This item is for the potable and non-potable water used for irrigation.

Other Physical Environment
Waterway Management System
This item is for maintaining the multiple waterways that compose the District's waterway management system and aids in controlling nuisance vegetation that may otherwise restrict the flow of water.

Property & Casualty Insurance
The District carries $1,000,000 in general liability and also has sovereign immunity.

Entry & Walls Maintenance
This item is for maintaining the main entry feature and other common area walls.

GENERAL FUND 001

Landscape Maintenance

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

Miscellaneous Landscape

This item is for any unforeseen circumstances that may effect the appearance of the landscape program.

Plant Replacement Program

This item is for landscape items that may need to be replaced during the year.

Property Taxes

This item is for property taxes assessed to lands within the District.

Irrigation Maintenance

Repairs necessary for everyday operation of the irrigation system to ensure its effectiveness.

Pool Maintenance

This item is necessary to contract with a vendor to maintain the pool within state guidelines for public use.

Clubhouse Maintenance

This item provides for operations, maintenance, and supplies to the District's Amenity Center.

SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND
SERIES 2016

REVENUES		
CDD Debt Service Assessments	$	242,370
TOTAL REVENUES	**$**	**242,370**
EXPENDITURES		
Series 2016 May Bond Principal Payment	$	81,000
Series 2016 May Bond Interest Payment	$	81,596
Series 2016 November Bond Interest Payment	$	79,774
TOTAL EXPENDITURES	**$**	**242,370**
EXCESS OF REVENUES OVER EXPENDITURES	**$**	**-**
ANALYSIS OF BONDS OUTSTANDING		
Bonds Outstanding - Period Ending 11/1/2022	$	3,406,000
Principal Payment Applied Toward Series 2016 Bonds	$	81,000
Bonds Outstanding - Period Ending 11/1/2023	**$**	**3,325,000**

SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND
SERIES 2018

REVENUES		
CDD Debt Service Assessments	$	138,020
TOTAL REVENUES	**$**	**138,020**
EXPENDITURES		
Series 2018 May Bond Principal Payment	$	39,000
Series 2018 May Bond Interest Payment	$	49,900
Series 2018 November Bond Interest Payment	$	49,120
TOTAL EXPENDITURES	**$**	**138,020**
EXCESS OF REVENUES OVER EXPENDITURES	**$**	**-**
ANALYSIS OF BONDS OUTSTANDING		
Bonds Outstanding - Period Ending 11/1/2022	$	2,012,000
Principal Payment Applied Toward Series 2018 Bonds	$	39,000
Bonds Outstanding - Period Ending 11/1/2023	**$**	**1,973,000**

SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS

Lot Size	EBU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2023 Total Assessment [1]	FY 2022 Total Assessment	Total Increase / (Decrease) in Annual Assmt
SERIES 2016 BONDS - PHASE 1							
Single Family 50'	1.25	205	$1,302.08	$1,154.50	**$2,456.58**	**$2,338.74**	$117.84
SERIES 2018 BONDS - PHASES 2 & 3							
Single Family 40'	1.00	59	$1,063.83	$923.60	**$1,987.43**	**$1,893.16**	$94.27
Single Family 50'	1.25	60	$1,462.77	$1,154.50	**$2,617.27**	**$2,499.42**	$117.85

Notations:

[1] Annual assessments are adjusted for the County collection costs and statutory discounts for early payment.

RESOLUTION 2022-07

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

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

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

WHEREAS, the Board of Supervisors of the District ("**Board**") hereby determines to undertake various activities described in the District's adopted budget for fiscal year 2022-2023 attached hereto as **Exhibit A** ("**FY 2022-2023 Budget**") and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2022-2023 Budget;

WHEREAS, the provision of the activities described in the FY 2022-2023 Budget is a benefit to lands within the District;

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

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

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

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

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel's portion of the FY 2022-2023 Budget ("**O&M Assessments**");

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments ("**Debt Assessments**") in the amounts shown in the FY 2022-2023 Budget;

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2022-2023 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2022-2023 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2022-2023 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments. The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll**.** All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

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

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

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of

special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

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

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

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

Passed and Adopted on August 29, 2022.

Attested By:	**Summit at Fern Hill** **Community Development District**
_____	_____
Print Name:_____	Print Name:_____
Secretary/Assistant Secretary	Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2022-2023 Budget

2023

SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023
FINAL ANNUAL OPERATING BUDGET

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

AUGUST 8, 2022

SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023
FINAL ANNUAL OPERATING BUDGET

TABLE OF CONTENTS

SECTION	DESCRIPTION	PAGE
I.	BUDGET INTRODUCTION	1
II.	FISCAL YEAR 2022 BUDGET ANALYSIS	2
III.	FINAL ANNUAL OPERATING BUDGET	3
IV.	GENERAL FUND 001 DESCRIPTIONS	4
V.	DEBT SERVICE FUND	7
VI.	SCHEDULE OF ANNUAL ASSESSMENTS	9

AUGUST 8, 2022

SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

The Summit at Fern Hill Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a "solution" to the State's needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida's effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2023, which begins on October 1, 2022. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

Fund Number	Fund Name	Services Provided
001	General Fund	Operations and Maintenance of Community Facilities Financed by Non-Ad Valorem Assessments
200	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2016 Special Assessment Revenue Bonds
201	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2018 Special Assessment Revenue Bonds

Facilities of the District

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

Maintenance of the Facilities

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

SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2022 Final Operating Budget	Current Period Actuals 10/1/21 - 3/31/22	Projected Revenues & Expenditures 4/1/22 to 9/30/22	Total Actuals and Projections Through 9/30/22	Over/(Under) Budget Through 9/30/22
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Tax Roll	297,755.00	305,005.31	0.00	305,005.31	7,250.31
Operations & Maintenance Assmts-Off Roll	0.00	0.00	0.00	0.00	0.00
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	**$297,755.00**	**$305,005.31**	**$0.00**	**$305,005.31**	**$7,250.31**
INTEREST EARNINGS					
Interest Earnings	0.00	0.00	0.00	0.00	0.00
TOTAL INTEREST EARNINGS	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	0.00	0.00	0.00	0.00	0.00
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
OTHER MISCELLANEOUS REVENUES					
Miscellaneous	0.00	275.00	0.00	275.00	275.00
Clubhouse Rental Revenue	0.00	100.00	150.00	250.00	250.00
TOTAL OTHER MISCELLANEOUS REVENUES	**$0.00**	**$375.00**	**$150.00**	**$525.00**	**$525.00**
TOTAL REVENUES	**$297,755.00**	**$305,380.31**	**$150.00**	**$305,530.31**	**$7,775.31**
EXPENDITURES					
LEGISTLATIVE					
Supervisor Fees	12,000.00	3,600.00	3,600.00	7,200.00	(4,800.00)
TOTAL LEGISLATIVE	**$12,000.00**	**$3,600.00**	**$3,600.00**	**$7,200.00**	**($4,800.00)**
FINANCIAL & ADMINISTRATIVE					
District Manager	33,750.00	16,875.00	16,875.00	33,750.00	0.00
District Engineer	2,000.00	1,464.00	1,464.00	2,928.00	928.00
Disclosure Report	8,400.00	4,200.00	4,200.00	8,400.00	0.00
Trustees Fees	8,100.00	4,040.74	4,059.26	8,100.00	0.00
Auditing Services	5,800.00	58.00	5,742.00	5,800.00	0.00
Postage, Phone, Faxes, Copies	400.00	123.21	123.79	247.00	(153.00)
Legal Advertising	1,500.00	0.00	1,500.00	1,500.00	0.00
Bank Fees	400.00	150.66	105.34	256.00	(144.00)
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
ADA Website Fee	1,800.00	600.00	1,600.00	2,200.00	400.00
Website Administration	1,200.00	1,100.00	(500.00)	600.00	(600.00)
TOTAL FINANCIAL & ADMINISTRATIVE	**$63,525.00**	**$28,786.61**	**$35,169.39**	**$63,956.00**	**$431.00**
LEGAL COUNSEL					
District Counsel	6,000.00	1,063.00	49.00	1,112.00	(4,888.00)
TOTAL LEGAL COUNSEL	**$6,000.00**	**$1,063.00**	**$49.00**	**$1,112.00**	**($4,888.00)**
INSURANCE					
Public Officials Insurance	2,664.00	0.00	2,664.00	2,664.00	0.00
General, Property & Casualty Insurance	6,621.00	0.00	6,621.00	6,621.00	0.00
TOTAL INSURANCE	**$9,285.00**	**$0.00**	**$9,285.00**	**$9,285.00**	**$0.00**
ELECTRIC UTILITY SERVICES					
Electric Utility Services	39,000.00	19,451.83	19,548.17	39,000.00	0.00
TOTAL ELECTRIC UTILITY SERVICES	**$39,000.00**	**$19,451.83**	**$19,548.17**	**$39,000.00**	**$0.00**
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	8,000.00	3,036.06	1,913.94	4,950.00	(3,050.00)
TOTAL WATER-SEWER COMBINATION SERVICES	**$8,000.00**	**$3,036.06**	**$1,913.94**	**$4,950.00**	**($3,050.00)**
OTHER PHYSICAL ENVIRONMENT					
Waterway Management Program - Aquatics Contrtact	6,000.00	2,670.00	1,780.00	4,450.00	(1,550.00)
Waterway Improvement & Repairs	0.00	0.00	0.00	0.00	0.00
Entrance, Monuments, Walls Maintenance & Repairs	0.00	0.00	500.00	500.00	500.00
Club Facility Maintenance	20,000.00	4,223.05	(4,223.05)	0.00	(20,000.00)
Landscape Maintenance - Contract	91,000.00	45,260.04	30,171.96	75,432.00	(15,568.00)
Landscape Maintenance - Other	15,000.00	13,130.00	13,130.00	26,260.00	11,260.00
Plant Replacement Program	2,500.00	0.00	2,500.00	2,500.00	0.00
Irrigation Maintenance	3,500.00	958.00	958.00	1,916.00	(1,584.00)
Pool Maintenance - Contract	9,000.00	3,600.00	3,600.00	7,200.00	(1,800.00)
Pool Treatements & Other	0.00	0.00	1,000.00	1,000.00	1,000.00
Amenity Center Maintenance & Repairs	0.00	0.00	6,836.00	6,836.00	6,836.00
Amenity Center Cleaning & Supplies	0.00	0.00	0.00	0.00	0.00
Park Facility Maintenance	5,000.00	2,360.70	2,359.30	4,720.00	(280.00)
Mulch & Tree Trimming	0.00	0.00	8,700.00	8,700.00	8,700.00
Miscellaneous Maintenance	0.00	0.00	0.00	0.00	0.00
Capital Improvements	0.00	0.00	0.00	0.00	0.00
Holiday Decorations	0.00	0.00	2,000.00	2,000.00	2,000.00
TOTAL OTHER PHYSICAL ENVIRONMENT	**$152,000.00**	**$72,201.79**	**$69,312.21**	**$141,514.00**	**($10,486.00)**
RESERVE					
Capital Reserve	7,945.00	2,700.00	35,813.31	38,513.31	30,568.31
TOTAL RESERVE	**$7,945.00**	**$2,700.00**	**$35,813.31**	**$38,513.31**	**$30,568.31**
TOTAL EXPENDITURES	**$297,755.00**	**$130,839.29**	**$174,691.02**	**$305,530.31**	**$7,775.31**
EXCESS REVENUES OVER (UNDER) EXPENDITURES	**$0.00**	**$174,541.02**	**($174,541.02)**	**$0.00**	**$0.00**

SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2022 Final Operating Budget	Total Actuals and Projections Through 9/30/22	Over/(Under) Budget Through 9/30/22	Fiscal Year 2023 Final Operating Budget	Increase / (Decrease) from FY 2022 to FY 2023
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Tax Roll	297,755.00	305,005.31	7,250.31	338,809.00	41,054.00
Operations & Maintenance Assmts-Off Roll	0.00	0.00	0.00		0.00
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	**$297,755.00**	**$305,005.31**	**$7,250.31**	**$338,809.00**	**$41,054.00**
INTEREST EARNINGS					
Interest Earnings	0.00	0.00	0.00	0.00	0.00
TOTAL INTEREST EARNINGS	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	0.00	0.00	0.00	0.00	0.00
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
OTHER MISCELLANEOUS REVENUES					
Miscellaneous	0.00	275.00	0.00	0.00	0.00
Clubhouse Rental Revenue	0.00	250.00	250.00	400.00	400.00
TOTAL OTHER MISCELLANEOUS REVENUES	**$0.00**	**$525.00**	**$250.00**	**$400.00**	**$400.00**
TOTAL REVENUES	**$297,755.00**	**$305,530.31**	**$7,500.31**	**$339,209.00**	**$41,454.00**
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	12,000.00	7,200.00	(4,800.00)	12,000.00	0.00
TOTAL LEGISLATIVE	**$12,000.00**	**$7,200.00**	**($4,800.00)**	**$12,000.00**	**$0.00**
FINANCIAL & ADMINISTRATIVE					
District Manager	33,750.00	33,750.00	0.00	33,750.00	0.00
District Engineer	2,000.00	2,928.00	928.00	4,000.00	2,000.00
Disclosure Report	8,400.00	8,400.00	0.00	8,400.00	0.00
Trustees Fees	8,100.00	8,100.00	0.00	8,100.00	0.00
Auditing Services	5,800.00	5,800.00	0.00	6,000.00	200.00
Postage, Phone, Faxes, Copies	400.00	247.00	(153.00)	400.00	0.00
Legal Advertising	1,500.00	1,500.00	0.00	1,500.00	0.00
Bank Fees	400.00	256.00	(144.00)	400.00	0.00
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
ADA Website Fee	1,800.00	2,200.00	400.00	1,800.00	0.00
Website Administration	1,200.00	600.00	(600.00)	1,200.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	**$63,525.00**	**$63,956.00**	**$431.00**	**$65,725.00**	**$2,200.00**
LEGAL COUNSEL					
District Counsel	6,000.00	1,112.00	(4,888.00)	6,000.00	0.00
TOTAL LEGAL COUNSEL	**$6,000.00**	**$1,112.00**	**($4,888.00)**	**$6,000.00**	**$0.00**
INSURANCE					
Public Officials Insurance	2,664.00	2,664.00	0.00	3,008.00	344.00
General, Property & Casualty Insurance	6,621.00	6,621.00	0.00	7,476.00	855.00
TOTAL INSURANCE	**$9,285.00**	**$9,285.00**	**$0.00**	**$10,484.00**	**$1,199.00**
ELECTRIC UTILITY SERVICES					
Electric Utility Services	39,000.00	39,000.00	0.00	41,000.00	2,000.00
TOTAL ELECTRIC UTILITY SERVICES	**$39,000.00**	**$39,000.00**	**$0.00**	**$41,000.00**	**$2,000.00**
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	8,000.00	4,950.00	(3,050.00)	6,000.00	(2,000.00)
TOTAL WATER-SEWER COMBINATION SERVICES	**$8,000.00**	**$4,950.00**	**($3,050.00)**	**$6,000.00**	**($2,000.00)**
OTHER PHYSICAL ENVIRONMENT					
Waterway Management Program - Aquatics Contrtact	6,000.00	4,450.00	(1,550.00)	6,000.00	0.00
Waterway Improvement & Repairs	0.00	0.00	0.00	5,000.00	5,000.00
Entrance, Monuments, Walls Maintenance & Repairs	0.00	500.00	500.00	1,500.00	1,500.00
Club Facility Maintenance	20,000.00	0.00	(20,000.00)	0.00	(20,000.00)
Landscape Maintenance - Contract	91,000.00	75,432.00	(15,568.00)	91,000.00	0.00
Landscape Maintenance - Other	15,000.00	26,260.00	11,260.00	15,000.00	0.00
Plant Replacement Program	2,500.00	2,500.00	0.00	2,500.00	0.00
Irrigation Maintenance	3,500.00	1,916.00	(1,584.00)	3,500.00	0.00
Pool Maintenance - Contract	9,000.00	7,200.00	(1,800.00)	9,000.00	0.00
Pool Treatements & Other	0.00	1,000.00	1,000.00	1,000.00	1,000.00
Amenity Center Maintenance & Repairs	0.00	6,836.00	6,836.00	15,000.00	15,000.00
Amenity Center Cleaning & Supplies	0.00	0.00	0.00	5,500.00	5,500.00
Park Facility Maintenance	5,000.00	4,720.00	(280.00)	1,500.00	(3,500.00)
Mulch & Tree Trimming	0.00	8,700.00	8,700.00	13,500.00	13,500.00
Miscellaneous Maintenance	0.00	0.00	0.00	3,000.00	3,000.00
Capital Improvements	0.00	0.00	0.00	20,000.00	20,000.00
Holiday Decorations	0.00	2,000.00	2,000.00	5,000.00	5,000.00
TOTAL OTHER PHYSICAL ENVIRONMENT	**$152,000.00**	**$141,514.00**	**($10,486.00)**	**$198,000.00**	**$46,000.00**
RESERVE					
Capital Reserve	7,945.00	38,513.31	30,568.31	0.00	(7,945.00)
TOTAL RESERVE	**$7,945.00**	**$38,513.31**	**$30,568.31**	**$0.00**	**($7,945.00)**
TOTAL EXPENDITURES	**$297,755.00**	**$305,530.31**	**$7,775.31**	**$339,209.00**	**$41,454.00**
EXCESS REVENUES OVER (UNDER) EXPENDITURES	**$0.00**	**$0.00**	**($275.00)**	**$0.00**	**$0.00**

GENERAL FUND 001

Financial & Administrative

District Manager

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors, and attends all meetings of the Board of Supervisors.

District Engineer

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

Disclosure Reporting

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Trustees Fees

This item relates to the fee assessed for the annual administration of bonds outstanding, as required within the bond indentures.

Auditing Services

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

Postage, Phone, Fax, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Miscellaneous Administration

This is required of the District to store its official records.

Public Officials Insurance

The District carries Public Officials Liability in the amount of $1,000,000.

Legal Advertising

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

The District is required to file with the County and State each year.

GENERAL FUND 001

Miscellaneous Fees
To provide for unbudgeted administrative expenses.

Investment Reporting Fees
This is to provide an investment report to the District on a quarterly basis.

Office Supplies
Cost of daily supplies required by the District to facilitate operations.

Technology Services
This is to upgrade and keep current the operating components to comply with new governmental accounting standards along with basic website maintenance.

Website Administration
This is for maintenance and administration of the Districts official website.

Capital Outlay
This is to purchase new equipment as required.

Legal Counsel
District Counsel
Requirements for legal services are estimated at an annual expenditures on an as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, Contract preparation and review, etc.

Electric Utility Services
Electric Utility Services
This item is for street lights, pool, recreation facility and other common element electricity

Garbage/Solid Waste Control Services
Garbage Collection
This item is for pick up at the recreation facility and parks as needed.

Water-Sewer Combination Services
Water Utility Services
This item is for the potable and non-potable water used for irrigation.

Other Physical Environment
Waterway Management System
This item is for maintaining the multiple waterways that compose the District's waterway management system and aids in controlling nuisance vegetation that may otherwise restrict the flow of water.

Property & Casualty Insurance
The District carries $1,000,000 in general liability and also has sovereign immunity.

Entry & Walls Maintenance
This item is for maintaining the main entry feature and other common area walls.

GENERAL FUND 001

Landscape Maintenance

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

Miscellaneous Landscape

This item is for any unforeseen circumstances that may effect the appearance of the landscape program.

Plant Replacement Program

This item is for landscape items that may need to be replaced during the year.

Property Taxes

This item is for property taxes assessed to lands within the District.

Irrigation Maintenance

Repairs necessary for everyday operation of the irrigation system to ensure its effectiveness.

Pool Maintenance

This item is necessary to contract with a vendor to maintain the pool within state guidelines for public use.

Clubhouse Maintenance

This item provides for operations, maintenance, and supplies to the District's Amenity Center.

SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND
SERIES 2016

REVENUES		
CDD Debt Service Assessments	$	242,370
TOTAL REVENUES	**$**	**242,370**
EXPENDITURES		
Series 2016 May Bond Principal Payment	$	81,000
Series 2016 May Bond Interest Payment	$	81,596
Series 2016 November Bond Interest Payment	$	79,774
TOTAL EXPENDITURES	**$**	**242,370**
EXCESS OF REVENUES OVER EXPENDITURES	**$**	**-**
ANALYSIS OF BONDS OUTSTANDING		
Bonds Outstanding - Period Ending 11/1/2022	$	3,406,000
Principal Payment Applied Toward Series 2016 Bonds	$	81,000
Bonds Outstanding - Period Ending 11/1/2023	**$**	**3,325,000**

SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND
SERIES 2018

REVENUES		
CDD Debt Service Assessments	$	138,020
TOTAL REVENUES	**$**	**138,020**
EXPENDITURES		
Series 2018 May Bond Principal Payment	$	39,000
Series 2018 May Bond Interest Payment	$	49,900
Series 2018 November Bond Interest Payment	$	49,120
TOTAL EXPENDITURES	**$**	**138,020**
EXCESS OF REVENUES OVER EXPENDITURES	**$**	**-**
ANALYSIS OF BONDS OUTSTANDING		
Bonds Outstanding - Period Ending 11/1/2022	$	2,012,000
Principal Payment Applied Toward Series 2018 Bonds	$	39,000
Bonds Outstanding - Period Ending 11/1/2023	**$**	**1,973,000**

SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS

Lot Size	EBU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2023 Total Assessment [1]	FY 2022 Total Assessment	Total Increase / (Decrease) in Annual Assmt
SERIES 2016 BONDS - PHASE 1							
Single Family 50'	1.25	205	$1,302.08	$1,154.50	**$2,456.58**	**$2,338.74**	$117.84
SERIES 2018 BONDS - PHASES 2 & 3							
Single Family 40'	1.00	59	$1,063.83	$923.60	**$1,987.43**	**$1,893.16**	$94.27
Single Family 50'	1.25	60	$1,462.77	$1,154.50	**$2,617.27**	**$2,499.42**	$117.85

Notations:

[1] Annual assessments are adjusted for the County collection costs and statutory discounts for early payment.

SERVICE PROPOSAL

Summit at Fern Hill CDD

Riverview, FL

ASI LANDSCAPE MANAGEMENT

June 10th, 2022

June 10th, 2022

Heather Dilley
District Manager
Summit at Fern Hill CDD
2005 Pan Am Circle Ste 300
Tampa, Florida 33607

Dear Ms. Dilley,

On behalf of ASI Landscape Management, I am pleased to provide you with our proposal for landscape services at Summit at Fern Hill CDD. Our staff has thoroughly reviewed the RFP as well as current site conditions and we are confident that ASI's experience and expertise will more than adequately meet or exceed your needs and expectations.

The competitive nature of the landscape industry offers a number of choices when it comes to selecting the right company. We are proud of our success and ASI has consistently demonstrated we are among the best in Central Florida when it comes to personalized and professional service. Our teams are highly trained technicians, detail oriented and focused on providing our clients with the best possible service. We view our client relationships as more of a long-term partnership, thus ensuring continual mutual satisfaction and pride in the results.

Summit at Fern Hill is a beautiful community; It is obvious after visiting that the community takes exceptional pride in both the presentation and appeal of the neighborhood. This is a partnership that excites us in that it offers the opportunity to showcase our work and provide the visual appeal and impact the residents and their guests expect.

We appreciate the opportunity to propose our services and hope you will consider our offer favorably both in terms of content and cost. Please don't hesitate to call if you have questions or would like more detail on what we can provide. ASI would look forward to the opportunity to review our submittal with you to further discuss and negotiate how our offered services and associated pricing may better fit the company's needs and budgetary requirements. Thank you again and we await our next conversation with great anticipation.

Sincerely,

Christian Padgett

Christian Padgett – Senior Business Developer

Table of Contents

COMPANY INFORMATION

Page 4 Company History

PERSONNEL

Page 5-6 Leadership Team Biographies

Page 7 Key Personnel

Page 8 Licenses & Associations

EXPERIENCE

Page 9-10 Past Record of Similar Scope

Page 11 Statements of Commitment

Page 12 Emergency Response – Optional Program

Page 13 Equipment List

PROPERTY SERVICE PLAN

Page 14-17 Understanding the Project Needs

Page 18-20 Proposed Project Staffing with Descriptions & Operational Plan

Page 21-23 Service Mapping Examples

PRICING – *"Exhibit A"*

Page 24 *Service Proposal Pricing*

ASI SERVICE BROCHURE

WEATHERMATIC SMARTLINK OVERVIEW

Company History

ASI Landscape Management is a premier Central Florida landscape service provider. In existence for 25+ years, ASI is a full-service landscape company and possesses a loyal client base with the capability and resources to satisfy any and all landscape needs. We boast having the knowledge, expertise and personnel to provide our clients the best possible and most cost-effective solutions for both routine and unique landscape service needs. Being one of the area's last remaining large privately owned landscape service providers, ASI offers a service experience that is hard to match. ASI remains a local, privately owned company with passionate owners determined to stay hands-on and regularly communicate with our clients and service personnel. ASI currently employs approximately 180 individuals, maintains a commercial fleet with state-of-the-art equipment and technology, and remains on the cutting-edge of new industry ideas and technology.

The history of ASI Landscape Management dates back to 1993 when Joe Chiellini, owner and president of ASI, started a small residential landscape company called Lawncombers USA. As a Hillsborough County firefighter, Joe wanted to stay productive while off duty. Through hard work and dedication, Lawncombers quickly earned a stellar reputation in the Tampa Bay area. As the business grew, so did his ambition and so he soon entered the commercial arena. Growth opportunities expanded.

Through a merger in 1999, Ameriscape USA was born. This merger further enhanced the company's stable of services by adding large scale landscape installation to its service offerings. At this time, the company's first full-time employee, Mark Almeda, shared the company's vision and passion for growth. Almeda became Chiellini's business partner and now serves as vice president of ASI. He remains today an integral leader in the business, directing and leading the company in various capacities.

Through a rebranding initiative in 2016, Ameriscape USA, Inc., is now dba: **ASI Landscape Management**. ASI remains a company dedicated to its clients and employees. All employees at ASI become part of our history, tradition, and culture.

By living our **Core Values** daily, continued success of the company depends on each employee embracing those principles of teamwork, always providing quality services, and remaining focused on total customer satisfaction. In the highly competitive world of commercial landscaping, maintaining a knowledgeable and skilled work force is critical to ASI's ongoing success and commitment to our clients.

We are proud to offer ASI as a preferred service option to our clients and prospect for many years to come!

Leadership Team Biographies

JOE CHIELLINI

PRESIDENT/CEO

Joe Chiellini is the founder and CEO of ASI Landscape Management, originating in 1993. Coming from humble, ASI is now a multi county commercial business, employing 180 individuals with three branches covering the greater Tampa Bay and Orlando marketspace. Joe Chiellini recently retired from his career as a Captain for Hillsborough County Fire and Rescue. Joe served the people of Hillsborough County for almost 30 years all the while building and growing his landscape management company to where it is today. Joe is active in the Green Industry as well as in the local community. He spends much of his time giving back in as many ways as he can. Within the business world, Joe does both local and national consulting with a focus on training and strategic planning. In the community, Joe has hosted events such as Wrestling for a Cause, golf tournaments, Give Back Days and various fundraisers benefiting children and families in our area who are in need. Fifteen years ago, Joe started the Krewe of the Knights of St. John, a local HCFR philanthropic Krewe to help serve the spouses and children of fallen firefighters. Joe is also an active member in his Parish of St. Patrick's Catholic Church where he lectors, works on beautification projects and serves with the men of the parish in fundraising.

MARK ALMEDA

VP/COO

Mark began his association with ASI in 1995 as the first full-time employee of the company's predecessor, Lawncombers USA. He began as a crew member going from job to job, maintaining lawns and landscapes by mowing, weeding, fertilizing, and adjusting irrigation systems. He quickly advanced to the position of foreman, where he assumed a management role, assigning and supervising workers and overseeing the quality of the work. Mark's management style and attention to detail did not go unnoticed, and in 2005 he became a partner and vice president of the company, a position he holds to this day. Throughout his 20-plus years of experience, Mark has gained and shared his knowledge and expertise with hundreds of ASI team members. He and Joe Chiellini have managed to grow the company, despite the unpredictable nature and growing competition of the landscape industry. Mark strongly supports both personal and professional development for himself and ASI team members. He has participated in numerous management and business-related classes and training sessions and readily applies their lessons to his management role within the company. Mark holds the company's horticulture license and attends continuing education classes to maintain the most current industry standards. As the Vice President of Operations, Mark assists in sales and controls all aspects of the division, including crews, fleet and equipment purchases, and contracts. He regularly conducts personal visits with company clients to ensure satisfaction and quality.

JUAN ALVAREZ

CFO

As Director of Finance and Administration and Chief Financial Officer, Juan is responsible for financial stewardship of ASI Landscape Management, including capital and operating budgets, financial affairs and reporting, procurement, and debt and treasury management. Prior to joining ASI Landscape Management in 2017, Juan was the controller for a landscape company in Bradenton FL for almost three years. He was responsible for the company's financial operations, human resources, risk management, information technology, and H-2B program. Originally from Colombia, Juan moved to Atlanta, GA in 2000 where he started his own business at the age of 18. He obtained his real estate license and attended Georgia State University, transferring to the University of South Florida in 2010. Juan has developed his financial, administrative, and logistical skills over more than 12 years of experience in customer service, sales, and investments. He graduated from the University of South Florida, receiving his Bachelor of Accounting, and is a candidate to obtain his CMA (Certified Management Accountant) Certification in 2019. Juan Lives in Parrish, FL with his wife, Alina and his son, Ethan.

DOMINICK PORTOGHESE

DIRECTOR OF BUSINESS DEVELOPMENT

With over 40+ years of experience in the commercial green industry, Dominick brings to ASI a stellar industry reputation having worked in all aspects of the landscape industry. In this key Business Development leadership role, Dominick will help ensure that ASI Landscape Management maintains its well-respected industry position and continues to grow the company by partnering with select key clients in a variety of market segments, leveraging current partnerships while maintaining ASI's high standard. Being involved in ASI's company leadership and steering committees, customers can be assured that their relationship with Dominick and the entire Business Development team will not end at the point of sale but will continue well beyond. Dominick has exhibited a strong work ethic and extreme desire to succeed all throughout his career. As such, his never-ending quest to learn all functions and services included in landscape management has afforded him a unique and diverse career. This path started as a summer job in landscape construction and along the way has afforded him key positions in landscape construction; design, irrigation installation and design, the turf industry, the Fertilization and Pest Control industry and commercial landscape management…equally in both Business Development and Operational leadership roles locally, regionally and nationally. Dominick's diverse industry knowledge, experience and career accomplishments has made him the valued ASI leader he is today. Although always the professional, and a stickler for hard-work and accuracy, Dominick's good nature, and goofy disposition makes him a wonderful team leader, team member and a perfect fit within the ASI family culture. When not working, although Dominick has his share of hobby's and diversions, he enjoys spending time with his family more than anything else. With his lovely wife Grace by his side, along with his daughter Madisen and son Lucas, Dominick attributes all his success and motivation to his family and the amazing relationship they share.

JOSEPH AMAROSA

DIRECTOR OF MAINTENANCE OPERATIONS

Joseph has 22 years of landscape industry experience. Prior to joining the ASI family Joe earned a bachelor's degree from the University of South Florida. He has gained additional certifications and licenses that include Green Industries Best Management Practices and State of Florida's Green Industries Best Management Practices. Joe has a wealth of knowledge utilizing Integrated Pest Management as he is a licensed Pest Control Operator. As well as a Pest Control Operator he holds a license in LTD Fertilizer Application in addition he is Pinellas County BMP certified. Joe has been trained and well versed with Landscape Visual Renderings and Landscape Design. Joseph's primary focuses are customer service, job quality and continual education of his team on the ever-changing landscape industry.

ERIC ROTHELL

DIRECTOR OF IRRIGATION

Growing up in rural Western North Carolina, Eric spent countless hours working alongside his grandfather on the family farm and spending time roaming the woods and nearby mountains. Eric's love and appreciation for the outdoors stayed with him as he went on to attend the University of Tennessee where he studied Plant & Soil Science with a concentration in Environmental Science & Natural Resources. Eric graduated with a Bachelor's of Science degree in Agriculture in 1997 and then began his career in the Green Industry as an Irrigation Technician with a large, full-service landscape company. It is with this company where Eric found his passion for irrigation and water management. During his 20 years with this company Eric excelled through the ranks holding the positions of Irrigation Manager, Regional Irrigation Advisor, Corporate Irrigation Trainer, Market Irrigation Manager, and was also the Operations and Branch Manager for a multi-million dollar location for several years. During this time Eric became involved with the Irrigation Association where he earned numerous industry certifications including Certified Irrigation Technician (CIT), Certified Landscape Irrigation Auditor (CLIA), Certified Golf Irrigation Auditor (CGIA), Certified Irrigation Contractor (CIC), and Certified Irrigation Designer with specialties in Commercial, Golf, and Residential (CID-C,G,R). In 2019, Eric celebrated his 20 th year of being an IA certified professional. Eric has also been a certified backflow tester, state licensed irrigation contractor, and currently holds his Green Industry BMP certification. During his years in the green industry, Eric also developed a passion for mentoring others and training. In February 2018, Eric brought his passion for water management and for sharing his knowledge to ASI to become the Director of Irrigation. Eric is helping to lead and grow ASI's water management division while continuing to attend educational classes to keep up with the latest industry standards and technologies available. He helps to not only manage the day-to-day operations of the irrigation division, but to also partner with the other divisions within ASI as well as its clients in order to support, educate, and find solutions to their water management needs.

JACK FEIDT

DIRECTOR OF RISK AND SAFETY

As Risk Management and Safety Director, Jack is responsible for minimizing our incident and accident rate while developing a strong safety culture through policies and training. Prior to Jack joining our team, Jack served 20 years in the Navy aboard nuclear Submarines as an Advanced Electronics Weapons Technician as well as a Ship's and Weapon's Safety Officer. When he retired, he decided his second career should be less stressful, so he attended the University of Florida where he received his Bachelor's Degree in Environmental Horticulture Sciences. However, in time, Jack realized his passion really centered around safety and risk management. He brings nearly 10 yrs. experience and works hard instilling that same safety culture passion and Risk Management skills into the ASI Landscape Mgt. philosophy.

Key Personnel

The management team selected to maintain Summit at Fern Hill CDD has the skills and experience necessary to meet your specific needs and expectations.

Meet ASI's Tampa team:

TEAM MEMBER	JOB TITLE	JOB RESPONSIBILITY
Luis Santiago	Branch Manager	• Accountable for your complete satisfaction • Maintains schedule • Ensures compliance to job specs and quality • Manages crews • Interfaces with on-site contact
Joseph Pichardo	Account Manager	• Accountable for your complete satisfaction • Maintains schedule • Ensures compliance to job specs and quality • Manages crews • Interfaces with on-site contact
Robert Bybee	Production Manager	• Schedules workload for crew • Ensure readiness of workers, tools and materials • Maintains safe working conditions • Trains field personnel • Assists w/large pruning jobs, chemical and irrigation applications • Helps identify problem areas
TBD	Foreman	• Manages hourly activities of crews • Operates all small walk behind mowers • Helps crew operate hand-held machines • Performs large pruning, trimming and detail jobs • Daily clean up
Juan Rodriguez	Irrigation Technician	• Schedules weekly irrigation inspections and schedules approved repairs • Adjusts, repairs and troubleshoots problems • Assists as needed
Eric VanHorn	Pest Control Specialist	• Applies insecticides, herbicides, fungicides and other chemicals, safely and in accordance with industry standards • Proactively inspects for all pest pressure.

Licenses and Professional Associations

The following are the list of licenses/certifications/subcontractors currently held by ASI Landscape Management's professional staff as well as professional associations and organizations of which we are an active member.

ASI LANDSCAPE MANAGEMENT LICENSES AND REGISTRATIONS

- Occupational License – Florida, Hillsborough County No. 96169
- Pest Control License – Florida, No. JB135024
- Pest Control Operator – Florida, No. JF184897
- License as a Dealer in Agricultural Products – Florida, No. 116260-1
- Nursery Stock Dealer Certificate of Registration – Florida, No. 47237971
- Certified Arborist License – Florida, No. FL0710A
- FDOT Intermediate Maintenance of Traffic Certification – Qualified 6/4/13
- Pinellas County BMP Certification – No. 013
- State of Florida Irrigation – License No. I-CFCO24523

PROFESSIONAL ASSOCIATIONS

- NALP – National Association of Landscape Professionals
- Florida Turfgrass Association
- FNGLA - Florida Nursery, Growers and Landscape Association
- FIS – Florida Irrigation Society
- BAAA – Bay Area Apartment Association
- FAA – Florida Apartment Association
- NAA - National Apartment Association
- BOMA – Building Owners and Managers Association
- CAI – Community Associations Institute
- Greater Tampa Bay Chamber of Commerce
- CFHLA – Central Florida Hotel & Lodging Association
- AAGO – Apartment Association of Greater Orlando

Past Record of Similar Scope

The following represents several key maintenance contracts held in the past that show our experience in providing services of a similar scope. Many of these projects have been serviced by ASI for multiple years and provide an example of the level of quality and customer service provided.

Del Webb Bexley *(Homeowners Association)* **Service Dates:** 2018 - Ongoing
Service Provided: Full-service landscape maintenance including monthly irrigation and horticultural services provided to a maintenance free community. Additional services including palm and hardwood trimming, annuals and irrigation repairs and modifications provided in addition to the contract value. Landscape design services and the installation of new plant materials also provided in addition to the contract value.

Contact: Mr. Brady Lefere
Community Manager
Pulte Group
(813) 964-5165
brady.lefere@pultegroup.com

Power Design Corporate *(Corporate Campus)* **Service Dates:** 2018 - Ongoing
Service Provided: Full-service landscape maintenance including monthly irrigation and agronomic services. Annuals, mulch and palm trimming are also included as additional services as a part of this contract. Additionally, we have provided landscape design services and the installation of new plant materials not included as a part of the monthly contract value.

Contact: Ms. Natalie Yeager
Corporate Property Manager
Power Design Inc
(727) 497-8965
nyeager@powerdesigninc.us

Highland Community Management *(Homeowners Association)* **Service Dates:** 2018 – Ongoing

Service Provided: Full-service landscape maintenance including monthly irrigation and horticultural services provided to a maintenance free community. Additional services including palm and hardwood trimming, annuals and irrigation repairs and modifications provided in addition to the contract value. Landscape design services and the installation of new plant materials also provided in addition to the contract value.

Contact: Mrs. Jennifer Conklin
Licensed Community Association Manager
Highland Community Management
(863) 940-2863
j.conklin@hcmanagement.org

Southern Hills Plantation *(Homeowners Association/CDD)* **Service Dates:** 2018 – Ongoing

Service Provided: Full-service landscape maintenance including monthly irrigation and horticultural services provided to a HOA as well as Maintenance Free Homes. Additional services including palm and hardwood trimming, annuals and irrigation repairs and modifications provided in addition to the contract value. Landscape design services and the installation of new plant materials also provided at several sites in addition to the contract value.

Contact: Mrs. Cheri Schrubbe
Community Association Manager
Evergreen Lifestyles Management
(352) 397-2926
cschrubbe@evergreen-lm.com

Lake St. Charless CDD *(Community Development District)* **Service Dates:** 2018 - 2021

Service Provided: Full-service landscape maintenance including monthly irrigation and horticultural services provided to a CDD. Additional services including palm and hardwood trimming, annuals and irrigation repairs and modifications provided in addition to the contract value. Landscape design services and the installation of new plant materials also provided at several sites in addition to the contract value.

Contact: Mr. Mark Cooper
Property Manager
Lake St. Charles CDD
(813) 990-7555
propertymgt@lakestcharles.org

Here are a few other notable properties that we maintain and can provide contacts for if needed:

- South Pointe HOA
- Jesuit High School
- KPMG Corporate Campus (Lake Nona)

Statements of Commitment

Please let these statements below confirm ASI's commitment to the following:

Project Vehicles and Equipment
ASI states and commits that all necessary vehicles and equipment are available or will be obtained and provided for the satisfactory completion of all services and tasks a part of this project as described within the ASI provided proposal documents, any agreed upon client provided documents and stipulations, or any other associated information pertaining to this project. *Project specific and/or companywide master equipment and vehicle lists can be provided upon request*.

Staffing / Personnel
ASI states and commits that the necessary and appropriate number of crew members, Technicians, supporting staff and project management will be provided and/or available to satisfy necessary or required tasks and management as described within the ASI provided proposal documents, any agreed upon client provided documents and stipulations, or any other associated information pertaining to this project. *Project specific crew, staffing, project management and/or operational plans can be found within this proposal submittal or can be provided upon request*.

Service References / Letters of Recommendation
ASI will provide within this proposal a partial list of comparable references to this project. These references will include contact info. ASI encourages you to connect with our existing clients for a complete snapshot of our services and capabilities. Additional references and/or Letters of Recommendation can be provided upon request.

Materials, Chemicals, Products
ASI states and commits that all necessary contractually required and/or ancillary service materials, chemicals, products, etc., will be provided for the satisfactory completion of all services and tasks a part of this project as described within the ASI provided proposal documents, any agreed upon client provided documents and stipulations, or any other associated information pertaining to this project. *Project specific MSDS, Labels, Descriptions and supporting documentation can be made available and provided upon request*.

Licenses, Certifications, Insurance and Company Documents
ASI states and commits that all necessary local, state, federal and industry required Licenses, Certifications, Insurance documents and Company Documents needed to satisfy all contractual obligations or authorizing ASI to do business within the project geographical location are included within this proposal or can be made available and provided upon request.

Hazardous Materials Handling / Spill Prevention Program
ASI states and commits that we possess and adhere to a Hazardous Materials Handling / Spill Prevention Program that complies with all local, state, federal, OSHA regulations and holds the client's best interest in great importance. *A copy of this program can be made available and provided upon request*.

Safety/Training/Drug Screening Program
ASI states and commits that we possess and adhere to a Safety/Training Program that complies with all local, state, federal, OSHA regulations, holds the client's best interest in great importance, and ensures all crew and staff are well trained with all equipment and procedures related to project specific tasks. *A copy of this program can be made available and provided upon request*.

Storm Response Plan
ASI possesses and utilizes a Hurricane/Storm Response Plan which includes step-by-step service stipulations, timing and process and descriptions. This program can be presented and contracted in advance at any time to lock in rates and ensure services priority. Also available as needed per event subject to ASI's availability. A copy of the program can be made available and provided upon request.

Emergency Response – Optional Program

In the event of a major weather event or catastrophic emergency of any kind that requires emergency arborcare services, we encourage you and your company to be prepared in advance! By committing in advance, Ameri-Tree offers the following emergency response optional program that would ensure your campus a priority status should an emergency situation arise.

Note: Without this program, these same Ameri-Tree service are available but will be provided on a first come – first serve basis with stated rates subject to change based on current market rates.

An emergency status would pertain to the following conditions:

- Fallen trees / large limbs blocking campus access roadways (across driveways are secondary)
- Fallen trees / large limbs resting on power-lines
- Leaning trees posing an imminent safety threat

Scattered branches and debris throughout the campus would not be considered an qualifying emergency situation but more of a secondary "clean-up" and would be addressed via separate schedule and proposal after all client emergency services are satisfied. General clean-up services will be proposed at a more customary extra work rate.

- ✓ Program includes all necessary equipment including dump trucks, loaders, hand tools, mobile fueling vehicles, trucks, trailers. All necessary equipment to perform job operations are located within the service area. Emergency routes will be provided by crew leaders and supervisors.
- ✓ Ameri-Tree participates in and fully understands the disaster response plan in the cities and all adjoining cities within our service area, and follows their guidelines. Emergency grids will be set up for employees working during an emergency. We maintain an active post disaster plan which includes multiple means of communication. Communication plans among management includes: cell/smart phone or mobile radio and email. No employee will be left working grid alone, team action will be implemented. All communication / IT equipment will be forwarded to mobile devices to keep open lines of communication with clients, employees, and vendors.
- ✓ All employees will be accounted for by crews. Crew will report to assigned foreman, who will take visual head counts based on current employee lists.
- ✓ All supervisors are trained in basic first aid and safety procedures.
- ✓ Emergencies can / will be reported by any employee who witness' an event take place. All crews have mobile communication devices. In the event all facilities in one particular area are unable to respond to an emergency, crews are in place throughout the state to respond.
- ✓ For catastrophic response events, "Typical Emergency Crew" consists of a approx. (4- man crew, dump truck, 1 dump trailer, and all necessary saws and hand tools. Loader and/or grapple will be provided as needed.

Emergency Program crew is billed at an agreed upon advanced rate of **($500)** per hour.

Program Acceptance /
Signature:_____Date:_____

Company:_____Title:_____

Equipment

The following is a list of equipment owned by ASI that may be used in accordance with the RFP scope of services at Summit at Fern Hill CDD.

Type of Equipment	Quantity Available
Light duty trucks	30
Super Duty trucks	30
F-450 or larger trucks	6
Maintenance trailers (open and enclosed)	25
Heavy duty trailer	8
Tow behind turbine blower	1
Irrigation trucks	8
Spray trucks	5
Spray Cart	2
Additional utility carts	4
Ride-on spreader	4
4x4 tree lift	2
Stump grinder	1
Batwing mower	1
72” mower	8
60” riding mower	15
Walk behind mower	30
Ditch Witch trencher	2
Skid steers	4
Field Equipment	
Edgers	400 pieces total
Line Trimmers	
Blowers	
Gas shears	
Back pack sprayers	

UNDERSTANDING THE PROJECT NEEDS

General Overview

Working and coordinating on a daily basis with Summit at Fern Hill CDD management and maintenance representatives, our partnership will provide amazing results for your community. As a professional landscape provider, ASI will recommend the most proven, cost effective, and successful methods in which we propose and provide our services. We of course will adhere to any and all requirements in the RFP, unless otherwise noted in these documents, and will make every effort to accommodate any preferences you may have with regards to how we provide our services. With this in mind, in most cases, we prefer a philosophy of "less is more". This employs the process of providing a smaller crew size on site more often and on successive days of the week rather than an army of workers for one day. Please refer to our "Proposed Project Staffing" on *Page 18* for a specific breakdown of ASI's personnel plan for the property. We prefer this service approach as presented as it allows for us to be onsite every day. Our crews work Monday through Thursday (10 hr days) with Fridays being utilized as a "catch up day" for any rain or additional work needed. In addition, a more careful and methodical application of our service in this manor promotes accountability, ownership of project, and assurance that all services have been completed in the best possible way before leaving the property each week. ASI will provide 42 visits per year as specified in the RFP.

TURFGRASS MAINTENANCE PROGRAM

Our mowing schedule will provide 42 cuts per year for all St. Augustine turf areas. Bahia turf will be mowed 32 times per year. ASI will utilize proper mower sizes to prevent damage to smaller turf areas. During each mow visit ASI will perform all mowing, edging, string trimming, and blowing tasks. In the spring off-season, all necessary tree/shrub tipping or seasonal cut-backs

will be provided. The community will be sectionally mapped with a “Path of Motion” and “Mower Map” that will maximize the efficiency of our crew and depict how and when each area of the community will be completed. *Please see the attached examples.* These maps, color-coded by crew, will be provided to any necessary members of the board or management representatives. Bahia turfgrass will utilize a mowing height of approximately 3 – 4 inches. St Augustine turfgrass will utilize a mowing height of approximately 3 ½ - 4 ½ inches.

TURFGRASS AGRONOMY PROGRAM

ASI’s agronomy program for turfgrass was designed using the guidelines from University of Florida’s agriculture program. ASI follows the strict criteria of Best Management Practices (BMP). We will deploy our Certified Technicians to accomplish all applications and they will work under the supervision of one our State of Florida Certified Pest Control Operators adhering to all local, state and federal guidelines and regulations. *Actual formulations and products may change based on current soil/site conditions as well as turf needs throughout the Summit at Fern Hill CDD.*

SHRUB AND GROUND COVER MAINTENANCE PROGRAM

Pruning and Detail Schedule

The “detailing” services for the project will be divided into 3 sections, plus high frequency areas (ie. community entrances, clubhouse, parks, etc). The high frequency areas will be touched every week, with the remaining 3 sections put on a rotation to get through each section one time completely in every three weeks. The community again will be mapped separately for the detail crew with a “Path of Motion” approach that will maximize the efficiency of our crew. These maps, color-coded by crew and will be provided to the Summit at Fern Hill management point of contact. This unique schedule is more aggressive than the industry standard of monthly detailing but serves ASI well and sets us apart by affording the ability to provide a more consistently maintained landscape with little or no failures toward the end of each cycle. This service approach come at a slightly increased cost but clients agree it is a value added adjustment that is well worth it by satisfying the recurring burdens of complaints of select overgrown shrub varieties and unsightly beds. The detail-oriented tasks completed each week include but are not limited to; pruning, trimming, spraying, hand-pulling, and porter services.

On non-mowing weeks during the winter ASI will utilized this time for ornamental cut-backs, Crape Myrtle pruning, leaf clean up, and other winter-oriented tasks. All plant material will be pruned to maintain a softer but controlled lush look avoiding unnecessary formal or squared pruning which is detrimental to most shrub varieties. Our "Section Map" showing the schedule of service for each designated section will be provided to the Summit at Fern Hill CDD point of contact.

If any changes are made to our detail schedule or mapping, ASI will notify the Summit at Fern Hill CDD point of contact for approval. In addition, if any emergency needs arise for the community, our staff will partner with your team to remedy any issues. Examples of this may include but are not limited to; storm clean up and special event preparation. These decisions will be made in agreement with the staff well in advance.

SHRUB AND GROUND COVER AGRONOMIC PROGRAM

ASI's agronomy program for Ornamentals was designed using the guidelines from University of Florida's agriculture program. ASI follows the strict criteria of Best Management Practices (BMP). We will deploy our Certified Technicians to accomplish all applications and they will work under the supervision of one our State of Florida Certified Pest Control Operators adhering to all local, state and federal guidelines and regulations. *Actual formulations and products may change based on current soil/site conditions as well as Shrub and Ground Cover needs throughout the Summit at Fern Hill CDD.*

ARBORCARE MAINTENANCE PROGRAM

As an additional resource to Summit at Fern Hill CDD, ASI is proud to provide a full Arborcare division as well as an on-staff certified arborist through Ameri-Tree, Inc (sister company to ASI). Any arbor needs over and beyond what is contained in the provided scope of work that may arise, ASI is pleased to help. Tree care involves much more than removing dead or damaged branches or standard "lifting". Regular arbor care is essential to the health of your trees and ensures early detection of decay and disease. It begins with developing a plan for all the trees on your property, immature as well as older, mature trees, to ensure that they grow well, remain healthy and provide an overall pleasing aesthetic.

SNAG LIST PRO

Snag List Pro will play a key role in maintaining the Summit at Fern Hill CDD community to the level the residents and their guests expect. This software is an integral tool used by our maintenance staff to create punch lists for all of ASI's sites. This is accomplished by documenting issues with pictures and comments that are then assigned to a Foreman to take care of. As the issues are remedied, they are checked off as complete on the app and thus removed from the punch list. Items can be added or removed as needed. Snag List Pro is one of the great tools ASI utilizes to bridge the gap between communication and results.

START UP ACTION PLAN

If awarded the contract ASI will develop a detailed action plan and identify any landscape needs for the Summit at Fern Hill CDD. This action plan will clearly break down the specifics of these needs, both initial and long term, and the expectations throughout the property. These needs may include but are not limited to; maintenance deficiencies, plantings, plant replacement, drainage, landscape improvements, etc. ASI will then provide the community with proposals to complete any repairs or recommendations based on our findings.

Proposed Project Staffing & Operational Plan

The following is an approximate (1) year total manpower operational plan of grounds maintenance operations for all of **Summit at Fern Hill CDD**:

We anticipate staffing as follows:

- **Growing Season** - (March 1st – November 1st) approximately **(4)** crew personnel per service visit, **(10 hrs)** per day, **(1 days)** per week, ***every*** week.
- **Non-Growing Season** - (November 1st – March 1st) approximately **(4)** crew personnel per service visit, **(8-10 hrs)** per day, **(1 days)** per week, ***every-other*** week.

Please note the staffing disclaimer at the bottom of this page.

Suggested Crew Staffing Breakdown

- **(1)** Project Supervisor – full-time, working, on-site.
- **(14)** Mow/Detail Crew personnel
- **(2)** Agronomy/Horticulture Technicians as needed – (Fertilization & Pest Control)
  Note: Crew Leaders are working, English speaking crew members.

Additionally, ASI will provide the following personnel at no additional cost to Summit at Fern Hill CDD: Working in concert with the Project Manager, included within this proposal but not part of the proposed manpower estimates is the additionally provided management and operational support from the assigned Production Manager, Account Manager (AM), Operational Leadership and ASI Ownership.

Ancillary work:

In addition to the aforementioned and proposed general services crew personnel, **ASI** offers additional personnel as needed for extra services via separate written authorization and invoicing for mulch installation and landscape and irrigation enhancement and/or modification services.

Staffing Disclaimer: ***The aforementioned proposed site-staffing is an estimate only. It in no-way guarantees a minimum number of crew or a minimum number of man-hours to be provided at any given time. ASI does guarantee that we will provide the necessary number of personnel and/or man-hours (+/-) as it pertains to our proposed estimates, in order to satisfy the completion of the Scope of Work per the client provided documents.***

STAFFING DESCRIPTIONS

Project Management: This key position will be on-site lead for managing and directing all contractual project landscape services. In support, as additional project management and support, ASI will assign Production Managers, AMs (Account Manager), Operations Manager and Branch Manager. They are responsible for the support in orchestrating landscape operations and any administrative requirements for your property. Our Managers will coordinate and direct our Integrated Pest Management Program, Irrigation, Floral Detail and our Crew Supervisors. They will provide you with quality assurance and continuous service updates.

Agronomic - Hort Technician / Integrated Pest Management: This proactive approach to pest control is centered around proper plant selection and continuous monitoring of plant pest populations. Corrective pesticide applications will be made by only knowledgeable applicators under the direction of our Site Manager, and the numerous Certified Pest Control Applicators within our Branch office, and certified by the State of Florida, Department of Agriculture. This position provides and manages all turf and shrub fertilization applications as well. Applicators will maintain an application logbook and continually update MSDS and label references.

Irrigation Maintenance Technician: Knowledgeable and experienced irrigation technicians will regularly check and monitor the operation of all irrigation throughout your campus per the provided SOW. Operations will include regular zone maintenance along with prompt notification of any necessary repairs or system failures.

Floral Detail: Through our many years of floricultural experience with our property portfolio, ASI will provide unparalleled experience in managing your floral displays. We will provide the assurance of consistently colorful displays through the proper plant selection and continuous detailing and "dead-heading" of the floral displays throughout the property.

Crew Foreman: The staffing of an experienced and knowledgeable crew supervisor will provide a well-managed and consistent service program. This working position will ensure continuous and effective crew services for all mowing and detail related tasks. As a direct connection between general crew members and the Project Managers, crew foreman will address all field related issues immediately and all crew issues when necessary. These personnel will lead performance of their crew's specific tasks/functions and help coordinate property operations in the absence of the project manager.

Detail and Turf Maintenance Personnel: The staffing of experienced and reliable service personnel will provide the maintenance operations with the successful and timely completion of their specific tasks. ASI is exceptional at crew awareness and appreciation for a job well-done. This helps ensure low turnover with our staff creating service consistency, a pride of ownership and accountability. All resulting in an above average product!

ArborCare Services: Provided via **Ameri-Tree, Inc.** Coordinated by Summit at Fern Hill CDD or District management.

LANDSCAPE MAINTENANCE
Start-Up Operational Plan and Service Approach

ASI Landscape Management understands the importance of providing the campus with the highest quality of landscape maintenance services possible. In conjunction with the client provided Scope of Work, and the ASI provided "Understanding The Project Scope", through the implementation of our start-up operational plan, your property will receive these specific horticultural, agronomic, and "curb appeal" services and improvements within the following time periods:

- **30 Days:** Upon project commencement, equipment and staffing considerations will be completed. ***A property map with a detailed color-coded sectional service plan will have been developed prior to start-up. Site staff will mow weekly and will complete 1/3 of the properties detailing needs each week.*** This will ensure a complete detail service every 3 weeks. (in lieu of a traditional 1-month detail cycle). With project start-ups, initial enhancements may include a complete mulching, a fresh rotation of your annual bedding plants, an application of herbicides in turf areas to assist with weed control if seasonally appropriate and enhanced and/or corrective detailing of shrub bed areas. An in-depth property evaluation will be completed with any/all program adjustments or corrective actions documented and a plan of action implemented. If extra work proposal is authorized, perimeter clean-up services will commence. If applicable, an irrigation system initial evaluation will be performed with concerns noted and repairs additionally proposed. This will be accomplished prior to any new plantings, flower rotations, turf repair, or chemical applications requiring water. If these enhancements have recently been completed, basic services will commence initially. Turf and shrub bed herbicide treatments will be a priority during a spring or fall start-up. An Arborcare Program should be discussed and scheduled for short and long-term consideration. Priority tree and palm issues will be addressed.

- **90 Days:** The first 90 Days will be impactful for our initial success. A Jan 1st start date for this project will afford us the opportunity to establish and maintain certain agronomic and horticultural maintenance conditions that will produce the best possible results for the start of the growing season, on through the summer and into the off-season. During this initial 3-month period, the continuation of "detail" enhancements such as annual bed detailing, shrub bed detailing and tree and palm pruning as needed will be provided. In addition to the aforementioned services, a focus will continue to be our *Floriculture Program* as well as turf color and turf and shrub bed weed eradication through our on-site Agronomic Techs. After now having time to assess turf conditions, soil samples will be taken with results applied to tailor an agronomic program specific to those results and actual site conditions. Any start-up staffing issues have been addressed with personnel additions / replacements being completed after this initial mobilization period.

- **6 Months:** Basic maintenance operations are running smoothly and in full gear. Based on start-up timeframe, miscellaneous late "off-season" services are being identified, proposed, authorized and scheduled with the main focus now being the basic maintenance of the turf and plant material including the floral displays as we enter spring. Growing season turf and plant material Insect and Disease Control programs are adjusted and ready to implement as warm conditions approach.

Service Mapping Examples

Property Mapping and Crew Designation

Upon award ASI will provide a color-coded map depicting each crew and their designated area of responsibility for each service day. These maps will be further broken down to capture the path of motion on individual days of service. Together these maps will provide an accurate representation of their movement throughout that individual day of service. *Please see attached example maps to help further explain!*

The maps below are examples of a similar property in size and scope. Actual maps for Summit at Fern Hill CDD will be created prior to contract commencement and supplied to pertinent staff

- The mowing map depicted on the right shows highlighted areas of which style of mower can be used in which area.

- This mowing map on the left shows which direction our mowing personnel will move throughout the property to mow these areas.

- The map to the left shows how all edging of the sidewalks and driveways throughout the community should be completed in a segmented fashion.

- The map depicted on the right shows highlighted sections that represent the different days of service so staff and residents know which day of the week to expect ASI to be performing landscape tasks.

EXHIBIT A - Service Proposal Pricing

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

Date: June 10th, 2022

ASI Representative
Christian Padgett
Senior Business Developer
Cell: (813) 390-8467
Email: cpadgett@asilandscapemgt.com

Attention: Heather Dilley
Phone: (813) 873-7300 x 107
Email: Heather.Dilley@Inframark.com

CONTRACT SERVICES	Monthly Price	Yearly Price
General Maintenance Services	$ 4,443.00	$ 53,316.00
Mow, edge, string-trim, blow, shub & tree prune, weeding, etc.		
Agronomic Services	$ 827.00	$ 9,924.00
Fertilization, Pest & Disease Control, Weed Control.		
Irrigation Management Services	$ 325.00	$ 3,900.00
Monthly system inspections, adjustments and Controller Management.		
Irrigation Repairs	$ 280.00	$ 3,360.00
Monthly repairs for system compenents under 2" such as lateral lines, heads, nozzles, fittings, and drip lines.		
Total Contracted Services	$ 5,875.00	$ 70,500.00

EXTRA SERVICES	Unit Cost	Occ.	Qty	Total
Annual Flower Program - (4") units	$ 2.50	4	200	$ 2,000.00
Mulch Program - Cocoa Brown	$ 55.00	1	250	$13,750.00
Palm Pruning - General	$ 38.00	1	52	$ 1,976.00
Palm Pruning - Specialty	$ 76.00	1	0	N/A

ASI LANDSCAPE MANAGEMENT

Landscape Maintenance

Irrigation Services

Horticultural Services

Arbor Care Services

Landscape Enhancements

AmeriscapeUSA.com

LANDSCAPE MAINTENANCE

- Mowing
- Edging
- Blowing
- Trimming
- Weed Control
- Pest Control
- Irrigation Checks
- Debris Removal
- Tree / Shrub Care

ASI's landscape maintenance programs result in consistent, dependable service. Our total care plan includes 52 scheduled visits and an array of services designed to enhance your property's curb appeal and overall attractiveness.

Our team members are highly trained in the latest industry standards including appropriate horticultural and green practices. We are aware that you as an owner/manager of a property expect that the landscape maintenance at your sites be of the highest quality possible. Our Client Relations Managers will visit with you regularly to review work and ensure your satisfaction.

IRRIGATION SERVICES

All living things need water and your landscape is no exception. We offer a full range of irrigation services performed by trained and skilled technicians. From new installations to repairs, ASI can meet your needs. Our monthly service checks will give you confidence and ensure your system always operates at peak efficiency

HORTICULTURAL SERVICES

Landscapes in Florida require special care in both the selection of trees, shrubs, plants and turf as well as the care of each. At ASI, we address these requirements with our in-house certified horticultural service. To protect your investment ASI provides full horticultural and pest-control service.

ARBOR CARE

We offer an array of tree and palm services ranging from natural and structural pruning of specimen and ornamental trees, to pruning and removal of Florida's largest species of trees. Our team members are skilled in maintaining the beauty and health of your trees and specialize in all aspects of plant health care with an emphasis on organic solutions to tree health problems. Using the highest quality equipment and expertise, our teams will quickly and efficiently complete the work on time and within budget.

- ISA Certified Arborist
- Structural Pruning
- Canopy Reduction
- Tree Planting/Removal
- Tree Permitting
- Horticultural Care

LANDSCAPE ENHANCEMENTS

The options are endless when it comes to creating the visual impact that defines the quality, beauty and atmosphere you want your property to represent. With a comprehensive approach to caring for clients, ASI delivers complete landscape design, installation and renovation services for both commercial and residential properties.

Our team of dedicated professionals will consult with you and incorporate your vision, while considering important environmental and other factors, to create a landscape and hardscape that will be functional, manageable and beautiful for years to come. Whether we create a completely new design or upgrade existing areas, ASI will meet your needs and budget. Nothing adds more value, prestige and curb appeal to your property than a well-designed landscape.

- Outdoor living spaces
- Dog Parks
- Playgrounds
- Water Features
- Landscape Lighting
- Drainage
- Accent Walls
- Irrigation Installations
- Landscape Renovations

ASI LANDSCAPE MANAGEMENT

9702 Harney Road
Thonotassassa, FL 33592
Phone: 813.948.3938 | Fax: 813.948.7487

2007 S Division Avenue
Orlando, FL 32805
Phone: 407.988.0551 | Fax: 813.948.7487

AmeriscapeUSA.com

Smart Irrigation & Site Management

ASI LANDSCAPE MANAGEMENT

The most advanced smart water and site management technology is now within your reach.

As a Weathermatic Premier Partner, ASI Landscape Management provides our clients with unmatched service, site beauty, and water management.

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WEATHERMATIC PROFESSIONAL

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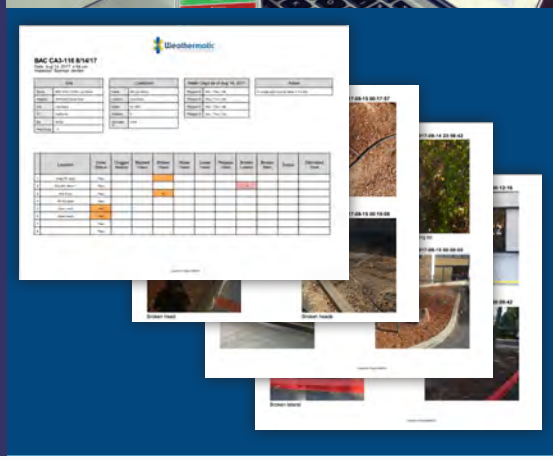
asilandscapemgt.com

The Smart Solution

- A smart controller with remote monitoring allows for 24/7 access to your site, and dramatically improves response time
- Reduce water use as much as 50% (average 38%)
- Reduce damage from over/under watering
- Minimize liability from hazardous slick spots
- Comply with water restrictions while maximizing watering opportunities and limiting landscape loss
- Improve sustainability through water management
- Creates visibility and accountability through the photo documented inspection tool



Who is ASI Landscape Management?

- Our team is committed to exceeding your exceptions for the construction, development and maintenance of your property.
- Use of in-house construction services and specialty contractors allows us to design and construct award-winning landscapes for our clients.
- Certified in-house horticultural professionals offer care for trees, shrubs, plants and turf, including pest control.
- Complete tree maintenance services, including trimming and tree removal, under the supervision of an ISA Certified Arborist.
- Irrigation specialists with years of experience in choosing the right type of irrigation for your grounds, including sprinkler system design and installation.

Who is Weathermatic?

- Leading provider of water conserving technology and service for over 75 years.
- Full line of irrigation products; including software, controllers, sensors, valves, rotors, sprays, and more.
- Products are installed in more the 85 countries.
- Installed on more than 500,000 locations, saving an average of 38% in water use.
- Some valued clients include; JPMorgan Chase, Bank of America, Marriott, Publix, Arby's, Texas A&M, Clemson University, Associa, FirstService Residential, CBRE, U.S. Capitol Building, Pearl Harbor Memorial.

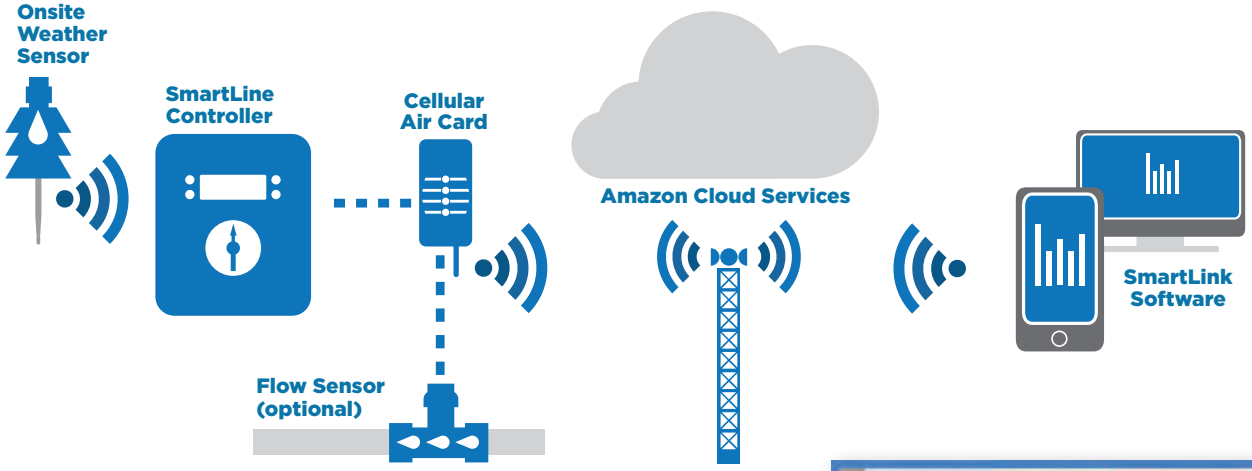
ASI LANDSCAPE MANAGEMENT

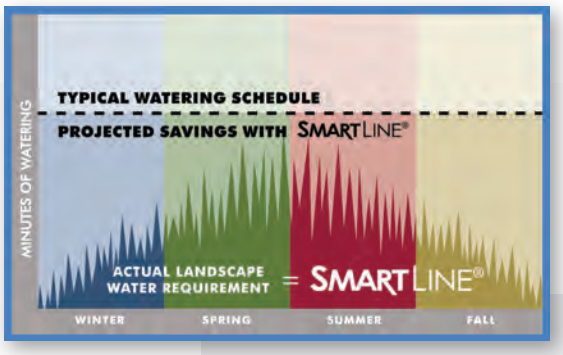
PREMIER PARTNER WEATHERMATIC PROFESSIONAL

Weathermatic® Water with Purpose

EPA WaterSense PARTNER

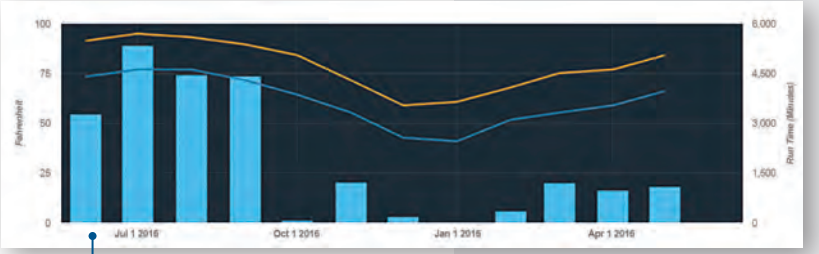
The SmartLink Solution





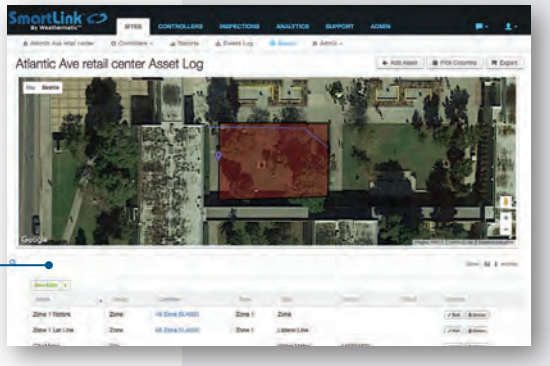
SmartLine Controller and Weather Station

- Controller adjusts the amount of water applied daily based on:
  - **high/low temperature**
  - **humidity**
  - **plant type**
  - **soil type**
  - **sprinkler type**
  - **slope**
- Weather station set at each controller and communicates wirelessly
- Automatic cycle soak to eliminate run-off
- Never loses date/time or programming due to power failure
- Optionally omit days, times, and dates
- Meets EPA Water Sense Criteria



SmartLink Software

- Use 3G cellular communication
- Powered by Amazon Cloud Services
- Programming changes can be made remotely from any web enabled device
- In-depth reports of run times and weather data
- Asset tagging and zone mapping
- Web based inspection reports with photo documentation
- Daily alert reporting
- Controller programming backup to the cloud
- All data stored for 5 years



The ASI Landscape Management Advantage

As a Weathermatic Premier Partner, ASI Landscape Management offers the following service advantages:

- Automated monthly inspection process with photos
- We will identify and eliminate water waste
- Defined and timely repair process
- Water restriction compliance
- Commitment to technology innovation
- Equipment operational integrity
- Commitment to site beauty
- Participation in Save Water | Give Life global water initiative

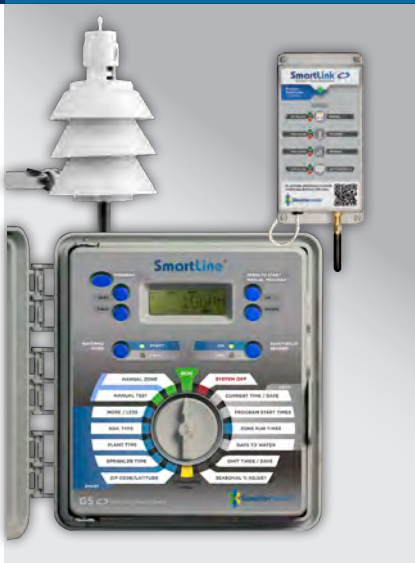
Premier Partners are among the less than 1% of service providers who have been selected by Weathermatic for their excellent reputation, experience with smart irrigation technology, and their dedication to stringent service standards. They strive for accountability in site management, landscape beauty, and contributing to water access and sustainability around the world.

What does it cost?

You'll be able to upgrade to the latest water-saving technology immediately while avoiding large capital outlays with a multi-year service commitment.

Total Equipment Protection Plan

- Fixed cost of ownership with a no questions asked warranty coverage on all Weathermatic equipment
- Includes manufacturer defects, lightning, theft, and physical damage
- No deductibles or processing fees



Water with Purpose

With over 500,000 SmartLine® control systems saving billions of gallons of water around the globe, are proud to contribute to the giving of safe drinking water through the Save Water | Give Life social cause. Though participating in the "**Water with Purpose**" campaign, our customers are making an impact because every Weathermatic product purchased directly results in a specific number of gallons of clean water given to the world's thirsty. **Together, we will save billions of gallons of water and thousands of lives. It all starts with WATER!**

Orlando: 407-988-0551
Tampa: 813-948-3938

asilandscapemgt.com

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ASI LANDSCAPE MANAGEMENT

Summit at Fern Hill Landscape Management Proposal

Heather Dilley
District Manager
Inframark Infrastructure Management Services
2005 Pan Am Circle
Suite #300
Tampa, FL 33607

RE: The Summit at Fern Hill Landscape Management Proposal

Dear Heather,

Thank you for considering Fieldstone Landscape Services as your Landscape Management Partner. We will ensure you the convenience of a single source provider for all your landscape needs while our commitment to high integrity and emphasis on safety and compliance completes the foundation on which our culture is built.

Estimating and Initial Assessment are critical best practices for Fieldstone. Our team of experts spend significant time on site, utilize sophisticated measuring software, estimating and budgeting software, and rely on many years of field experience to ensure we get it right and understand the current agronomic and horticulture challenges. Our precise quantifying process is our approach for each job to ensure accurate hours and crew size, right type and size of equipment, clearly defined specifications, which sets up our daily, weekly & annual work process.

We would appreciate the opportunity to discuss our proposal with your entire team, as we believe we have developed a service platform for The Summit at Fern Hill community that is second to none.

Feel free to contact me at (727) 822-7866 or by email at bwilliamson@fieldstonels.com

Sincerely,

Bobby Williamson

Bobby Williamson
Vice President
Fieldstone Landscape Services, LLC

FIELDSTONE

History & Culture

Fieldstone Landscape Services' humble beginnings began in 2007 when our President, Chris Eastman, left the commercial real estate industry after recognizing the opportunity to bring the importance of intentional customer service and professionalism to an industry that scarcely valued those areas.

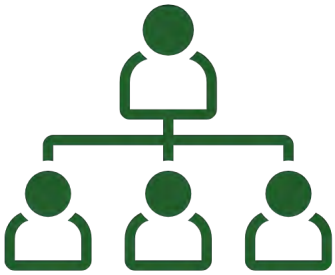
Fieldstone has grown into the Tampa Bay Area's premier full-service landscape company, built from a strong set of values and genuine dedication to providing the highest quality of commercial and residential landscape services.

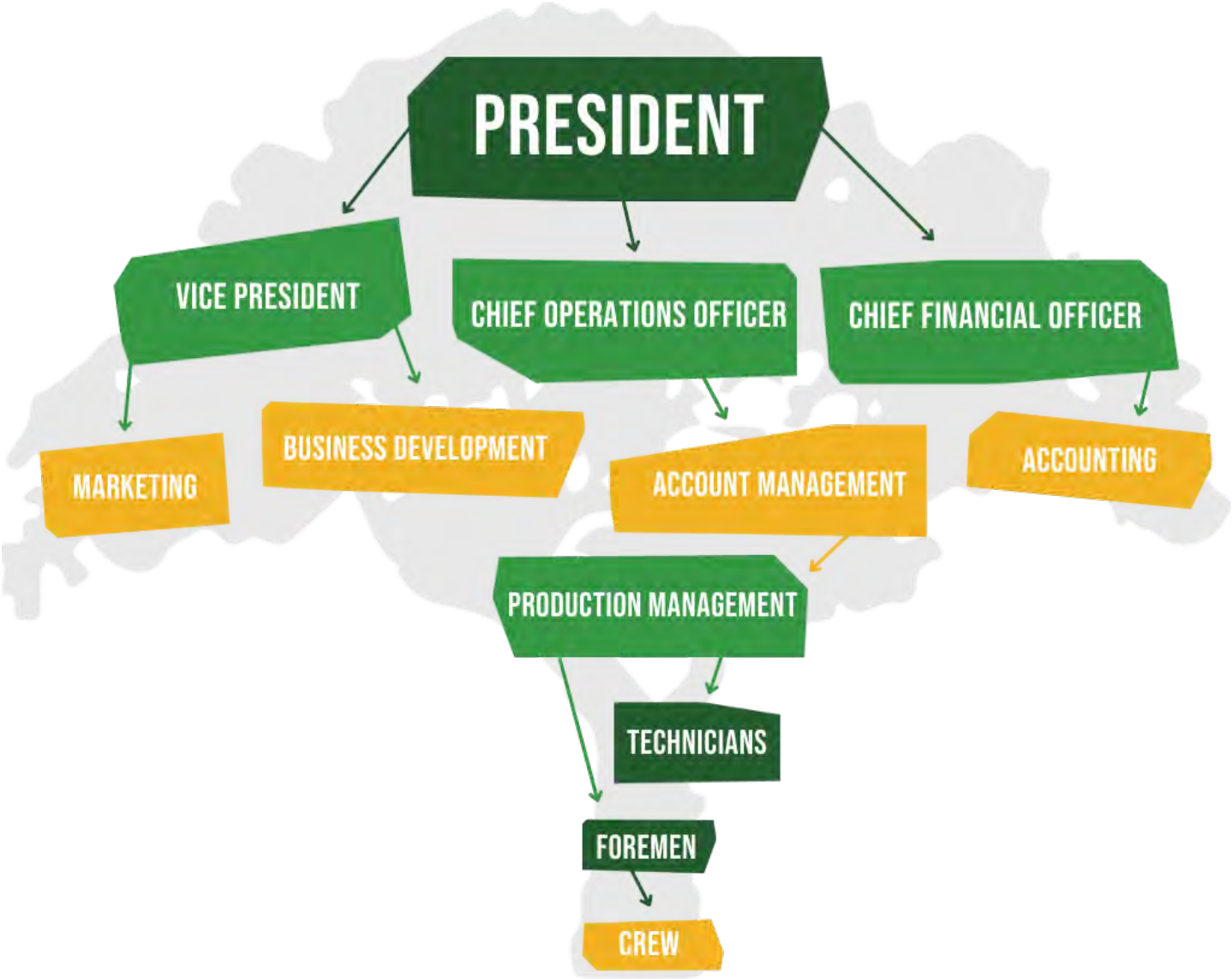
From day one, our focus has been on providing an outstanding client experience and building up our team members. Fieldstone started with just two people and one truck. Now, Fieldstone services over 170 communities with 200 full-time team members, using 90 trucks, spread throughout three branches.

One of the most substantial features of our value proposition to our clients is that we self-perform our services. Therefore, we will only service work that is within our coverage areas. While many large enterprises have moved towards the model of building large sub-contractor networks, Fieldstone has moved in the opposite direction. We are certain that this level of commitment, will provide the highest level of quality services and client experiences.

FIELDSTONE

Company Structure





FIELDSTONE

Development & Training

Supervisor Training

- Florida Certified Best Management Practices (BMP) course completion
- Florida Nursery Growers Landscape Association (FNGLA) Certified Horticultural Professional

Team-Member Training

- Training begins with a Site Visit with Operations Director and Supervisor.
- Team will walk the Property looking for out of the ordinary issues. This could be dryness or Chinch Bug activity.
- Team-Members are trained how to determine the difference in real time, in a real-world situation.

FIELDSTONE

Equipment Procedures

Daily Procedures

- Check oil levels, hydraulic oil levels, and tire pressure.
- Change the blades daily on all mowers including the small push mowers.
- Fieldstone Mechanics sharpen extra sets of blades so our Supervisors can change them in the field.
- Teams ensure proper edger blades and weed-eater string are loaded.
- Teams ensure they have the necessary rakes, shovels, and handheld equipment each day to ensure daily work gets done.
- Confirm main lights and strobe lights are working on both truck and trailer for proper safety functionality.
- Ensure that we have fuel and two cycle oil to make through the day.

Monthly Procedures

- Fieldstone Mechanics thoroughly inspect each mower and small equipment.
- Change the oil in the mowers, sharpen hedge trimmer blades, and make sure the bump heads on the weed-eaters work properly.
- Mechanics service the vehicles (ex: oil changes, tire rotations and greasing all fittings on the trucks and trailers).

Property Enhancements

Love Your Landscape
No matter how big or small the project, Fieldstone's talented team will turn innovative solutions and inspiring ideas into reality.

Fieldstone's Designers, Enhancement Supervisors, and Installation Teams work together with you to turn your community into an outdoor oasis that fits your budget and lifestyle.

Custom Enhancements

- Landscape Design & Build
- Irrigation Design & Build
- Low-Voltage Landscape Lighting
- Hardscape Construction
- Complete Tree Care
- Seasonal Annual Rotations
- Mulch & Rock Installation
- Mosquito Control
- Core Aeration & Over-seeding

NATURAL DISASTER CLEANUP

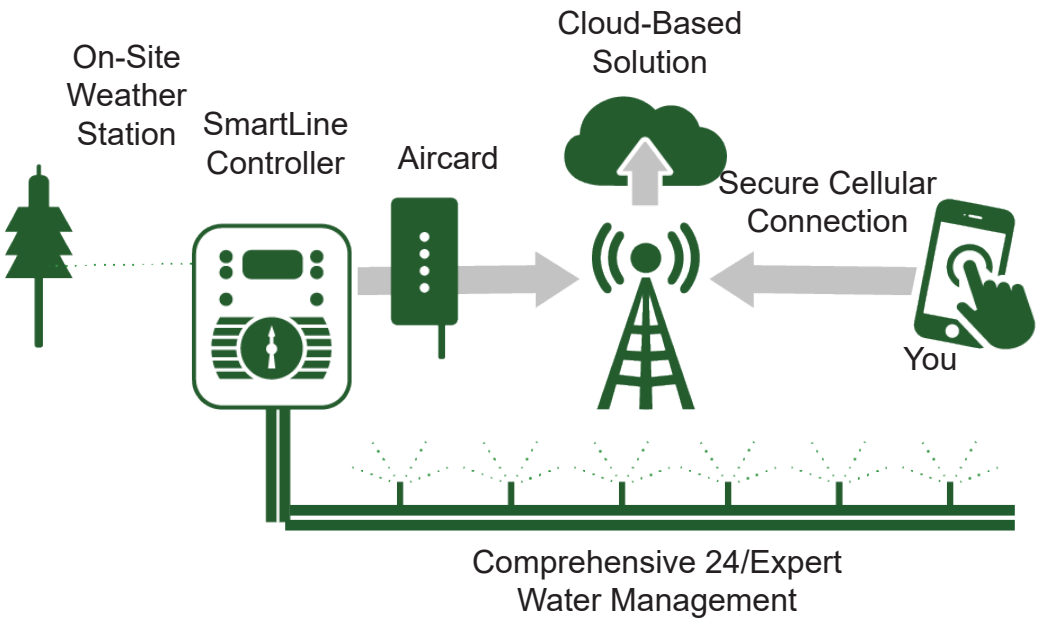
Once a named storm is identified to be a potential threat, the disaster readiness process will be put into motion. In place of normal maintenance operations, the manpower could be utilized to:

- Remove and secure pool furniture
- Move potted plants to secure location
- Take down awnings, flags, and/or banners
- Assist residents with securing individual properties once common areas are secure
- After any down power lines have been secured, and the potential for bodily injury has passed, we will access the site to determine the best course of action. Roads will be cleared first, so emergency vehicles have access. Once cleared, we will focus on pedestrian avenues. After insurance providers have reviewed the damage, we can begin the removal of downed trees that may have affected structures.

FIELDSTONE

Comprehensive Water Management

The most advanced smart water and site management technology is now within your reach.



- Communities will enjoy beautiful landscapes, reduced water costs, fewer expenses, greater service transparency and better equipment.
- Landscape Companies will utilize better technology and access to deliver better system performance.

FIELDSTONE

References

Carrollwood Village
4100 Brentwood Park Circle
Tampa, FL 33624

Residences at Sandpearl
11 Baymont Street
Clearwater Beach, FL 33767

Tampa General Hospital
1 Tampa General Circle
Tampa, FL 33606

FIELDSTONE

References

Raymond James
880 Carillon Parkway St.
Petersburg, FL 33716

Cheval West
4312 Cheval Blvd
Lutz, FL 33558

BAYOU CLUB
7979 Bayou Club Blvd
Largo, FL 33777

FIELDSTONE

GROW WITH US

FIELDSTONE

Client Experience

- Contractor will assign a Client Experience Representative (CX Rep.) to oversee all services.
- CX Rep. will conduct weekly site visits to ensure all services are being completed at the highest quality.
- Primary goals of Fieldstone's Client Experience Team is to take a proactive approach to the overall appearance and health of the landscape material and provide constant communication to Client.
- CX Rep. will report to Client if any problems are observed and recommend how to resolve the problem.
- Client will receive Monthly Quality Audit Reports (QAR) from assigned CX Rep. Purpose of the QAR is to ensure quality performance is being provided and to communicate Fieldstone's performance to Client.
- CX Rep. is available to meet with Client and/or Client Representative to discuss QAR monthly.

Communication

- Contractor's goal is to handle Client's requests and concerns as quickly and efficiently as possible. Contractor requests that Client advise homeowners to communicate any issues to Client's Authorized Representative. This line of communication will ensure that proper information is given to the homeowners and work crew members.

Landscape Management Transition

Fieldstone's goal is to give you a noticeable difference within the first (60) days of service. Below are the tasks that we will complete within the first (60) days based on priorities we identified throughout your property.

- On-boarding with Fieldstone Leadership Team - Prior to start date
- Irrigation Audit - First (30) days of service
- Turf Audit/Soil Samples - First (30) days of service
- Tree/Shrub Audit - First (30) days of service

CONDITION OF PROPERTY

This contract is entered into with the understanding that the property will be in a state of reasonable condition at the time that the landscape management services are assumed by Fieldstone Landscape Services.
Conditions of extreme neglect or unusually poor practices may require additional clean-up fees not specifically set forth in this contract.
Such fees, if necessary, must be agreed to in writing by both the Client and the Contractor prior to Contract start date.

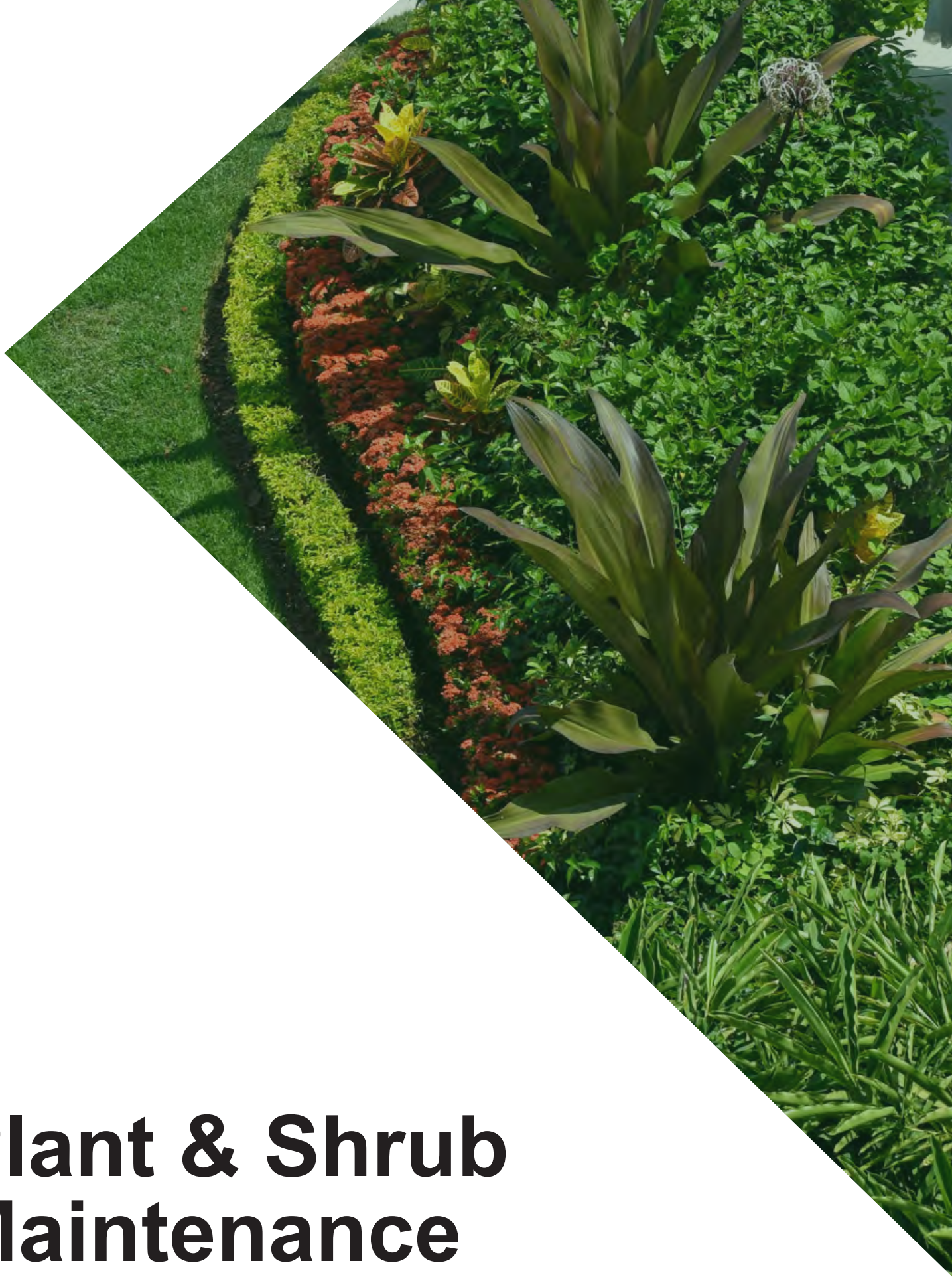
FIELDSTONE

Grounds Maintenance

Grounds Maintenance

- Mowing shall be performed as specified in "Service Summary Page". All mowing shall be performed with power lawn mowers of sufficient horsepower to leave a neat and clean appearance.
- Mower blades will be kept sharp at all times to prevent the tearing of grass blades.
- Various mowing patterns will be employed to insure the even distribution of clippings and to prevent ruts in the turf caused by mowing equipment.
- Mowing heights for turf grass depends on type of grass but will generally be cut between 4 and 6 inches and will be varied by season to maintain the highest quality and density of turf.
- Turf areas inaccessible to mowers, areas adjacent to buildings, trees, fences, etc. will be maintained by line trimmers or chemical means.
- Areas with standing water will be avoided but will have vegetative weed growth removed as needed.
- The edging of all hard surfaces will be completed each service.
- The edging of all bed-lines will be completed every other service.
- Bed-lines and tree rings with concrete edging or curbing will be maintained with a line trimmer.
- Bed-lines and tree rings with rock, pebble, or other hard material as bed covering will be chemically edged to prevent flying projectiles.
- Visible clippings after each mowing shall be removed/blown off.
- All clippings shall be kept out of ornamental beds and off of all paved areas, courts, waterways, patios, breezeways and driveways.
- Visible weeds throughout landscape beds & tree rings will be removed.
- All landscape beds, tree rings, and hard-surace joints will be chemically treated.

FIELDSTONE



Plant & Shrub Maintenance

Plant & Shrub Maintenance

- All hand pruning and shearing will have the distinct objective of retaining the plants natural shape and the original design intent.
- Contractor will adhere to proper pruning practices, in order to promote proper growth and optimal flowering cycles.
- Re-sizing or hard structural pruning will be performed at an additional cost and is not included within our standard contract
- Pruning of all flowering shrubs shall be scheduled to prevent interference with their flowering cycle unless otherwise advised by the Client in advance.
- All ornamental grasses will be given a rejuvenation cutback during the months of February through March.
- Plants, hedges, shrubs and tree limbs obstructing pedestrian or automobile traffic and signage will be pruned as needed.
- Rejuvenation pruning also known as cutbacks of plant material that is overgrown or in excess of 12" will be proposed as an extra charge.
- Ground covers will be confined to plant bed areas by manual or chemical means as environmental conditions permit.

Cleanup

Cleanup

- Contractor will remove all trash each service. Trash will be collected, bagged, and removed from the property.
- Contractor will blow grass clippings, leaves, and debris off hard surfaces after each mow service.
- Debris illegally dumped on-site will be removed and disposed of at Client's expense.
- Contractor does not include extra work created by acts of nature such as storms, hurricanes, freezes, droughts, etc. Extra labor, hauling, and dumping fees will be charged.

FIELDSTONE

Fertilization & Pest Control

Fertilization & Pest Control

- In compliance Best Management Practices (GI-BMP) ordinance, all turf areas, shrub beds, and ground covers will be fertilized as per the maintenance specifications attached. No fertilizer shall be applied within 10' of any service water, landward edge of the top of a seawall, designated wetland, or wetland as defined by the Florida Department of Environmental Protection.
- Complete fertilizers will be a custom blended mix in a granular or liquid composition and contain a minimum of 50% nitrogen in a slow or controlled release form.
- All fertilizer formulations will have Nitrogen to Potassium ratio of 1:1 or 2:1 for a complete fertilizer formulation.
- No Phosphorus will be added or applied to any turf areas without first having a soil sample from a State of Florida approved lab showing a creditable deficiency of Phosphorus availability in the soil.
- Turf areas will be inspected each visit for indications of pest problems such as insects, disease, weeds, etc. and advise Client of such problems.
- Contractor will be executing Integrated Pest Management (IPM) practices. Upon confirmation of a specific infestation or concern requiring a pesticide treatment, pesticides will be applied on an as needed or spot treatment basis, whenever possible, using the least toxic, effective means of control. In some cases, control of a disease or insect infestation may require a more aggressive treatment approach to reach a manageable status. A separate proposed agreement will be provided if a disease or insect infestation compromises the overall health or appearance of the turf.
- Weed Control will be completed with chemical spray applications. Chemical Weed Control will be applied safely when temperatures are below 85 degrees and wind drift is at a minimum. Due to the unavailability or restricted use of effective control products, the prevention of carpet grass and select sedges are not part of this Contract and are not included in the contract amount.

Irrigation Management

Irrigation Management

Contractor will complete the following monthly:

- Activate each zone of the system.
- Visually check for and report and damaged or malfunctioning or damaged in any way.
- Clean and/or adjust any heads not functioning properly.
- Report any valve or valve box that may be malfunctioning or damaged in any way.
- Leave areas in which repairs or adjustments are made free of debris.
- Adjust clocks to the watering needs as dictated by weather conditions.
- Inspect and adjust rain sensors as needed.
- Insure that all valves are sufficiently marked to allow a person unfamiliar with the system to locate.
- Provide a monthly written report detailing inspection results by clock and zone.

Contractor proposes an Irrigation Service Plan to supplement the above-mentioned inspections. Plan is structured on a 'not to exceed' amount. Plan is not included in the monthly Irrigation Management portion of contract. Plan will allow Contractor to complete repairs on-site without a written
Proposal or Client approval. If no repairs are needed, no additional charges will be applied.

FIELDSTONE

Summary of Services & Pricing

Grounds Service

42 services per year

- Weekly service March - October
- Bi-weekly service November - February
- Trash & debris removal
- Mow & line-trim all turf areas
- Hard edge turf along hard-surface edges
- Soft edge turf along landscape beds/ tree rings
- Blow off hard-surfaces
- Fieldstone Supervisor inspection

Plant & Shrub Maintenance

10 Services per year

- Service completed every 4-6 weeks
- Conducted as per FNGLA Best Practices
- Plants, shrubs, & ornamentals under 10'
- Tree elevation to a minimum of 10' for clearance
- Clippings, debris, & trash removal
- Fieldstone Supervisor inspection

Bed Weed Control

18 services per year

- Hand-Pull visible weeds
- Chemically treat landscape beds, tree rings, & hard-surfaces
- Fieldstone Supervisor inspection

Fertilization & Pest Control

12 Services per year

- Shrub Fertilization - (2) per year
- St Augustine Tertilization - (4) per year
- Integrated Pest Management - (6) per year
- Visual Inspections completed each service

Irrigation Inspections

12 Services per year

- Run & inspect zones
- Adjust irrigation heads to ensure proper coverage
- Remove debris from nozzles
- Visual inspection for dry spots, broken heads, leaks, or staining
- Monthly irrigation repair approval $500.00

Landscape Management Contract Price

Monthly: $6,435.00 Annually: $77,220.00

FIELDSTONE

Additional Services

Billed upon completion

Seasonal Annual Rotations

- $2.25 - $3.25 per Annual based on type, quantity, and size

Mulch Installation

- $65.00 - $75.00 per cubic yard based on quantity and type of Mulch

Palm Pruning

- $40.00 - $150.00 per Palm based on quantity, location, condition, and type of Palm

FIELDSTONE

Terms & Conditions

Terms

This contract is made and entered into by and between Fieldstone Landscape Services, LLC (Contractor), and Summit at Fern Hill CDD (Client).

Client desires to hire Contractor to provide Landscape Management Services at the highest possible standard given the individual condition of the Client's landscape and the nature of the Florida climate.

Contractor and Client enter into this contract subject to the Terms and Conditions outlined in this contract

Insurance

Contractor will maintain liability amounts and worker's compensation coverage required by law on all employees and requires same by any sub-contractors. Contractor will obtain any licenses and/or permits required by law for activities on Client's property. Contractor shall maintain at own expense such insurance as will protect Contractor from claims under Workman's Compensation and public liability, property damage and other such insurance in the following amounts:

General Liability

General Aggregate	$2,000,000
Products-Comp/Op Agg.	$2,000,000
Personal & Adv. Injury	$1,000,000
Each Occurrence	$1,000,000
Medical Expense	$10,000

Automobile Liability

Combined Single Limit	$1,000,000
Umbrella Liability	
Each Occurrence	$3,000,000
Aggregate	$3,000,000

Prior to commencing work, Contractor shall execute Certificate of Insurance forms and file a copy of the same with Client.

FIELDSTONE

Terms & Conditions

Term & Renewal

- Contract shall remain in force for a period of one (1) year effective August 1, 2022.
- If, upon expiration of this Contract, a new Contract has not been executed by both parties, this Contract shall auto renew at the annual fees stated with the addition of a 3% cost of living increase.

Termination

- If Client fails to make payment for a period of (60) days, Contractor may suspend services and/or terminate contract and recover from Client payment for all work performed.
- Client may terminate Contract upon (30) days written notice.

Invoicing & Payments

- Payment Terms are Net 30.
- Monthly Invoices will be issued on the 1st day of the month, for all services to be performed for that month.
- Client shall agree to pay interest in the amount of 1.5% per month on all accounts not received within (60) days past due. Further, Client shall be responsible for any Collection Costs and Attorney Fees incurred by Fieldstone Landscape Services LLC., in collection of sums past due under this Contract.

FIELDSTONE

Client Information

Named Insured and Legal Name for Insured COI on Certificate:

_____

Address:

_____

Primary Contact

Name: _____

Title:_____

Company:_____

Phone: _____Email: _____

Secondary Contact

Name: _____

Title: _____

Company:_____

Phone: _____Email: _____

Accounts Payable

Contact Name: _____

Phone Number:_____

Invoice Submittal Email:_____

Billing Address:_____

FIELDSTONE

Signatures

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year set forth below each signature.

Contractor:

Signature

Name

Date

Client:

Signature

Name

Date

FIELDSTONE

WE ARE

MAINSCAPE®

SUMMIT AT FERN HILL CDD

While our business is creating great landscape experiences, the most important things we grow, nurture and maintain are partnerships—with both customers and employees.

OUR CORE VALUES

Empower people to take ownership of every project

Build relationships for mutually beneficial results

Promote stewardship both financially and environmentally

Embrace growth for greater satisfaction among all

MAINSCAPE® | FROM HUMBLE BEGINNINGS TO MAJOR PLAYER

- Started in 1980 as a campus ministry project in Muncie, Indiana
- Ball State University students mowed lawns over summer break
- Grew into one of the largest family-owned landscape companies in the U.S.
- More than 1,000 employees in 30 branches across 14 states

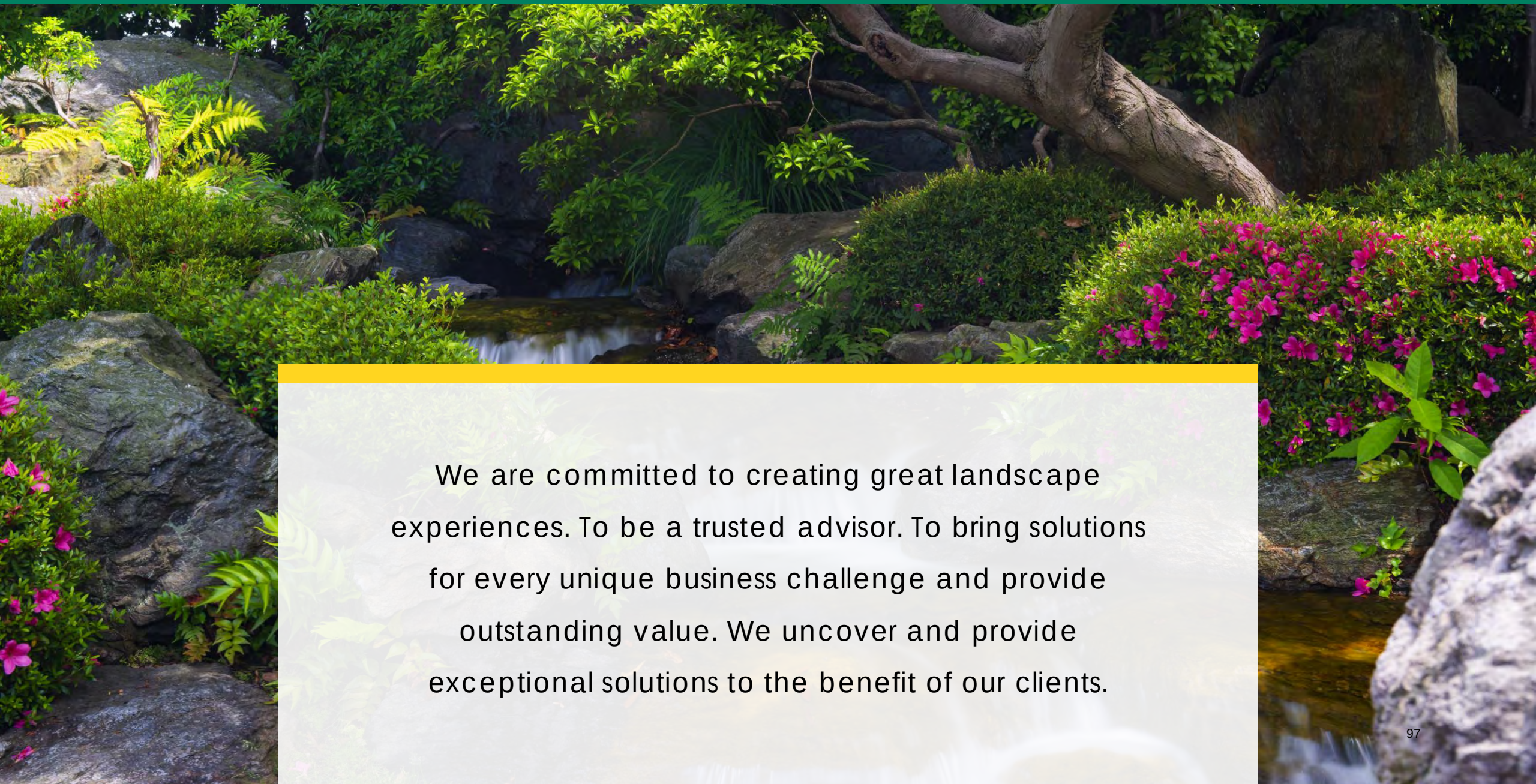
SERVICES

- ✓ Landscape Management
- ✓ Water Management
- ✓ Irrigation
- ✓ Agronomic Programs
- ✓ Property Enhancements
- ✓ Snow Management

OUR CLIENTS INCLUDE

- ✓ Corporate Campuses
- ✓ Commercial Properties
- ✓ HOA Properties
- ✓ Military Housing Communities
- ✓ Municipalities
- ✓ Healthcare

SOLVING YOUR CHALLENGES WITH OUR PROCESS



We are committed to creating great landscape experiences. To be a trusted advisor. To bring solutions for every unique business challenge and provide outstanding value. We uncover and provide exceptional solutions to the benefit of our clients.

"AGRONOMIC PLANS WITH RESULTS"

CHALLENGE	SOLUTION	BENEFITS
-Nutrient deficient palms and turf areas	- Specialty blended fertilizers to address deficiencies of micronutrients to condition soil for better health and vigor	-turf and palms stay consistent in health and color all year long without ups and downs
---------- - Turf areas infested with weeds and fungus	- ---------- - Special pest applications to treat disease and unwanted species of grass and weeds monthly	---------- - A healthier stand of turf is the best defense against unwanted pests, weeds, and disease
---------- -soft edging of beds	- ---------- - Soft edging of beds done every other mowing event	---------- - A more crisp appearance of bed edges and less weed intrusion of St Augustine runners

A "PROACTIVE" COMMUNICATION

CHALLENGE

Any challenges with current vendor not communicating proactively so HOA can communicate with the residents

---

- Tracking of issues and resident's requests

SOLUTION

Mainscape will provide weekly and monthly calendars and reports that describe services completed, services coming up next, and improvements that Mainscape feels would benefit the community.

-Customer Service Call Center with responses to requests

BENEFITS

Communicating with the weekly and monthly reports allows the property manager and the BOD to be aware of the difficulties and improvements that the property is experiencing.

-Keeps the HOA informed through reports that track the Customer Service Requests

KEEPING YOU INFORMED

TRANSPARENT INFORMATION EXCHANGE

Dedicated management team contributing to the solution

Flexible contracting and terms

Open communication optimizes outcomes

Customer Service Request (CSR) system online

Constant connectivity by email, the web, and phone

Regularly scheduled reporting

INTEGRATING SUSTAINABILITY AND SCIENCE

- Staying up-to-date of the latest industry advancements
- Leverage cutting-edge technologies
- Reduce carbon output with alternative fuels and energy sources
- Optimize irrigation efficiency and minimize consumption
- Where possible, use organic nitrogen sources
- Focus on preventive pest management

PROTECTING PEOPLE AND PROPERTY

- Below the industry average for lost-time injuries
- Company-wide commitment to safe and healthy workplace
- Safety rep, monthly audits and daily safe-starts at all branches
- Training in new hire orientation, fleet driving and annual "safety rodeos"
- Safety Leadership developed with help from Eli Lilly
- OSHA and industry programs offered

RECRUITING AND RETAINING TOP TALENT

- Leadership engaged at every level
- Embrace People First™ company culture
- Utilize E-Verify to confirm legal documented status for team-members
- Preliminary and random background and drug-screening
- Initial and ongoing safety training
- Introductory and advanced education

TAKING A PROACTIVE APPROACH

- Dedicated management team
- Quicker response times by anticipating needs/issues
- Service updates and Quality Assurance Assessments (QAA)
- Flexible contracting
- Ongoing education and consultation

THE START IT RIGHT PLAN

Start It Right countdown begins at contract signing

Dedicated management team formulates plans

Focused on customer priorities, employees act on checklists

Employee skills matched to your property's needs

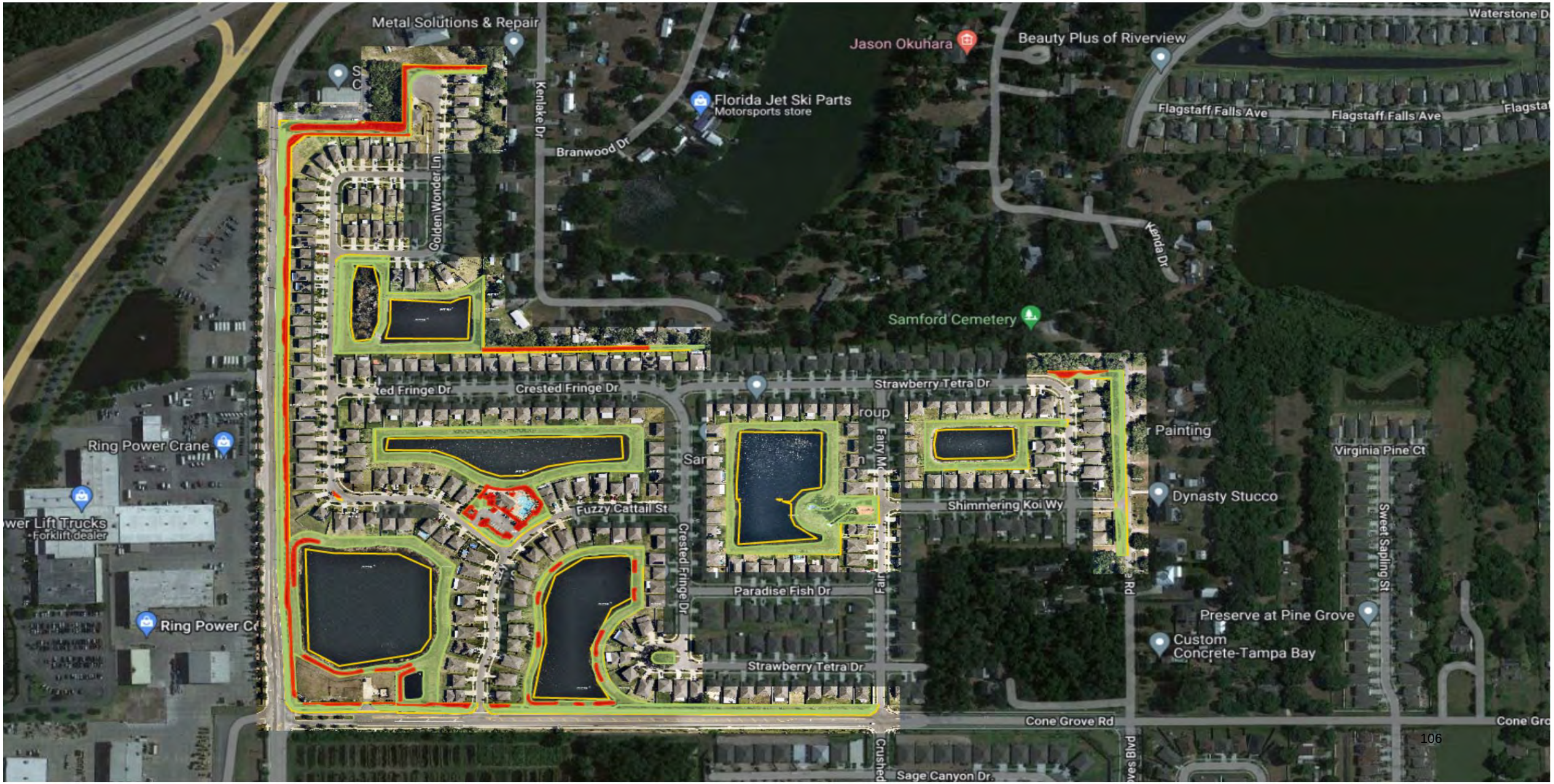
On start date, transitional team onsite

After 30 days, first operational review

After 60 days, second operational review

At 90 days, third operational review —all should be going smoothly

MAINSCAPE® | YOUR PROPERTY AT A GLANCE



MAINSCAPE® | SERVICE SCHEDULE AND SCOPE OF WORK

MAINTENANCE OPERATION	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
LAWN CUTTING AND EDGING													
Mowing -- Weekly			3	4	4	5	4	4	5	3			32
Mowing-- Bi-Weekly	2	2	1							1	2	2	10
LAWN TREATMENT PROGRAMS													
Early Spring Fertilizer		1											1
Late Spring Fertilizer/Preventative Insect					1								1
Fall Fertilizer										1			1
Winter Fertilizer												1	1
SMALL TREE/SHRUB CARE													
Customized Tree/Shrub/Lawn Pest Control		1		1		1		1		1		1	6
Ornamental & Non-Native Palm Fertilizer			1					1			1		3
BED CARE													
Pruning	1		1	1	1	1	1	1	1	1	1		10
Premium Weed Control	1	1	1	1	1	1	1	1	1	1	1	1	12
IRRIGATION SYSTEM MAINTENANCE													
Irrigation check monthly	1	1	1	1	1	1	1	1	1	1	1	1	12

MAINSCAPE® | DIFFERENTIATORS

1. Fertilization and Irrigation services are done In-House, not subcontracted.(no finger pointing)
2. Blanket Chinch Bug insecticide and mole cricket insecticide included
3. Specially blended turf fertilizers to address compaction and drainage issues
4. Cycle and soak irrigation programing for better water usage, absorption, water conservation
5. Weekly update reports from Operations Manager
6. Weekly Customer Service Request (CSR) reports to track issues and requests
7. Family- owned business, not private equity-allows a more intimate relationship not a customer/vendor experience
8. Background check, drug screen, E-verify of all employees

OUR CUSTOM PLAN FOR: SUMMIT AT FERN HILL CDD

Year	Monthly	Annually
2022	$6,916	$82,992
2023	$7,123	$85,476*
2024	$7,336	$88,032*

At Mainscape, we want to create a great landscape experience for you. For nearly 40 years, we've been a trusted advisor to our clients nationwide.

*Denotes an 3% increase
Pricing subject to change 30 days from today. For more information visit www.mainscape.com/termsandconditions

OUR CUSTOM PLAN FOR: SUMMIT AT FERN HILL CDD

Service	Cost per service	Annual Cost
Mulching	$12,900	$12,900
Palm Trimming	$30.00 per palm (50)	$1,500
Annual Flowers	$1.95 per plant installed	TBD

At Mainscape, we want to create a great landscape experience for you. For nearly 40 years, we've been a trusted advisor to our clients nationwide.

Pricing subject to change 30 days from today. For more information visit www.mainscape.com/termsandconditions
* Palm counts are approximate and will be confirmed before starting

We encourage you to contact these clients and ask about their great landscape experiences with us.

THE OAKS AT SHADY CREEK
COMMUNITY DEVELOPMENT DISTRICT

The Oaks at Shady Creek

Gene Roberts
|813.873.7300
Gene.Roberts@merituscorp.com
Partner since 2020 |$80K+, |CDD

MEADOW POINTE II
COMMUNITY DEVELOPMENT DISTRICT

Meadow Pointe II CDD
Sheila Diaz
|813.991.5016
Sheila.diaz@mpiicdd.org
Partner since 2020 |$150k+, |CDD

PROPOSED NEXT STEPS

- ✓ Set meeting to review proposal
- ✓ Negotiate services and pricing
- ✓ Launch our "Start It Right" process
- ✓ Begin our new partnership

It would be a privilege to begin a partnership with your property and team.

Loren Garner, Account Executive

Mobile: 239-229-9940

Office: 800-481-0096

Email: lgarner@mainscape.com

Landscape Maintenance Services Proposal

Prepared For

Summit at Fern Hill CDD

June 2022

YELLOWSTONE
LANDSCAPE

Your Investment

YELLOWSTONE
LANDSCAPE

Summit at Fern Hill CDD
Exhibit A
Landscape Management Service Pricing Sheet

Core Maintenance Services

Mowing, Detail & Clean Up *Includes mowing, edging, string-trimming, trim shrubs pick up trash, weed removal, clean-up, ect.*	$68,408.00
IPM - Fertilization & Pest Control *Fertilization/Fungicide/Insecticide/herbicide/weed control*	$3,964.00
Irrigation Inspections *Includes monthly inspections with reports*	$3,630.00
Palm Pruning (1x/year) *All labor and materials to prune 48 palms annually*	$1,974.00

Grand Total Annual	$77,976.00
Monthly	$6,498.00

EXCELLENCE IN COMMERCIAL LANDSCAPING

Scope Of Services

YELLOWSTONE
LANDSCAPE

Summit at Fern Hill CDD Landscape Maintenance Annual Schedule

Landscape Maintenance	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Turf Cut [1] ***(Mow, Line Trim, Blow)***													
St. Augustine	2	2	3	4	5	4	4	5	4	4	3	2	42
Bahia	1	1	2	3	4	4	4	4	4	2	2	1	32
Bed Edge	1	1	2	2	2	2	2	2	2	2	1	1	20
Shrub Pruning	1	1	1	1	1	1	1	1	1	1	1	1	12
Ornamental Grass Pruning			1										2
Structural Tree Pruning	**As needed to Maintain 10' height**												
Crape Myrtle/Hibiscus/Oleander Pruning	**Performed in Spring after last freeze**												1
Palm Trimming									1				1
Empty and Change Trash/Dog Stations	5	4	4	4	5	4	4	5	4	4	5	4	52
Irrigation Inspections	1	1	1	1	1	1	1	1	1	1	1	1	12

[1] *Frequency is contingent on moisture, weather and seasonal conditions, and may vary in late fall through winter.*

Fertilizer/Pesticide	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Turf Fertilization													
St. Augustine		1			1			1			1		4
Turf Pesticide													
St. Augustine	**Integrated Pest Management (IPM) Program -- Applied as Needed**												
Turf Weed Control	**Integrated Pest Management (IPM) Program -- Applied as Needed**												
St. Augustine (Pre-Emergent)			1				1						2
Shrub & Tree Fertilization [2]		1						1					2
Shrub Pesticide	**Integrated Pest Management (IPM) Program -- Applied as Needed**												
Insect/Disease Control	**Integrated Pest Management (IPM) Program -- Applied as Needed**												
Bed Weed Control	1	1	1	2	3	3	3	3	3	2	1	1	24
Palm Fertilization													
Standard Palms		1						1					2
Property Inspection	2	2	3	4	5	4	4	5	4	4	3	2	42

[2] *Additional spot fertilization may be applied to flowering plants to encourage flowering.*

Supplemental Services	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Mulch (Upon approval)											1		1
Annuals (Upon approval)			1			1			1			1	4

Proposed Staffing

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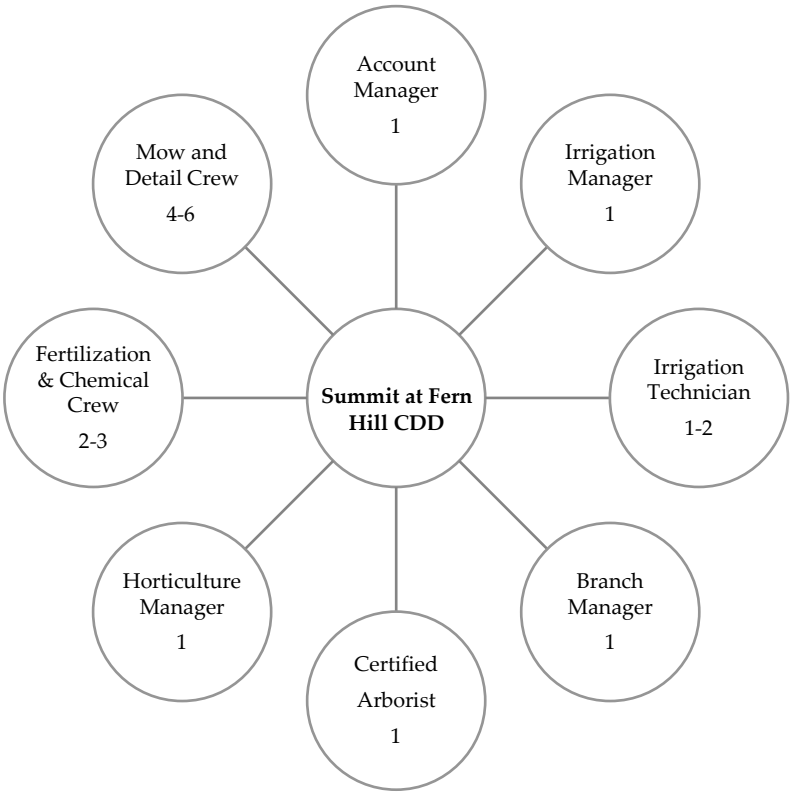
Staffing Summary



Account Manager:
The Account Manager represents the vital link between Yellowstone Landscape and your property. In that capacity, he arranges, schedules and directs daily delivery of services in accordance with the performance specifications for your property. The primary responsibilities outlined below are carried out in a manner that will assure peak efficiency and the delivery of high-quality products and services. The Account Manager reports directly to the Branch Manager and works closely with support service managers (Fertilization & Spray, Irrigation) in fulfillment of his regular duties.

Responsible for:

- ✓ Planning, Scheduling and Implementation of Field Operations Activities
- ✓ Client Relations and Service
- ✓ Budgeting and Cost Tracking
- ✓ Quality Control
- ✓ Safety
- ✓ Training
- ✓ Employee Evaluation and Development
- ✓ Sustainable Practices

Staffing Summary

Mow and Detail Crew:
The Mow and Detail Crew consists of a team of experienced landscape and maintenance professionals. Their focus will be on maintaining the property with our commercial equipment in accordance with the specifications of the contract. They will fulfill all of the obligations set forth and directed by the Account Manager. The mow and detail crew will be on site to meet those obligations each week.

Irrigation Technician:
The Irrigation Technician oversees all irrigation practices including timers, valves, sprayers and piping. Once per month (unless otherwise noted in the contract specifications), the Irrigation Technician will walk through each zone and assure all irrigation functions work properly. Small adjustments will be made in order to assure water conservation and proper watering techniques. Any major irrigation problems will be expressed and appropriated according to the process defined by Account Manager.

State Licensed Pesticide Contractor:
This contractor will treat each building with EPA approved pesticides in accordance with best management practices and will be over-seen/managed through our assigned Account Manager.

Certified Arborist:
We have a certified arborist on staff that will be utilized for special tree needs from large take downs to pruning, fertilization, and pest/disease control.

Branch Manager Oversight:
The Branch Manager is responsible for Yellowstone Landscape's landscape installation and management operations and personnel within the area. The primary responsibilities outlined below are carried out in accordance with the strategic plan and in a manner that will assure peak efficiency and the delivery of high-quality products and services. The Branch Manager reports directly to the Regional Vice President, and works closely with Business Development Department, Purchasing Agents, other Division Managers, and Office Management in fulfillment of his/her regular duties.

Responsible for:

- ✓ Planning, Scheduling and Implementation of Field Operations
- ✓ All Landscape Management Practices
- ✓ All Landscape Construction Practices
- ✓ Client Relations and Service
- ✓ Quality Control
- ✓ Safety
- ✓ Training

Management & Supervisor Personnel

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Principal Officers

Our Leadership Team is committed to making Yellowstone Landscape the premier commercial landscape service company in the South and Southwest United States. We bring that excellence to bear on behalf of our clients through industry-leading investments in safety, training, and information systems.

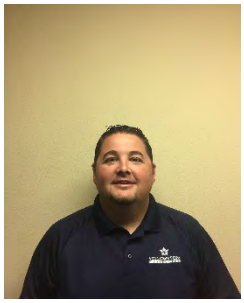
Tim Portland has served as ***Chief Executive Officer*** of Yellowstone Landscape since 2012. Prior to joining Yellowstone, Mr. Portland was the CEO of United Subcontractors, one of largest installers of insulation and other building products in the country. Over his ten year career at Scotts Miracle-Gro, he led several lines of Scotts' businesses. For five years before joining Scotts, Mr. Portland was a management consultant with McKinsey and Company. He has an MBA from the University of Virginia's Darden Business School, and an undergraduate degree from Dartmouth College.

Elise Johnson has been Yellowstone Landscape's ***Vice President of Human Resources*** since joining the company in 2010. She earned her bachelor's degree from Dickinson College, before completing a Master's Program at Rutgers, The State University of New Jersey. Before joining Yellowstone, Ms. Johnson held similar positions at investment firms in New York and New Jersey. As Vice President of Human Resources, Ms. Johnson and her staff's responsibilities include recruiting, employee retention, training, and compliance.

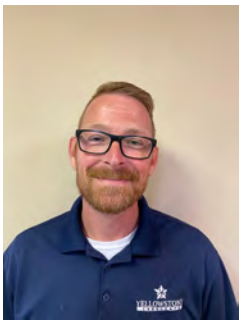
James Herth is Yellowstone Landscape's ***Vice President of Business Development***, a position he accepted in 2014, after joining the company in 2011 as Branch Manager in the Jacksonville branch location. Mr. Herth is responsible for the growth and development of the company, overseeing the Business Development team. A twenty-year industry veteran, Mr. Herth is a licensed Arborist and holds a bachelor's degree from Siena Heights University.

Local Leadership Team

Your local Yellowstone Landscape Tampa service team is dedicated to serving all your landscape needs. We're proud to care for properties across the area. Here is a brief summary of the experience that selected members of our local leadership team bring to your property.



Brian Mahar, *Branch Manager:* 17 years' experience in Landscape Maintenance. I hold numerous certificates in fertilization and pesticides, including my BMP License. Prior to Yellowstone landscape I performed residential fertilization & pest control. Servicing and managing over two hundred properties. I have been with Yellowstone for 11 years and I enjoy providing landscape solutions and education to our clients.



Josiah Ball, *Irrigation Manager*: 17 years' experience in the Environmental and Landscaping Industry with the last 8 years focused on Irrigation. Previously managing irrigation for more than 200 properties in Austin, Texas, I transferred to the Tampa Branch of Yellowstone Landscape and have been with Yellowstone Landscape for 7 years. I enjoy taking pride in our properties and managing a great team of Irrigation Technicians to maintain a high level of turf and plant health for our properties.

Kevin Oliva, *Horticulture Manager*: 23 years' experience in Horticulture. Began in 1995 with responsibilities for outside lawn and ornamental applications, and inside GHP services. I received my state CPCO license in 2004, and served as operations manager with another local firm before joining Yellowstone Landscape in 2007. I develop and head our Tampa branch's horticulture department and volunteer as a landscape advisory committee member for the Hillsborough County UF-IFAS Extension center. My licenses include: Fl. State CPCO license, State BMP license, Urban fertilizer ID, OSHA Hazardous materials operation/level II certificate. I enjoy working outside, and I take pride in working within the horticulture field at Yellowstone.

Jon Souers, *Business Development Manager*: Indiana University, School of Public and Environmental Affairs. 20+ years of experience in environmental services and the landscape industry. My licenses include: Florida Commercial Applicator License, FNGLA Certified Horticulture Professional, Florida Department of Environmental Protection BMP Certified and OSHA Certified. I have been with Yellowstone for 15 years and enjoy building long term relationships with our clients and future clients.

Experience & References

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Reference Listing

Project Name	Longleaf
Contact Information	Brian Howell 813.873.7300 $251,000 July 2016 to Present

Project Name	**K-Bar Ranch II**
Contact Information	Betty Valenti 813.393.1314 $350,000 April 2018 to Present

Project Name	**Lakeshore Ranch**
Contact Information	John Rose 717.344.1319 $165,000 November 2017 to Present

Project Name	Magnolia Park
Contact Information	Christopher Cleveland 321.263.0132 x. 729 $180,000 June 2008 to Present

Project Name	**Park Place**
Contact Information	Brian Howell 813.873.7300 $218,000 February 2019 to Present

Insurance

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LANDSCAPE

CERTIFICATE OF LIABILITY INSURANCE

4/1/2023

DATE (MM/DD/YYYY): 4/12/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Lockton Companies
3280 Peachtree Road NE, Suite #250
Atlanta GA 30305
(404) 460-3600

CONTACT NAME:
PHONE (A/C, No, Ext): **FAX (A/C, No):**
E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Safety National Casualty Corporation	15105
INSURER B : ACE Property & Casualty Insurance Co	20699
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
1472881
Yellowstone Landscape, Inc. and all Subsidiaries
See Attached List
3235 N State Street
P.O. Box 849
Bunnell FL 32110

COVERAGES Main NI COI's **CERTIFICATE NUMBER:** 18415711 **REVISION NUMBER:** XXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR X Pesticide&Herbicide X SIR: $250,000 GEN'L AGGREGATE LIMIT APPLIES PER: POLICY PRO-JECT X LOC OTHER:	N	N	GL6676218	4/1/2022	4/1/2023	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 2,000,000 $ 300,000 $ 10,000 $ 2,000,000 $ 4,000,000 $ 4,000,000 $
A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY X HIRED AUTOS ONLY SCHEDULED AUTOS X NON-OWNED AUTOS ONLY	N	N	CA6676217	4/1/2022	4/1/2023	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 2,000,000 $ XXXXXXX $ XXXXXXX $ XXXXXXX $ XXXXXXX
B	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $	N	N	XOOG72569647	4/1/2022	4/1/2023	EACH OCCURRENCE AGGREGATE	$ 10,000,000 $ 10,000,000 $ XXXXXXX
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N: N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	N	LDS4066360	4/1/2022	4/1/2023	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

18415711
Evidence of Coverage

CANCELLATION See Attachments

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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About Us

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Trusted by Clients Across the Country

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Yellowstone Landscape serves our clients from local branch locations across the South, Southwest, and Midwest United States.

Our talented Landscape Professionals are experts in their local areas, delivering **excellence in commercial landscape maintenance, installations and enhancements, tree care, and snow & ice services.**

These local operating teams are supported by the collective strength of a **national leader in commercial landscaping services.**

And we empower our local leadership to make decisions in the best interest of our clients and their properties. No excuses, no calling headquarters for approval, no corporate red tape. **Just do what's right.**

Working safely. Providing great service to our clients. Taking pride in our work. Building lasting partnerships with our clients.

That's how we've become the **trusted commercial landscaping partner** of choice to our valued clients across the country.

Building Lasting Partnerships

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Yellowstone Landscape has developed a reputation for creating and maintaining award-winning landscape environments for some of the country's most recognized brands.

But the work is only part of the reason that clients choose to partner with us.

Because of our proactive approach, flexible scheduling to accommodate special events, and a relentless focus on communication, our clients choose continue their partnerships with us, year after year.

Our focus on building lasting relationships with the clients we serve, has led to many partnerships that have been established and grown over time. In fact many of these partnerships now span more than a decade of successful service. We believe that our high-quality landscapes, coupled with superior customer service are why clients look to us for all their landscape needs.

Yellowstone clients know that effectively managing their property's landscape is a lifetime commitment that requires careful coordination of services. That's why our approach to managing your property's landscape investment includes regular maintenance services, paired with detailed fertilization and pest management plans, to keep your property looking its best, while preserving the long-term health of your landscape.

Yellowstone Landscape is honored to serve each of our clients' properties and we look forward to **continuing our tradition of award-winning service as we build new relationships** with clients across the United States.

Proud to Serve Tampa

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Excellence in Commercial Landscaping for Your Tampa Area Properties

Yellowstone Landscape is proud to serve Tampa's commercial landscaping needs from our local branch location. With **more than 100 local employees**, we're one of the leading commercial landscape service firms in Tampa and the surrounding areas.

We offer landscape design, landscape installation, and landscape maintenance services to some of the area's most beautiful homeowner associations, city and county governments, master planned developments, corporate campuses, commercial office parks, schools, universities, hospitals, apartment communities and retail centers.

Our service teams are ready to provide you with **Tampa's most professional and responsive commercial landscaping services**, always tailored to your needs and expectations.

Services for Homeowner Associations

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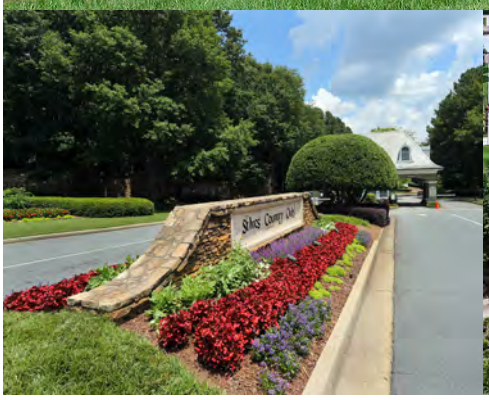

Our comprehensive landscape services for Homeowner Associations are designed to **create beautiful and healthy environments** and enhance the quality of life your residents experience in their community.

Professional Landscape Maintenance of your entryways, common areas, streetscapes, and amenity areas is essential for **creating the right image for your community** and protecting the value of your residents' investments in their homes.

Caring for your community's landscape is likely to be among the largest expenses in your association's annual budget. With the help of the right landscape service partner, your community will see the value of their investment with every service visit and enjoy all the benefits a well maintained landscape can bring.

Key benefits of a professionally maintained landscape include:

- An Average Increase of 12% in the Value of Your Residents' Homes
- Creating a Sense of Pride in the Community
- Extended Lifespan of Your Community's Landscape Materials and Feature Areas
- Demonstrating Visible Results for Your Residents' Investment in Professional Property Management Services

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Landscape Maintenance

Landscape Maintenance is all about the details. We're committed to getting the details right, so you can enjoy your landscape and take pride in its appearance.

From week to week, month to month, and year to year, there are **hundreds of details** that need to be coordinated for your landscape to looks its best. Assuring that none of those details are overlooked requires a professionally administered, **integrated Landscape Maintenance program**.

Synchronizing routine maintenance activities like mowing, edging, weeding, trimming and clean-up, with fertilization and pest management applications, and your irrigation system's schedule and maintenance is no easy task.

That's why we incorporate all the details of our landscape services into **your Plan for Success™**.

Our Landscape Maintenance teams are trained in our industry's Best Practices. They behave as if they were a part of your staff and work hard to **solve problems while they're still called opportunities**. If the unexpected happens, our teams respond to correct the problem, quickly and professionally.

Your dedicated Account Manager will provide regular updates about what we're doing to maintain your landscape. Our goal is to provide you with **all the information you need** about your landscape, **when you need it**.

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Irrigation Installation & Management

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There is **nothing more essential to the success of your landscape** than regular access to the right amount of water.

Commercial irrigation systems are sophisticated technology that require **special certification** to install and operate.

Our Irrigation Installation and Management Professionals are **experts in all major commercial irrigation systems**. From older systems in need of frequent repairs and updates, to the most modern and innovative water-wise systems available, **our Irrigation Teams are dedicated to protecting your valuable water resources.** Once installed, we always adhere to local ordinances governing water use and have implemented the principles of the leading industry groups. These **guidelines govern how we design, install, and maintain your irrigation system.**

Professional irrigation management is an essential service to eliminate waste in your water consumption and reduce your water usage.

Yellowstone Landscape provides you with the most experienced team of Irrigation Professionals in the industry.

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Tree Care Services

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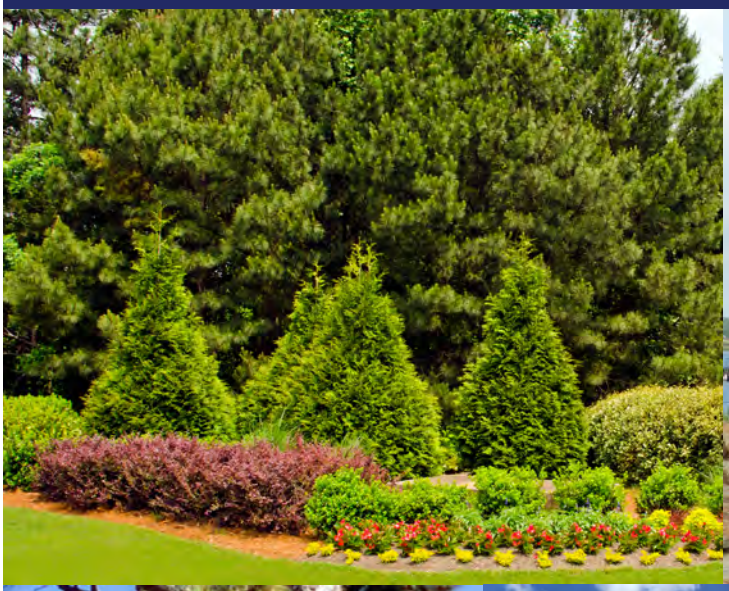

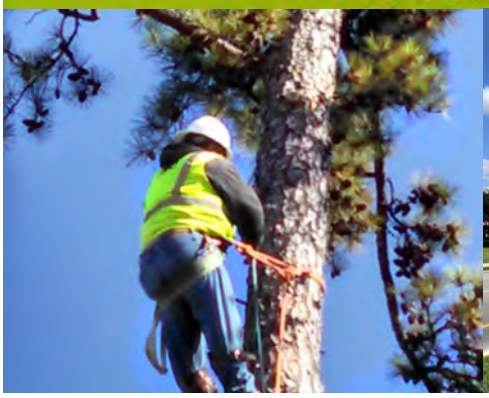

Your trees add beauty and value to your property. In the case of mature trees, they are **an absolutely irreplaceable asset**. Keep them healthy and protect your property with regular evaluations and treatments.

Yellowstone Landscape is a full service tree care company, specializing in Plant Health Care and Pruning in accordance with the highest industry standards. Our Tree Care teams are led by **certified Arborists**, educated and trained in all aspects of Arboriculture.

We're dedicated to improving and protecting your trees and shrubs, utilizing the latest innovations in tree care science.

Our Tree Care services include:

- Pruning
- Cabling & Bracing
- Lightning Protection
- Fertilization
- Disease & Pest Management
- Tree Removal
- Tree Planting
- Stump Grinding
- Root Management

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Landscape Design

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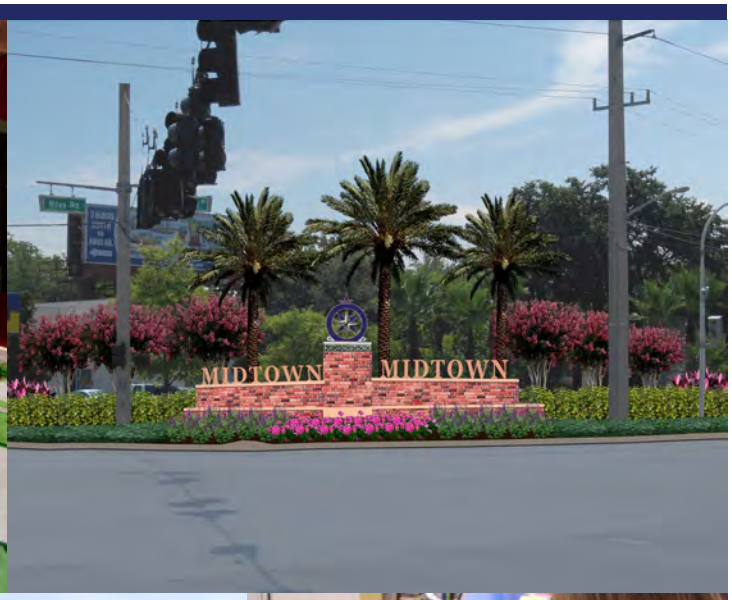

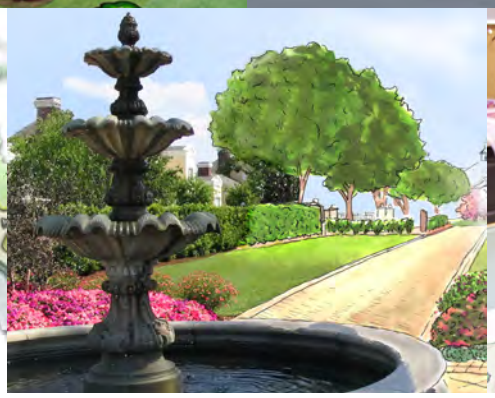

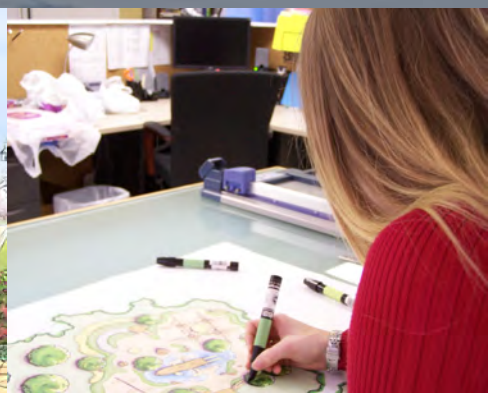

You need your landscape to look its best, but you're not quite sure where to get started.

Whether you need a landscape design plan for a new development or just want to enhance a few feature areas in your existing landscape, our Landscape Designers are ready to help you see your landscape's full potential.

Our Designers are specially trained, creative professionals. They're knowledgeable about all the latest concepts in landscape design and they're also familiar with your area's local plant materials. This ensures that what they select to plant will thrive once it's in the ground.

The last thing you want is to invest in a landscape installation project, only to see the plants fail within the first year.

Working with a Landscape Designer starts with a meeting to find out what your goals are for your project. They'll create **photo renderings** so you can actually see what your new landscape will look like, before it's planted. You'll be a part of the process from beginning to end.

And best of all, **we offer Landscape Design as a complimentary service to current Landscape Maintenance clients when we install your landscape enhancement.**

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Seasonal Color Installations

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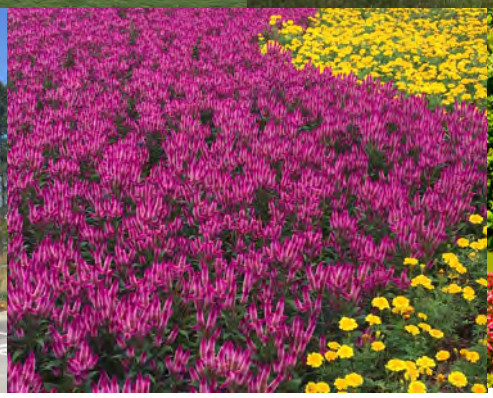

If you want to make a big impact and create dramatic curb appeal for your community or commercial property, there is no better way than a professionally designed seasonal color display.

Our landscape designers and color bed installation experts will "**bring the wow" to your entrances and feature areas** with stunning seasonal color displays using only the highest quality, locally sourced plant materials.

Your color bed installations begin with a **custom design proposal tailored to your preferences**, incorporating seasonally appropriate flowers. We begin with bed preparation, the most critical part of the installation process, removing the previous rotation's plants and groundcover materials, bedline trenching, tilling of the soil and adding high quality fertilizers as needed.

We recommend installations with **tighter spacing to create more vibrant color and instant impact.** As conditions warrant, we can provide hand-watering and additional fertilization of seasonal flowers to promote healthy growth and prolong bloom times.

Regular maintenance of your seasonal color installation during service visits includes removal of withering plants and monitoring of the soil quality and checking that the plants' watering requirements are being met.

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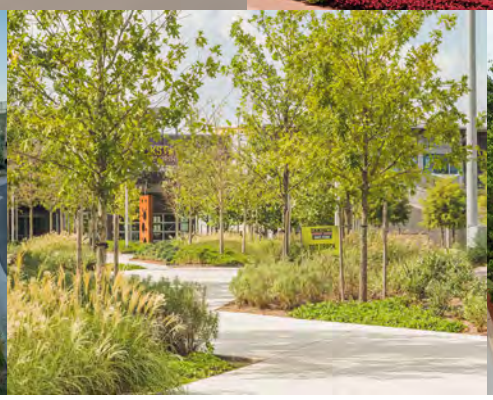
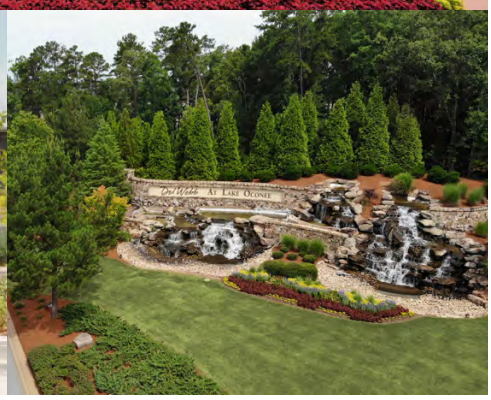
Industry Recognition

Our clients' properties have earned dozens of National Landscape Awards of Excellence, the highest honor given in the professional landscape industry. They've been recognized as some of the most outstanding commercial landscaping projects in the country. Below is a partial listing of our award-winning projects:

Rockstar BMX Park; Houston, Texas; 2020

Old Palm; Palm Beach Gardens, Florida; 2019

The Peninsula; Charlotte, North Carolina; 2019

Emory Johns Creek Hospital; Atlanta, GA; 2019

Del Webb Lake Oconee; Greensboro, Georgia; 2018

Mesa Del Sol; Albuquerque, New Mexico; 2018

Hermann Park; Houston, Texas; 2017

Walton Riverwood; Atlanta, Georgia; 2017

Swan and Dolphin Resort; Orlando, Florida; 2016

Cane Island Amenity Village; Houston, Texas; 2016

Tradition; Port St Lucie, Florida; 2015

Rob Fleming Park; The Woodlands, Texas; 2014

AAA Headquarters; Orlando, Florida; 2013

Technology Park Atlanta; Atlanta, Georgia; 2013

Boeing 787 Facility; Charleston, South Carolina; 2012

Waldorf Astoria Resort; Orlando, Florida; 2012

Grand Haven; Palm Coast, Florida; 2011

Fleming Island Plantation; Jacksonville, Florida; 2010

Hammock Beach Resort; Palm Coast, Florida; 2008

Reunion Resort & Club; Orlando, Florida; 2007

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Committed to Safety

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LANDSCAPE

Yellowstone Landscape has made safety our number one priority. We know that we are equally responsible for the safety of our employees, and our clients' residents, employees, guests and their property.

Our commitment to safety includes providing a **safe, healthy work environment,** kept free from hazards. Whether starting or ending the day at one of our branch locations, traveling over the area's roadways, or at a client's work site, all Yellowstone Landscape employees are trained to **behave professionally and remain alert** to all potential safety hazards they may encounter.

Our Commitment to Safety includes:

- New Employee Training on Safe Operating Procedures
- Strict Compliance to All OSHA Regulations
- Weekly Tailgate Talks Conducted with All Field Service Teams
- Annual Safety Rodeos with Industry Safety Experts
- Dedicated Safety Officers in Each Branch Location
- Mandatory Use of Appropriate Personal Protective Equipment (PPE) at All Times

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Our Fleet Vehicles and Equipment

Yellowstone Landscape takes great pride in the maintenance our fleet vehicles and the specialized service equipment and tools we use. Our branch locations employ dedicated mechanics, experienced in working with the equipment we use. Their sole responsibility to keep our fleet and equipment in good working order, many times working overnight to keep equipment in service during the day.

We know how important it is that our service teams have the tools they need to get their jobs done. That's why we strive to keep all our vehicles and equipment in good repair, appearance, and in sanitary clean condition at all times.

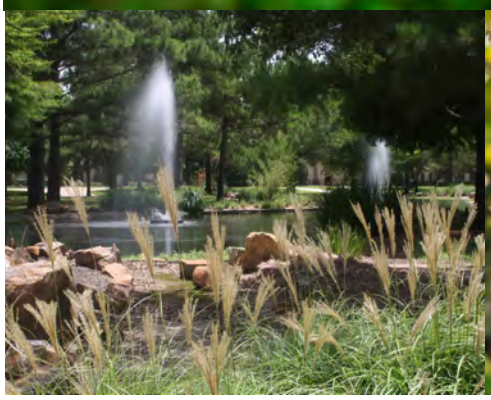
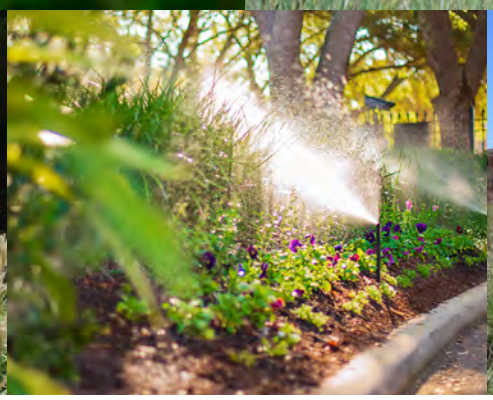
All vehicles are appropriately registered and insured, clearly marked with our company identification, regularly inspected for safety and cleanliness, and only operated by licensed, approved drivers.

Our Company Owned Fleet Vehicle and Equipment Listing Includes:

- Over 800 Trucks, Vans and Utility Vehicles
- Wide Area Mowing Tractors
- Tree Care Trucks with Trailer Chippers
- Assorted Heavy Duty Caterpillar Equipment
- Motorized Work Carts
- Open Bed and Enclosed Trailers
- Motorized Edgers and Trimmers

Environmental Stewardship

YELLOWSTONE LANDSCAPE

As a leader in the landscaping industry we have an added responsibility to be good stewards of our natural resources. We also understand that many clients have become keenly aware of the need to reduce their environmental impact.

Our initiatives toward responsible environmental stewardship include:

Integrated Pest Management: IPM Programs use a combination of targeted management tools rather than broad blanket applications to create an environment free from pests and disease.

Innovation Irrigation: This includes smart controllers, rain sensors, micro irrigation and drip irrigation to eliminate water waste, integrating recycled water intakes where natural sources are available.

Reducing Carbon Emissions: EFI equipment used by our service personnel reduces our fuel consumption by 25% compared with traditional outdoor power equipment. Our firm's EFI equipment purchases over the past 6 years have dramatically reduced greenhouse gas emissions over previously used carbuerated models.

Drought-Tolerant Plants & Trees: Installing the right plant material for your property's environment reduces the water consumption necessary for your plants and trees to thrive.

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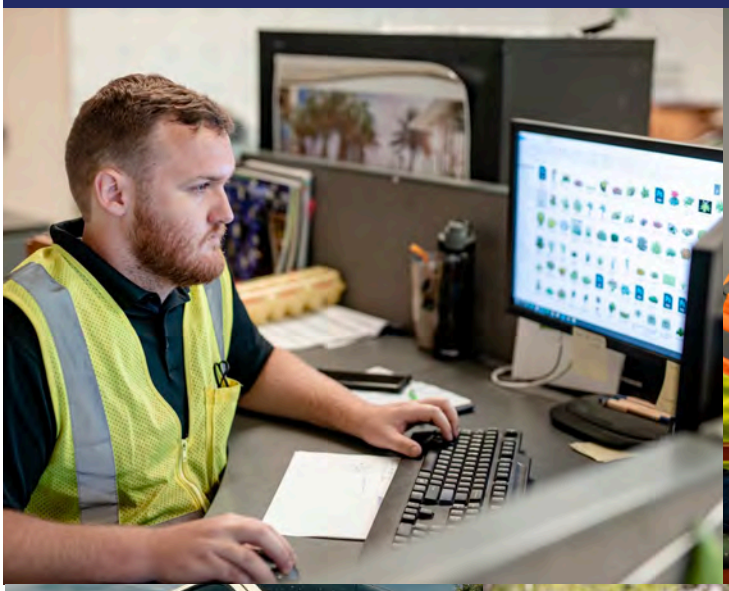
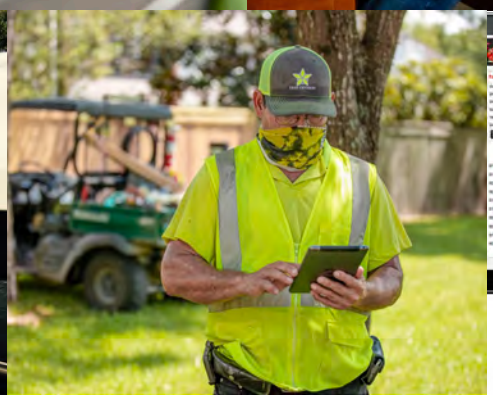
Our Technology at Work for You





Technology in the landscape industry is rapidly evolving. Yellowstone Landscape is taking advantage of this innovation to improve our communication, tracking, and billing systems, allowing us to offer more efficient service visits and faster response times for our clients.

Over a decade ago, we began issuing **smart phones** to all our field service supervisors and technical specialists, but as new products have come to market, Yellowstone has continued to improve our technological capabilities.

All Yellowstone Landscape **fleet vehicles are equipped with GPS tracking devices**, enabling us to see where our vehicles are at any given time, and how long our service crews spend at each property. GPS tracking also enables our Safety teams to make sure our drivers are obeying speed limits and traffic laws.

In addition to field level improvements, Yellowstone continues to lead the industry with real time reporting on costs and labor utilization, enabling us to produce monthly service billings at **greater than 99% accuracy**. We even integrate with most major accounting systems, to help you automate your procurement system's payment processes.

We will remain technological leaders in our industry and as technology improves, so will we.

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Licenses & Certifications

YELLOWSTONE
LANDSCAPE

Licenses & Certifications

YELLOWSTONE LANDSCAPE

UF IFAS UNIVERSITY of FLORIDA

FLORIDA

GV37167-1
Certificate #

GV37167
Trainee ID #

Certificate of Training
Best Management Practices
Florida Green Industries

The undersigned hereby acknowledges that

Jonathan L. Souers

has successfully met all requirements necessary to be fully trained through the Green Industries Best Management Practices Program developed by the Florida Department of Environmental Protection with the University of Florida Institute of Food and Agricultural Sciences.

Issuer	Instructor	Date of Class	DEP Program Administrator
	S. Haddock	8/11/2015	

Not valid without seal

State of Florida

Department of Agriculture and Consumer Services
Bureau of Entomology and Pest Control

CERTIFIED PEST CONTROL OPERATOR

Number: JF124606

KEVIN PAUL OLIVA

This is to Certify that the individual named above is a Certified Pest Control Operator and is privileged to practice

Lawn & Ornamental

in conformity with an Act of the Legislature of the State of Florida regulating the practice of Pest Control and imposing penalties for violations.

In Testimony Whereof, Witness this signature at Tallahassee, Florida on April 7, 2004

Charles H. Bronson
Commissioner of Agriculture

Chief Bureau of Entomology and Pest Control

DACS form 1780, Feb. 99

Licenses & Certifications

YELLOWSTONE LANDSCAPE

INTERNATIONAL SOCIETY OF ARBORICULTURE

CERTIFIED ARBORIST™

James M. Herth

Having successfully completed the requirements set by the International Society of Arboriculture, the above named is hereby recognized as an ISA Certified Arborist®

Kevin Martlage
Director of Credentialing
International Society of Arboriculture

Caitlyn Pollihan
Executive Director
International Society of Arboriculture

FL-6437A	15 Aug 2012	31 Dec 2021
Certification Number	Certified Since	Expiration Date

ANSI ACCREDITED
#0847
ISO/IEC 17024
Personnel Certification Program
ISA Certified Arborist®

FNGLA®
CERTIFIED PROFESSIONAL
HORTICULTURE

The Florida Nursery, Growers & Landscape Association

Confers on

Jonathan Souers H62 07062

The Title of

FNGLA Certified Horticulture Professional (FCHP)

Expiration Date: 6/30/2022
Certified Since: 3/4/2010

Ed Bravo, FNGLA President

Merry Mott, FNGLA Certification Director

YELLOWSTONE LANDSCAPE

SIGMA CONSULTING AND TRAINING, INC.

Certificate of Training

is provided to

Scott Crow

for the successful completion of

Hazardous Materials Operations/OSHA Level II

In accordance with training standards established by the U.S. Occupational Safety and Health Administration (OSHA) 29 CFR 1910.120(q)

April 27, 2018

Chris Pappas, Instructor

Our People. Your Partner.

YELLOWSTONE
LANDSCAPE

At Yellowstone Landscape, we know that our people are what have made us the company we are today.

Our 1800 Full Time Landscape Professionals include industry veterans, many with more than 20 years of experience providing professional landscape services. We also recruit and hire some of the brightest young talent in the industry, recruited from the nation's finest colleges and university Horticulture and Agronomic programs.

We're proud that over 75% of our management staff hold advanced degrees and certifications related to their current position's responsibilities.

Our training programs reach far beyond our industry's Best Practices. We conduct ongoing Safety Training for our crews, to guarantee that they're working safely for you. Members of our management staff receive formal Customer Service Training, teaching them how to understand your expectations and communicate with you effectively and professionally.

We're proud of our people. We want you to be proud of your landscape service partner.

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RESOLUTION 2022-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATE, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS FOR THE FISCAL YEAR 2022/2023, AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

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

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

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

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

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

Section 1. Regular meetings of the Board of Supervisors of the District, for the Fiscal Year 2022/2023, shall be held as provided on the schedule attached as **Exhibit A**.

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

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

PASSED AND ADOPTED THIS 29th DAY OF AUGUST 2022.

SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT

_____

CHAIRMAN\ VICE-CHAIRMAN

ATTEST:

_____

ASSISSTANT SECRETARY

EXHIBIT A

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

FISCAL YEAR 2022/2023

October 10, 2022	**6:00 p.m**
November 14, 2022	**6:00 p.m**
February 14, 2023	**6:00 p.m**
March 14, 2023	**6:00 p.m**
May 08, 2023	**6:00 p.m**
June 13, 2023	**6:00 p.m**
August 07, 2023	**6:00 p.m**
September 18, 2023	**6:00 p.m**

All meetings will convene at the Summit at Fern Hill Clubhouse

Located at 10340 Boggy Moss Drive, Riverview, FL 33578.

SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2021

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA

TABLE OF CONTENTS

	Page
INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-6
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet – Governmental Funds	9
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position	10
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	11
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	12
Notes to the Financial Statements	13-21
REQUIRED SUPPLEMENTARY INFORMATION	
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund	22
Notes to Required Supplementary Information	23
OTHER INFORMATION	
Data Elements required by FL Statute 218.39 (3) (c)	24
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*	25-26
INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	27
MANAGEMENT LETTERPURSUANT TO THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	28-29

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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

INDEPENDENT AUDITOR'S REPORT

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

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Summit at Fern Hill Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

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

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

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District, as of September 30, 2021, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

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

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) is not a required part of the basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 30, 2022, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 30, 2022

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Summit at Fern Hill Community Development District, Hillsborough County, Florida ("District") provides a narrative overview of the District's financial activities For the Fiscal Year Ended September 30, 2021. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of ($2,490,099).

- The change in the District's total net position in comparison with the prior fiscal year was $63,375, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.

- At September 30, 2021, the District's governmental funds reported combined ending fund balances of $494,850, an increase of $38,336 in comparison with the prior fiscal year. A portion of the fund balance is restricted for debt service, non-spendable for prepaid and other items, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

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

Government-Wide Financial Statements

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

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

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

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

Fund Financial Statements

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

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

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

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

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

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

Notes to the Financial Statements

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS

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

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

NET POSITION
SEPTEMBER 30,

	2021	2020
Assets, excluding capital assets	$ 559,917	$ 527,207
Capital assets, net of depreciation	2,626,299	2,712,642
Total assets	3,186,216	3,239,849
Current liabilities	176,520	183,918
Long-term liabilities	5,499,795	5,609,405
Total liabilities	5,676,315	5,793,323
Net Position		
Net investment in capital assets	(2,873,496)	(2,896,763)
Restricted	234,499	223,994
Unrestricted	148,898	119,295
Total net position	$ (2,490,099)	$ (2,553,474)

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

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

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

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

CHANGES IN NET POSITION
FOR THE FISCAL YEAR ENDING SEPTEMBER 30,

	2021	2020
Revenues:		
Program revenues		
Charges for services	$ 698,690	$ 697,235
Operating grants and contributions	23	333
Capital grants and contributions	-	164
General revenues	868	3,383
Total revenues	699,581	701,115
Expenses:		
General government	83,656	79,247
Mainteance and operations	281,192	264,481
Interest	271,358	275,522
Total expenses	636,206	619,250
Change in net position	63,375	81,865
Net position - beginning	(2,553,474)	(2,635,339)
Net position - ending	$ (2,490,099)	$ (2,553,474)

As noted above and in the statement of activities, the cost of all governmental activities for the fiscal year ended September 30, 2021 was $636,206. The costs of the District's activities were primarily funded by program revenues. Program revenues of the District are comprised primarily of assessments. In total, expenses, including depreciation, increased slightly from the prior fiscal year. The majority of the increase was the result of an increase in professional services including legal and facility maintenance.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2021.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2021, the District had $2,841,155 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of $214,856 has been taken, which resulted in a net book value of $2,626,299. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2021, the District had $5,535,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. It is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

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

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2021

	Governmental Activities
ASSETS	
Cash	$ 175,341
Assessment receivable	5,770
Prepaid items	3,704
Deposits	2,947
Restricted assets:	
Investments	372,155
Capital assets:	
Nondepreciable	1,556,034
Depreciable, net	1,070,265
Total assets	3,186,216
LIABILITIES	
Accounts payable and accrued expenses	12,376
Unearned revenue	52,691
Accrued interest payable	111,453
Non-current liabilities:	
Due within one year	116,000
Due in more than one year	5,383,795
Total liabilities	5,676,315
NET POSITION	
Net investment in capital assets	(2,873,496)
Restricted for debt service	234,499
Unrestricted	148,898
Total net position	$ (2,490,099)

See notes to the financial statements

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021

		Program Revenues		Net (Expense) Revenue and Changes in Net Position
Functions/Programs	Expenses	Charges for Services	Operating Grants and Contributions	Governmental Activities
Primary government:				
Governmental activities:				
General government	$ 83,656	$ 83,656	$ -	$ -
Maintenance and operations	281,192	223,627	-	(57,565)
Interest on long-term debt	271,358	391,407	23	120,072
Total governmental activities	636,206	698,690	23	62,507
General revenues:				
Unrestricted investment earnings				118
Miscellaneous income				750
Total general revenues				868
Change in net position				63,375
Net position - beginning				(2,553,474)
Net position - ending				$ (2,490,099)

See notes to the financial statements

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2021

	Major Funds		Total Governmental Funds
	General	Debt Service	
ASSETS			
Cash	$ 175,341	$ -	$ 175,341
Investments	-	372,155	372,155
Assessment receivable	2,538	3,232	5,770
Prepaid items	3,704	-	3,704
Deposits	2,947	-	2,947
Total assets	$ 184,530	$ 375,387	$ 559,917
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable and accrued liabilities	$ 12,376	$ -	$ 12,376
Unearned revenue	23,256	29,435	52,691
Total liabilities	35,632	29,435	65,067
Fund balances:			
Nonspendable:			
Prepaid and other items	6,651	-	6,651
Restricted for:			
Debt service	-	345,952	345,952
Unassigned	142,247	-	142,247
Total fund balances	148,898	345,952	494,850
Total liabilities and fund balances	$ 184,530	$ 375,387	$ 559,917

See notes to the financial statements

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH, FLORIDA
RECONCILIATION OF THE BALANCE SHEET
GOVERMENTAL FUNDS TO THE STATEMENTS OF NET POSITION
SEPTEMBER 30, 2021

Total fund balances - governmental funds		$ 494,850
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.		
Cost of capital assets	2,841,155	
Accumulated depreciation	(214,856)	2,626,299
Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.		
Accrued interest payable	(111,453)	
Original issue discount	41,931	
Amortization of original discount/premium	(6,726)	
Bonds payable	(5,535,000)	(5,611,248)
Net position of governmental activities		$ (2,490,099)

See notes to the financial statements

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
REVENUES				
Assessments	$ 307,283	$ 391,407	$ -	$ 698,690
Interest income	118	23	-	141
Miscellaneous income	750	-	-	750
Total revenues	308,151	391,430	-	699,581
EXPENDITURES				
Current:				
General government	83,656	-	-	83,656
Maintenance and operations	194,849	-	-	194,849
Debt Service:				
Principal	-	111,000	-	111,000
Interest	-	271,740	-	271,740
Total expenditures	278,505	382,740	-	661,245
Excess (deficiency) of revenues over (under) expenditures	29,646	8,690	-	38,336
OTHER FINANCING SOURCES (USES)				
Transfers in (out)	-	43	(43)	-
Total other financing sources (uses)	-	43	(43)	-
Net change in fund balances	29,646	8,733	(43)	38,336
Fund balances - beginning	119,252	337,219	43	456,514
Fund balances - ending	$ 148,898	$ 345,952	$ -	$ 494,850

See notes to the financial statements

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021

Net change in fund balances - total governmental funds	$	38,336
Amounts reported for governmental activities in the statement of activities are different because:		
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		111,000
Depreciation on capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		(86,343)
Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows:		
Amortization of original issue discount		(1,390)
Change in accrued interest		1,772
Change in net position of governmental activities	$	63,375

See notes to the financial statements

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

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

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

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

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the final responsibility for:

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements
The basic financial statements include both government-wide and fund financial statements.

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

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

Assessments

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

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

The District reports the following major governmental funds:

General Fund

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

Debt Service Fund

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

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District. This fund was closed in the current fiscal year.

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

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

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

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

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

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

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

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

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

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

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

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

Assets	Years
Infrastructure - stormwater	10
Improvements - amenity	30

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

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

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

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

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

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

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

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

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

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

Other Disclosures

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

NOTE 3 – BUDGETARY INFORMATION

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

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

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

NOTE 4 – DEPOSITS AND INVESTMENTS

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

Investments
The District's investments were held as follows at September 30, 2021:

	Amortized cost	Credit Risk	Maturities
US Bank Mmkt 5 - Ct	$ 372,155	N/A	Not available
Total Investments	$ 372,155		

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

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

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

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

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

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

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

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

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

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

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2021 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
Governmental activities				
Capital assets, not being depreciated				
Construction in progress	$ 1,556,034	$ -	$ -	$ 1,556,034
Total capital assets, not being depreciated	1,556,034	-	-	1,556,034
Capital assets, being depreciated				
Infrastructure - stormw ater management	652,584	-	-	652,584
Improvements - amenity	632,537	-	-	632,537
Total capital assets, being depreciated	1,285,121	-	-	1,285,121
Less accumulated depreciation for:				
Infrastructure - stormw ater management	65,258	65,258	-	130,516
Improvements - amenity	63,255	21,085	-	84,340
Total accumulated depreciation	128,513	86,343	-	214,856
Total capital assets, being depreciated, net	1,156,608	(86,343)	-	1,070,265
Governmental activities capital assets, net	$ 2,712,642	$ (86,343)	$ -	$ 2,626,299

NOTE 5 – CAPITAL ASSETS (Continued)

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

The Series 2018 project for phases 2 and 3 is estimated at approximately $2.42 million. The Series 2018 Bonds is expected to fund a portion of the project and the remaining cost of the 2018 Project is expected to be funded by the Developer/Landowner. The District has entered into a Development Acquisition Agreement with one of the Developers, Lennar, to acquire Phase 3 infrastructure in the amount of $1,357,453. The Series 2018 assets in the prior fiscal years were acquired from the other Developers/Landowners. During the 2019 the Developer contributed $220,383 in Phase 2 infrastructure to the District. During the prior fiscal year, $1,311,554 in infrastructure was conveyed to other governmental entities for ownership and maintenance. The Series 2018 project was declared complete during the current fiscal year.

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

NOTE 6 – LONG TERM LIABILITIES

Series 2016

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

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

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2021.

Series 2018

In March 2018, the District issued $2,155,000 Series 2018 Special Assessment Bonds. The Series 2018 Bonds consists of term bonds with due dates ranging from May 1, 2024 to May 1, 2048 and interest rates ranging from 4.0% to 5.05%. The Bonds were issued to provide funds for the costs of acquiring a portion of the Project. Interest is to be paid semiannually on each May 1 and November 1, commencing May 1, 2018. Principal on the Bonds is to be paid serially commencing May 1, 2020 through May 1, 2048.

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

NOTE 6 – LONG TERM LIABILITIES (Continued)

Series 2018 (continued)

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2021.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2021 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities					
Series 2016	$ 3,559,000	$ -	$ (75,000)	$ 3,484,000	$ 78,000
Series 2018	2,087,000	-	(36,000)	2,051,000	38,000
Less Bond discount	36,595	-	(1,390)	35,205	-
Total	$ 5,609,405	$ -	$ (109,610)	$ 5,499,795	$ 116,000

At September 30, 2021, the scheduled debt service requirements on the long-term debt were as follows:

	Governmental Activities		
Year ending September 30:	Principal	Interest	Total
2022	$ 116,000	$ 267,488	$ 383,488
2023	120,000	263,043	383,043
2024	126,000	257,838	383,838
2025	131,000	252,373	383,373
2026	137,000	246,263	383,263
2027-2031	793,000	1,130,113	1,923,113
2032-2036	1,001,000	922,750	1,923,750
2037-2041	1,249,000	657,757	1,906,757
2042-2046	1,599,000	313,650	1,912,650
2047-2048	263,000	19,900	282,900
Total	$ 5,535,000	$ 4,331,175	$ 9,866,175

NOTE 7 – DEVELOPER TRANSACTIONS

The Developer has agreed to fund the general operations of the District. In connection with that agreement, $23,256 is recorded as unearned revenues at September 30, 2021 in the general fund.

The Developer has also agreed to fund the debt service on the Bonds which is not paid through special or prepaid assessments. In connection with that agreement, $29,435 is recorded as unearned revenues at September 30, 2021 in the debt service fund.

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

NOTE 8 – CONCENTRATION

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

NOTE 9 – MANAGEMENT COMPANY

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

NOTE 10 – RISK MANAGEMENT

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

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021

	Budgeted Original and Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	$ 297,755	$ 307,283	$ 9,528
Interest	-	118	118
Miscellaneous income	-	750	750
Total revenues	297,755	308,151	10,396
EXPENDITURES			
Current:			
General government	78,275	83,656	(5,381)
Maintenance and operations	219,480	194,849	24,631
Total expenditures	297,755	278,505	19,250
Excess (deficiency) of revenues over (under) expenditures	$ -	29,646	$ 29,646
Fund balance - beginning		119,252	
Fund balance - ending		$ 148,898	

See notes to required supplementary information

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

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

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2021.

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
UNAUDITED

Element	Comments
Number of district employees compensated at 9/30/2021	None
Number of independent contractors compensated in September 2021	None
Employee compensation for FYE 9/30/2021 (paid/accrued)	Not applicable
Independent contractor compensation for FYE 9/30/2021	Not applicable
Construction projects to begin on or after October 1; (>$65K)	Not applicable
Budget variance report	See page 22
Ad Valorem taxes;	Not applicable
Millage rate FYE 9/30/2021	Not applicable
Ad valorem taxes collected FYE 9/30/2021	Not applicable
Outstanding Bonds:	Not applicable
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/2021	Operations and maintenance; Single family 40' - $829.33 Single family 50' - $1,036.66 Debt service; Series 2016 - $1,302.08 Series 2018; SF 40' - $1,063.83 SF 50' - $1,462.77
Special assessments collected FYE 9/30/2021	$698,690.00
Outstanding Bonds:	
Series 2016, due May 1, 2046	see Note 6 page 19 for details
Series 2016, due November 1, 2048	see Note 6 page 19 for details

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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Summit at Fern Hill Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 30, 2022.

Internal Control Over Financial Reporting

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

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

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

Compliance and Other Matters

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

Purpose of this Report

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

June 30, 2022

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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

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

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

We have examined Summit at Fern Hill Community Development District, Hillsborough County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2021. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

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

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2021.

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

Grau & Associates

June 30, 2022

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

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

Report on the Financial Statements

We have audited the accompanying basic financial statements of Summit at Fern Hill Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2021, and have issued our report thereon dated June 30, 2022.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards;* and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 30, 2022, should be considered in conjunction with this management letter.

Purpose of this Letter

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

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

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

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

Grau & Associates

June 30, 2022

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

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

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

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

   There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2020.

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

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2021.

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

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2021.

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

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

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2021. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.

Everything Outdoors, LLC
3225 S. MacDill Ave. #342
Tampa, FL 33629

Inframark-Heather Dilley
10338 Boggy Moss Drive
Riverview, Florida 33578

Everything Outdoors
"We create outdoor magic!"
DESIGN • BUILD • MAINTAIN

Estimate #8474

Sent on	08/28/2022
Phone	813-321-8733
Email	sales@everythingoutdoors.biz
Client Phone	813-523-1709

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
Front Entrance Christmas Lights	On the corner of Fern Hill and Cone Grove Drive. **To have the lights installed in this area, it is necessary to have outlets installed. This is not included in this quote**			
100ct LED White Lights - RENT	Installation of lights on: -Two Brodie Cedars, 13 each -Two Bismarck Palms, 2 each	30	$9.95	$298.50
Install Holiday Lights	Installation of lights on the Brodie Cedars	2	$190.00	$380.00
G50 String Lights -RENT	G50 LED lights per foot of lights 24" spacing with globe style bulbs -Multi Colored -Wrapped around the Brodie Cedars to look like Christmas Ornaments, 130' each	260	$2.85	$741.00
Install Holiday Lights	Installation of lights on the brodie cedars	1	$780.00	$780.00
300ct LED Icicle Lights - RENT	16 feet per strand installed to outline the top of the Summit sign and planter box	5	$34.95	$174.75
Install Holiday Lights	Installation of lights on the summit sign and Planter	1	$100.00	$100.00
Holiday Spotlight - RENT	Red or green spotlight illuminating the 4 fence posts behind the summit sign -Alternating Red and greend	4	$49.95	$199.80
Install Holiday Spotlights	Installation of Holiday Spotlights	4	$20.00	$80.00
Entrance Corner of Cone Grove and Fuzzy Cattail	Will need outlets installed in this area if you would want lights in this area. This is not included in this quote			
300ct LED Icicle Lights - RENT	16 feet per strand installed on each community sign: -3 lights each	6	$34.95	$209.70
Install Holiday Lights	Installation of lights on the community signs	1	$100.00	$100.00
100ct LED White Lights - RENT	Wrapped around the trunks of the Bismarck Palms: -2 Each	8	$9.95	$79.60
Install Holiday Lights	Installation of lights on the trunks of the Bismarck Palms	1	$135.00	$135.00
C9 LED per foot - RENT	C9 LED per foot of lights 12" spacing with crystal style bulbs with stakes to outline roughly 45' of each bedline	90	$2.35	$211.50
Install Holiday Lights	Installation of lights on the bedlines	1	$270.00	$270.00
Amenity Center				
300ct LED Icicle Lights - RENT	16 feet per strand installed on the roofline and peaks	10	$34.95	$349.50
Install Holiday Lights	Installation of lights on the roofline	1	$350.00	$350.00
100ct LED White Lights - RENT	Installed on the 3 pillars to create a candy cane effect: -2 white each	6	$9.95	$59.70

Everything Outdoors, LLC
3225 S. MacDill Ave. #342
Tampa, FL 33629

Inframark-Heather Dilley
10338 Boggy Moss Drive
Riverview, Florida 33578

Estimate #8474

Sent on	08/28/2022
Phone	813-321-8733
Email	sales@everythingoutdoors.biz
Client Phone	813-523-1709

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
100ct LED Red Lights - RENT	Installed on the 3 pillars to create a candy cane effect: -2 red each	6	$9.95	$59.70
Install Holiday Lights	Installation of lights on pillars	1	$245.00	$245.00
Extension Cords and Timers - RENT	rental of all necessary extension cords and timers	1	$450.00	$450.00
Removal of Holiday Lights - RENT Option	Removal of all lights at the end of the season	1	$790.00	$790.00

A deposit of 50% will be required to begin.

Total **$6,063.75**

We guarantee all plants for 90 days and trees for one year from date of planting, contingent upon the planted material being properly maintained and watered by the owner. There is no guarantee on the transplanting of existing plants, or trees. We are not responsible for damage to underground lines, wires or equipment that is not clearly marked, nor to any existing sprinkler system. We are not responsible for damage or loss of any installed material due to theft, fire, windstorm, rain, freeze, poor drainage, or other acts of God.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are accepted. You are authorized to do the work as specified. Payment will be made as outlined above. In the event that the bill is not paid as outlined above, I understand and agree that Everything Outdoors LLC., has the right to collect on invoices that are 30 days past due or retrieve plants or materials furnished and to execute legal proceedings to recover the amount due and owing pursuant to this contract for the amount of labor cost, material cost, and the like including attorneys' fees and court cost incurred for the bringing of such legal proceedings. I understand that no warranty work will be completed until the bill is paid in full, a service charge of 1.5% per month (18% annually) will be added to past due bills. Everything Outdoors reserves the right to sub-contract out any portion of the work if necessary, also any and all

Everything Outdoors, LLC
3225 S. MacDill Ave. #342
Tampa, FL 33629

Inframark-Heather Dilley
10338 Boggy Moss Drive
Riverview, Florida 33578

Estimate	**#8474**
Sent on	08/28/2022
Phone	813-321-8733
Email	sales@everythingoutdoors.biz
Client Phone	813-523-1709

Notes Continued...

photographs taken of this project may be used for marketing.

Signature: _____ Date: _____

ILLUMINATIONS HOLIDAY LIGHTING

Proposal

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay (813) 334-4827

TO:
Summit at Fern Hill CDD
2005 Pan Am Cir, Suite 120
Tampa, FL 33607

JOB DESCRIPTION
Summit at Fern Hill Holiday Lighting Proposal Scope: Front Entrance monuments and Amenity Center

	ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
	Fern Hill Dr & Cone Grove Rd - Front Entrance Sign	
	Install wreath with red bow, gold trim on entry monument column (1 left / 1 right)	$1,600.00
	Install garland with bows across the top of brick sign	
Option	**Install the above including pre-lit wreath and garland**	$250.00
	Note: would require a receptacle be installed on back of entrance sign	
or		
Option	**Install the above including battery operated lights on wreath and garland**	$250.00
Option	Install warm white, LED mini lights in palm trees to the left and right of entrance sign - (2 total)	$750.00
	Fern Hill Dr & Fuzzy Cattail St - entrance and exit side	$1,500.00
2 x	Install wreath with and bow on entry monument column	
2 x	Install garland with red bow, gold trim across top of entrance sign	
Option	**Install the above including battery operated lights on wreath and garland**	$250.00
	Amenity Center	
	Install warm white, LED C9s outlining roof edge of Amenity Center	$1,900.00
	Maintenance throughout holiday season	
	Requires 50% Deposit	
	TOTAL ESTIMATED JOB COST	**$5,000.00**

* Price includes rental of materials, lift, labor, installation, service and removal.
* Illuminations Holiday Lighting takes the utmost care and precaution to protect your premises and property.
* Customer hereby authorizes Illuminations Holiday Lighting, to install and / or remove all materials on said property as provided herein.
* Assumes adequate power available.
* Please note: Loss of material due to theft or vandalism is reimbursable at cost
* Remaining balance of project due upon receipt of invoice after installation.
* Removal process begins after New Years Day. It can take up to a week or more for completion. Power can be turned off in the interim.
* NOTE: OPTIONS LISTED ABOVE NOT INCLUDED IN TOTAL ESTIMATED JOB COST

Tim Gay
PREPARED BY

8/12/2022
DATE

AUTHORIZED SIGNATURE FOR SUMMIT AT FERN HILL CDD

DATE

CONFIDENTIAL - This message is sent on behalf of Illuminations Holiday Lighting and is intended for authorized personnel and Board Members of Summit at Fern Hill CDD only. As the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

August 8, 2022

Summit at Fern Hill HOA
c/o Inframark
Heather Dilley
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Job Site: Summit at Fern
Fence Repairs
Dog Park
Fern Hill Drive &
Cone Grove Road
Riverview, FL 33578

Thank you for the opportunity to offer you an estimate for your fencing needs located at the job site listed above. Please accept this letter as our Contract for your review.

Total Estimate: $1,936.00

- Install 2 New 48" x 36" Black Chain Link Walk Gates, gates were stolen
  - Using Existing Hinge and Latch Post
  - Install New Hinges and Latch

Price includes tax, materials and installation.
Upon finalization of contract a 50% deposit is required.

Danielle Fence Mfg. Co., Inc. will provide a Certificate of Liability Insurance and Workers' Compensation Certificate, and will maintain it fully in effect until completion of this contract.

Signature: _____ Date: _____Jenn

Headquarters, Showroom and Facility
4855 State Road 60 West
Mulberry, Florida 33860
Hillsborough County: **813.681.6181** / Fax:**813.676.1109**
Polk County: **863.425.3182** / Fax:**863.425.5676**
Toll Free: **800.255.6794**

Florida Natives Nursery, Inc.
4115 Native Garden Drive
Plant City, Florida 33565
Phone # (813) 754-1900

PROPOSAL

Date	Proposal #
8/11/2022	9845

Name / Address
Stantech 777 s. Harbor Island Blvd Suite 600 Tampa Florida 33602-5729

Project
Fern Hill

Description	Qty	Cost	Total
Labor for Initial herbicide treatment for cattails and torpedo grass, hand removal of hemp vine	1	3,500.00	3,500.00
Labor for Quarterly Mitigation Maintenance: Mitigation maintenance includes herbicide maintenance controls of nuisance/invasive vegetation. Note: This proposal is for treatment and maintenance only no re-planting is proposed. The amount of nuisance vegetation will most likly require a replanting.	4	650.00	2,600.00

This proposal is valid for *30* days from date of original proposal.

Subtotal	$6,100.00
Sales Tax (7.0%)	$0.00
Total	$6,100.00

Proposal is only for the work stated above. No additional work is implied. Additional work not included in the above description will be at an additional charge. Unless otherwise specified, proposals are valid for 30 days from date on proposal.

Signature _____

June 27, 2022, Minutes of Special Meeting

Minutes of the Special Meeting

The Special Meeting of the Board of Supervisors for the Summit at Fern Hill Community Development District was held on **Monday, June 27, 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 Special Meeting of the Summit at Fern Hill Community Development District to order on **Monday, June 27, 2022, at 6:45 p.m.**

Board Members Present and Constituting a Quorum:

Antonio Bradford	Vice-Chair
Doug Smith	Supervisor
Angela White	Supervisor

Staff Members Present:

Heather Dilley	District Manager, Inframark
Tonja Stewart	District Engineer, Stantec

There were approximately ten (10) 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

There were no reports on behalf of the District Counsel at this time.

B. District Engineer

Ms. Stewart discussed the new Stormwater Management System Legislation Report required by the state.

Ms. Stewart discussed the Ardurra proposal and the need to have the wetlands maintained and monitored. Ms. Stewart will follow up with Florida Native for the maintenance section and Ardurra will inspect and send the report of progress to SWFWMD. This is a two-year reporting and monitoring proposal from Ardurra but may not be necessary for two years.

Ms. Stewart discussed the need for a change order in pricing from $2000 - $4000 due to the new Stormwater report work.

DRAFT

The Board reviewed the Service change order from Stantec.

MOTION TO:	Approve the Service change order form from Stantec.
MADE BY:	Supervisor Bradford
SECONDED BY:	Supervisor White
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

The Board reviewed and Approved the Ardurra contract agreement.

MOTION TO:	Approve the Ardurra contract agreement.
MADE BY:	Supervisor Bradford
SECONDED BY:	Supervisor White
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

C. District Manager

Ms. Dilley reported "No Fishing" signs should be installed in two weeks, the backflow repairs should be completed in two weeks, and a new pool gate exit button was ordered as well as new pool signage.

4. BUSINESS ITEMS

A. Acceptance of Board of Supervisors Resignation- Ryan Corley

The Board reviewed and approved the resignation of Ryan Corely for seat 4.

MOTION TO:	Approve the resignation of Ryan Corley for seat #4.
MADE BY:	Supervisor Corley
SECONDED BY:	Supervisor Bradford
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

DRAFT

B. Discussion on Landscaping Proposals

i. ASI Landscape
ii. Fieldstone
iii. Mainscape
iv. Yellowstone

The Board heard landscaping presentations from ASI, Fieldstone, Mainscape and Yellowstone. The Board tabled the decision to accept another landscaping contract.

MOTION TO:	Approve to table the decision to accept another landscaping contract.
MADE BY:	Supervisor Bradford
SECONDED BY:	Supervisor Smith
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

C. Consideration of Resolution 2022-02; Adopting FY 2023 Proposed Budget & Setting Public Hearing

The Board reviewed and approved resolution 2022-02 Adopting the FY 2023 Proposed Budget for an increase not to exceed $41,454.00 and the public hearing date of August 29, 2022, at 6:00 PM.

MOTION TO:	Approve Resolution 2022-2 for an increase not to exceed $41,454.00 and the Public Hearing date of August 29, 2022, at 6:00 PM.
MADE BY:	Supervisor Bradford
SECONDED BY:	Supervisor White
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

D. Consideration of Resolution 2022-05; Spending Resolution 2022 Election Process

The Board reviewed and Approved resolution 2022-05 Adopting an emergency spending limit of $5000. Allowing either the Chair or Vice Chair or the CDD Manager to contract without Board approval during an emergency.

DRAFT

MOTION TO:	Approve Resolution 2022-05 Adopting an emergency spending limit of $5000.
MADE BY:	Supervisor Smith
SECONDED BY:	Supervisor Bradford
DISCUSSION:	Allowing either the Chair or Vice Chair or the CDD Manager to contract without Board approval during an emergency.
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

E. Acceptance of Temporary Access and Construction Easement Agreement

The Board reviewed and approved the Temporary Access and Construction Easement Agreement.

MOTION TO:	Approve the Temporary Access and Construction Easement Agreement.
MADE BY:	Supervisor Bradford
SECONDED BY:	Supervisor White
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

F. Discussion on Pressure Washing Proposal

The Board reviewed and approved the Spearem pressure washing estimate.

MOTION TO:	Approve the Spearem pressure washing estimate.
MADE BY:	Supervisor Bradford
SECONDED BY:	Supervisor Smith
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

G. Discussion on Pool & Mail Area Palm Trees Proposal

The Board reviewed and approved the Carson tree pruning estimate.

DRAFT

MOTION TO:	Approve the Carson tree pruning estimate.
MADE BY:	Supervisor Bradford
SECONDED BY:	Supervisor White
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

5. CONSENT AGENDA ITEMS

A. Consideration of Minutes of the Regular Meeting May 09, 2022

The Board reviewed the minutes for the Regular Meeting held on May 09, 2022.

MOTION TO:	Approve Consent Agenda Item A.
MADE BY:	Supervisor Smith
SECONDED BY:	Supervisor Bradford
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

B. Consideration of Operation and Maintenance Expenditures April 2022

C. Consideration of Operation and Maintenance Expenditures May 2022

The Board reviewed the Operation and Maintenance Expenditures for April and May of 2022.

MOTION TO:	Approve Consent Agenda Item B and C.
MADE BY:	Supervisor White
SECONDED BY:	Supervisor Bradford
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

C. Review of Financial Statements Month Ending May 31, 2022

The Board reviewed the Financial Statements for the month ending May 31st of 2022.

6. MANAGEMENT REPORTS

A. First Choice Report

There were no management reports at this time.

DRAFT

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

There was no Board Supervisor request at this time.

8. ADJOURNMENT

MOTION TO:	Adjourn at 8:44 p.m.
MADE BY:	Supervisor Bradford
SECONDED BY:	Supervisor White
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

Please note the entire meeting is available on disc.

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

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

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

_____	_____
Signature	**Signature**
_____	_____
Printed Name	**Printed Name**
Title:	**Title:**
□ Chair	**□ Secretary**
□ Vice-Chair	**□ Assistant Secretary**

Official District Seal

Recorded by Records Administrator

_____
Signature

_____
Date

DRAFT

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Carson`s Lawn & Landscaping Services	7295	$ 7,543.34		Lawn Care Maintenance Service - May 2022
Carson`s Lawn & Landscaping Services	7340	7,543.34	**$ 15,086.68**	Lawn Care Maintenance Service -June 2022
First Choice Aquatic Weed Management	71263	445.00		Monthly Waterway Service - 5/20/22
Inframark	77957	3,620.06		District Management Services - May 2022
Monthly Contract Sub-Total		**$ 19,151.74**		
Variable Contract				
Supervisor: Angela White	AW 062722	$ 200.00		Supervisor Fee - 06/27/2022
Supervisor: Antonio Bradford	AB 062722	200.00		Supervisor Fee - 06/27/2022
Supervisor: Douglas Smith	DS 062722	200.00		Supervisor Fee - 06/27/2022
Variable Contract Sub-Total		**$ 600.00**		
Utilities				
BOCC	6440260149 061522	$ 406.42		Water Service thru 6/08/2022
Tampa Electric	211000167513 060722	96.84		Electric Service thru 06/01/2022
Tampa Electric	211000167729 060722	2,400.38		Electric Service thru 06/01/2022
Tampa Electric	211000167901 060722	677.69		Electric Service thru 06/01/2022
Tampa Electric	221007748520 060722	434.57	**$ 3,609.48**	Electric Service thru 06/01/2022
Utilities Sub-Total		**$ 4,015.90**		
Regular Services				
Carson`s Lawn & Landscaping Services	7274	$ 750.00		Lawn and Landscape Maintenance Service - 5/23/22
Florida Department of Health	29 60 1614696 060122	275.00		Permit for Swimming Pools - Public Pool -

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
				25000gal - 6/30/22
Frontier	8137412379 061622	115.53		Communications Service thru 07/15/2022
Grau & Associates	22758	1,500.00		Audit FYE 09/30/2021 - 06/01/2022
HomeTeam Pest Defense	85487531	148.60		Pest Control Service - 6/24/22
Straley Robin Vericker	21501	93.50		Professional Services thru 05/15/2022
Straley Robin Vericker	21668	1,038.05	**$ 1,131.55**	Professional Services thru 06/15/2022
Tampa Bay Times	61106 052522	325.00		Advertising Services thru 05/25/2022
Tampa Bay Times	61106 061922	475.00	**$ 800.00**	Advertising Services thru 06/19/2022
Regular Services Sub-Total		**$ 4,720.68**		
Additional Services				
Additional Services Sub-Total		**$ 0.00**		
TOTAL:		**$ 28,488.32**		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

[ ] Chairman [ ] Vice Chairman [ ] Assistant Secretary

Carson's Lawn & Landscaping Services

INVOICE

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

DATE: May 25, 2022
Invoice # 7295

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

ID	LOCATION	QTY	COST	TOTAL
	Lawn Care Maintenance Service per Contract for the month of May 2022			$ 7,543.34
				$ -
				$ -
THANK YOU FOR USING CARSON'S LAWN & LANDSCAPING SERVICES			**TOTAL**	**$ 7,543.34**

Payment due upon receipt

Phone #
813-526-3739

E-mail
carsonwd@yahoo.com

53400/4611
HD

Carson's Lawn & Landscaping Services

INVOICE

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

DATE: June 22, 2022
Invoice # 7340

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

ID	LOCATION	QTY	COST	TOTAL
	Lawn Care Maintenance Service per Contract for the month of June 2022			$ 7,543.34
				$ -
				$ -
THANK YOU FOR USING CARSON'S LAWN & LANDSCAPING SERVICES			**TOTAL**	**$ 7,543.34**

Payment due upon receipt

Phone #
813-526-3739

E-mail
carsonwd@yahoo.com

53900 / 4611
HM

Invoice

First Choice Aquatic Weed Management, LLC

P.O. Box 593258
Orlando, FL 32859

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

Date	Invoice #
5/20/2022	71263

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

Customer P.O. No.	Payment Terms	Due Date
	Net 30	6/19/2022

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

53900 / 4307
HM.

Thank you for your business.

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

Meritus Districts
A Division of Inframark, LLC

INVOICE

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

INVOICE#	DATE
#77957	5/26/2022
CUSTOMER ID	**NET TERMS**
C2291	Net 30
PO#	**DUE DATE**
	6/25/2022

BILL TO
Summit at Fern Hill CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-2380
United States

Services provided for the Month of: May 2022

DESCRIPTION	QTY	UOM	RATE	AMOUNT
Copies - B/W Copies- May	8	Ea	0.15	1.20
Postage - Postage- May	12	Ea	0.53	6.36
Website Maintenance - Website Maintenance / Admin	1	Ea	100.00	100.00
Dissemination Services - Dissemination Services	1	Ea	700.00	700.00
District Management Services - District Management	1	Ea	2,812.50	2,812.50
Subtotal				3,620.06

Subtotal	$3,620.06
Tax	$0.00
Total Due	$3,620.06

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

Please include CUSTOMER ID and the invoice number on the check stub of your payment.
Phone: 813-397-5122 | Fax: 813-873-7070

Summit at Fern Hill CDD
MEETING DATE: June 27, 2022
DMS Staff Signature AD

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

AW 062722

Summit at Fern Hill CDD
MEETING DATE: June 27, 2022
DMS Staff Signature _____ AD

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

AB 062722

Summit at Fern Hill CDD
MEETING DATE: June 27, 2022
DMS Staff Signature HD

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

DS 062722

Hillsborough County Florida

S-Page 1 of 3

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	06/15/2022	07/06/2022

Summary of Account Charges

Previous Balance	$2,091.96
Net Payments - Thank You	$-2,091.96
Bill Adjustments	$1.25
Total Account Charges	**$405.17**
AMOUNT DUE	**$406.42**

Important Message

Move to Paperless Billing. All customers with a valid email address on file are being defaulted to paperless billing. To opt out of paperless before July 1, log in at HCFLGov.net/WaterBill and select paper delivery.

The 2021 Water Quality Report is now available online at HCFLGov.net/WaterQualityReport. To request a mailed copy, call (813)246-3146 and leave a message with your name, mailing address, and phone number.

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

Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6440260149

ELECTRONIC PAYMENTS BY CHECK OR

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

THANK YOU!

DUE DATE	07/06/2022
AMOUNT DUE	$406.42
AMOUNT PAID	

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

2,341 8

202

0064402601492 00000406421

Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	06/15/2022	07/06/2022

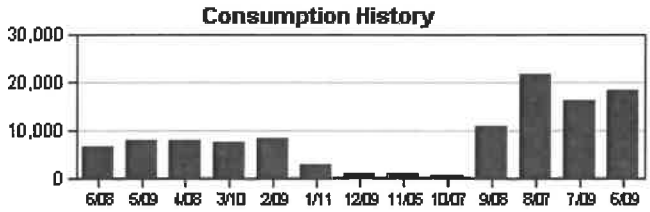
Service Address: 10415 FAIRY MOSS LN (IRRIGATION COMMON AREA)

S-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
38351230	05/09/2022	5227	06/08/2022	5292	6500 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	$4.98
Purchase Water Pass-Thru	$19.63
Water Base Charge	$23.62
Water Usage Charge	$5.53
Total Service Address Charges	**$53.76**



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	06/15/2022	07/06/2022

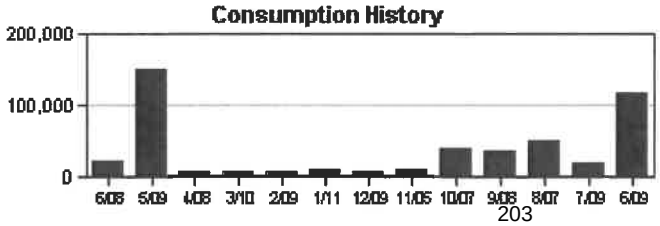
Service Address: 10340 BOGGY MOSS DR

S-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53708598	05/09/2022	15369	06/08/2022	15579	21000 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	$4.98
Purchase Water Pass-Thru	$63.42
Water Base Charge	$29.01
Water Usage Charge	$28.42
Sewer Base Charge	$70.31
Sewer Usage Charge	$113.19
Total Service Address Charges	**$309.33**



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	06/15/2022	07/06/2022

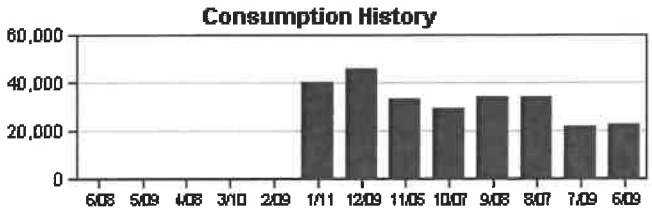
Service Address: 10250 STRAWBERRY TETRA DR (COMM IRRIG MTR)

S-Page 3 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
38576158	05/09/2022	8815	06/08/2022	8815	0 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	$4.98
Water Base Charge	$21.76
Late Payment Charge	$0.44
Total Service Address Charges	**$27.18**



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	06/15/2022	07/06/2022

Service Address: 10636 FERN HILL DR

S-Page 3 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54272591	05/09/2022	0	06/08/2022	0	0 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	$4.98
Water Base Charge	$10.36
Late Payment Charge	$0.81
Total Service Address Charges	**$16.15**

TECO. TAMPA ELECTRIC AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Statement Date: 06/07/2022
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:	$96.84
Total amount due:	$96.84
Payment Due By:	06/28/2022

00000086-0000939-Page 3 of 26

Your Account Summary

Previous Amount Due	$107.26
Payment(s) Received Since Last Statement	-$107.26
Current Month's Charges	$96.84
Total Amount Due	**$96.84**

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

A one-stop shop to manage your account.

- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

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TECO. TAMPA ELECTRIC AN EMERA COMPANY

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See reverse side for more information

Account: 211000167513

Current month's charges:	$96.84
Total amount due:	$96.84
Payment Due By:	06/28/2022
Amount Enclosed	$_____

611877650118

Received
JUN 10 2022

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

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

611877650118211000167513000000000096843

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TAMPA ELECTRIC
AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Account: **211000167513**
Statement Date: 06/07/2022
Current month's charges due **06/28/2022**

00000086-0000940-Page 5 of 26

Details of Charges – Service from 05/03/2022 to 06/01/2022

Service for: 10636 FERN HILL DR WL, RIVERVIEW, FL 33578-0000

Rate Schedule: General Service - Non Demand

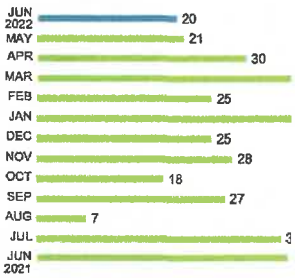
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Peric
1000824160	06/01/2022	13,630		13,022		608 kWh	1	30 Days

Daily Basic Service Charge	30 days	@ $0.74000	$22.20
Energy Charge	608 kWh	@ $0.07035/kWh	$42.77
Fuel Charge	608 kWh	@ $0.04126/kWh	$25.09
Storm Protection Charge	608 kWh	@ $0.00315/kWh	$1.92
Clean Energy Transition Mechanism	608 kWh	@ $0.00402/kWh	$2.44
Florida Gross Receipt Tax			$2.42
Electric Service Cost			**$96.84**

Total Current Month's Charges **$96.84**

Tampa Electric Usage Histor

Kilowatt-Hours Per Day (Average)



TECO
TAMPA ELECTRIC
AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Statement Date: 06/07/2022
Account: 211000167729

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

Current month's charges:	$2,400.38
Total amount due:	$2,400.38
Payment Due By:	06/28/2022

00000086-0000945-Page 15 of 26

Your Account Summary

Previous Amount Due	$2,401.70
Payment(s) Received Since Last Statement	-$2,401.70
Current Month's Charges	**$2,400.38**
Total Amount Due	**$2,400.38**

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

A one-stop shop to manage your account.

- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

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AN EMERA COMPANY

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Account: 211000167729

Current month's charges:	$2,400.38
Total amount due:	$2,400.38
Payment Due By:	06/28/2022
Amount Enclosed	$_____

611877650119

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

Received
JUN 10 2022

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

611877650119211000167729000000240038 1

207 Page 1 of 5

TECO. TAMPA ELECTRIC AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Account: **211000167729**
Statement Date: 06/07/2022
Current month's charges due **06/28/2022**

00000086-0000946-Page 17 of 26

Details of Charges – Service from 05/03/2022 to 06/01/2022

Service for: FERN HL, PH 1A, RIVERVIEW, FL 33578-0000 **Rate Schedule: Lighting Service**

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	1088 kWh	@ $0.03079/kWh	$33.50
Fixture & Maintenance Charge	57 Fixtures		$623.96
Lighting Pole / Wire	57 Poles		$1684.92
Lighting Fuel Charge	1088 kWh	@ $0.04060/kWh	$44.17
Storm Protection Charge	1088 kWh	@ $0.01028/kWh	$11.18
Clean Energy Transition Mechanism	1088 kWh	@ $0.00033/kWh	$0.36
Florida Gross Receipt Tax			$2.29
Lighting Charges			**$2,400.38**

Total Current Month's Charges $2,400.38

TECO. TAMPA ELECTRIC AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Statement Date: 06/07/2022
Account: 211000167901

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

Current month's charges:	$677.69
Total amount due:	$677.69
Payment Due By:	06/28/2022

Your Account Summary

Previous Amount Due	$677.04
Payment(s) Received Since Last Statement	-$677.04
Current Month's Charges	**$677.69**
Total Amount Due	**$677.69**

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

A one-stop shop to manage your account.

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- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
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Account: 211000167901

Current month's charges:	$677.69
Total amount due:	$677.69
Payment Due By:	06/28/2022
Amount Enclosed	$_____

611877650120

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

611877650120211000167901000000067769 4

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TAMPA ELECTRIC
AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Account: **211000167901**
Statement Date: 06/07/2022
Current month's charges due **06/28/2022**

00000086-0000843-Page 11 of 26

Details of Charges – Service from 05/03/2022 to 06/01/2022

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

Rate Schedule: General Service - Non Demand

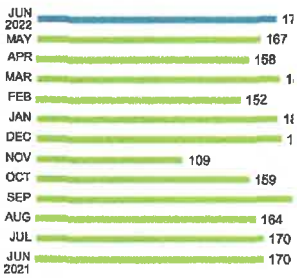
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Perio
1000503846	06/01/2022	13,867		8,491		5,376 kWh	1	30 Days

Daily Basic Service Charge	30 days	@ $0.74000	$22.20
Energy Charge	5,376 kWh	@ $0.07035/kWh	$378.20
Fuel Charge	5,376 kWh	@ $0.04126/kWh	$221.81
Storm Protection Charge	5,376 kWh	@ $0.00315/kWh	$16.93
Clean Energy Transition Mechanism	5,376 kWh	@ $0.00402/kWh	$21.61
Florida Gross Receipt Tax			$16.94
Electric Service Cost			**$677.69**

Total Current Month's Charges $677.69

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



TECO. TAMPA ELECTRIC AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Statement Date: 06/07/2022
Account: 221007748520

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

Current month's charges:	$434.57
Total amount due:	$434.57
Payment Due By:	06/28/2022

00000086-0000848-Page 21 of 26

Your Account Summary

Previous Amount Due	$434.57
Payment(s) Received Since Last Statement	-$434.57
Current Month's Charges	**$434.57**
Total Amount Due	**$434.57**

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

A one-stop shop to manage your account.

- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

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Visit tampaelectric.com/reliability

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Account: 221007748520

Current month's charges:	$434.57
Total amount due:	$434.57
Payment Due By:	06/28/2022
Amount Enclosed	$_____

625457870452

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

625457870452221007748520000000000434570

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Account: **221007748520**
Statement Date: 06/07/2022
Current month's charges due **06/28/2022**

Details of Charges – Service from 05/03/2022 to 06/01/2022

Service for: FERN HILL 2 CONE GROVE RD, LIGHTS, RIVERVIEW, FL 33578 **Rate Schedule: Lighting Service**

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	176 kWh	@ $0.03079/kWh	$5.42
Fixture & Maintenance Charge	11 Fixtures		$94.60
Lighting Pole / Wire	11 Poles		$325.16
Lighting Fuel Charge	176 kWh	@ $0.04060/kWh	$7.15
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			$0.37
Lighting Charges			**$434.57**

Total Current Month's Charges $434.57

00000086-0000949-Page 23 of 26

Carson's Lawn & Landscaping Services

INVOICE

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

DATE: May 23, 2022
Invoice # 7274

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

ID	LOCATION	QTY	COST	TOTAL
	Park Play ground area			
	A) Deliver and Install 125 sand color castle block on top of existing castle blocks using liquid nail to secure the blocks together to prevent vandalism			$ 750.00
				$ -
				$ -
THANK YOU FOR USING CARSON'S LAWN & LANDSCAPING SERVICES			**TOTAL**	**$ 750.00**

Payment due upon receipt

Phone # 813-526-3739

53400 | ~~4601~~ 4626.
HP

E-mail carsonwd@yahoo.com

Florida HEALTH

Permit Number

29-60-1614696

For: Swimming Pools - Public Pool > 25000 Gallons

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2022).

Florida Department of Health in Hillsborough County Notification of Fees Due

29-BID-5899226

Fee Amount:	$275.00
Previous Balance:	$0.00
Total Amount Due:	**$275.00**

Payment Due Date: 06/30/2022 or Upon Receipt

If not paid by 06/30/2022 then the fee will be:$325.00

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

Please verify all information below at www.myfloridaehpermit.com and make changes as necessary.

Account Information:
Name: Summit At Fern Hill Pool
Location: 10320 Fern Hill Drive
Riverview, FL 33578

Pool Volume: 64,000 gallons
Bathing Load: 51
Flow Rate: 255

Owner Information:
Name: Summit at Fern Hill CDD
Address: (Mailing) 2005 Pan Am Circle, Suite 300
Tampa, FL 33607
Home Phone: (813) 574-5658 Work Phone: ()

Recei... MAY 2 5 2022

Please go online to pay fee at:
www.MyFloridaEHPermit.com

Permit Number: **29-60-1614696** Bill ID: **29-BID-5899226**

Billing Questions call DOH-Hillsborough at: (813) 307-8059
If you do not pay online, make checks payable to and mail invoice WITH payment to:
Florida Department of Health in Hillsborough County
P O Box 5135
Tampa, FL 33675

Circle One: Visa MC
Name on Card: _____
Account #: _____
Exp Date: ____/____ Security Code (CVV): _____
Card's Billing Address:
_____
City: _____ State: ____ Zip: _____

I Authorize Florida Department of Health in Hillsborough County to charge my credit card account for the following:
Payment Amount: $_____ For: _____

Signature **Date**

[Please RETURN invoice with your payment]

Batch Billing ID:55012

PERMIT HOLDERS CAN NOW

pay invoices online!

The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

- No sign-up cost.
- Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- Our safe and secure system will keep your information protected.
- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

Pay this invoice online at www.myfloridaehpermit.com

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information

Florida HEALTH

FRONTIER

SUMMIT AT FERN HILL CDD

Your Monthly Invoice

Account Summary

New Charges Due Date	**7/11/22**
Billing Date	6/16/22
Account Number	813-741-2379-121620-5
PIN	1485
Previous Balance	115.53
Payments Received Thru 6/02/22	-115.53
Thank you for your payment!	
Balance Forward	.00
New Charges	115.53
Total Amount Due	**$115.53**

MAKE THE WAIT GREAT!

Keep customers content with their favorite channels. Frontier and DISH TV make it easy:

One choice: dozens of popular channels
One bill: bundle with internet & voice
One price: 2-year price guarantee

business.frontier.com/select-tv-channels

Ways to Pay Your Bill

frontier.com/pay

800.801.6652

Auto Pay
frontier.com/SignUpForAutoPay

6

PAYMENT STUB

Total Amount Due	**$115.53**
New Charges Due Date	7/11/22
Account Number	813-741-2379-121620-5

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

Amount Enclosed $.

To change your billing address, call 1-800-921-8102

Received
JUN 2 - 2022

FRONTIER

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

AV 01 012465 33186H 49 B**5DGT

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

FRONTIER
PO BOX 740407
CINCINNATI OH 45274-0407

194005813741237912162000000000000000115535

Date of Bill 6/16/22
Account Number 813-741-2379-121620-5

CURRENT BILLING SUMMARY

Local Service from 06/16/22 to 07/15/22

Qty Description	813/741-2379.0	Charge
Basic Charges		
Federal Subscriber Line Charge - Bus		6.50
Access Recovery Charge-Business		2.50
Frontier Roadwork Recovery Surcharge		1.75
Federal USF Recovery Charge		2.15
FL State Communications Services Tax		.64
County Communications Services Tax		.62
Federal Excise Tax		.33
FL State Gross Receipts Tax		.04
FL State Gross Receipts Tax		.01
Total Basic Charges		**14.54**
Non Basic Charges		
Business FiberOptic Internet 500/500M		95.99
$10.00 Discount through 12/15/22		
1 Usable Static IP Address		5.00
Total Non Basic Charges		**100.99**

TOTAL 115.53

CUSTOMER TALK

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of $14.54 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299 **Fax: 561-994-5823**

Summit at Fern Hill Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Invoice No. *22758*
Date *06/01/2022*

SERVICE		AMOUNT
Audit FYE 09/30/2021		$ 1,500.00
	Current Amount Due	$ 1,500.00

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

Payment due upon receipt.

HomeTeam Pest Defense, Inc.
2720 South Falkenburg Road
Riverview, FL 33578
813-437-6591

Invoice and detailed service report

INVOICE #: 85487531

WORK DATE: 06/24/2022

Time In: 6/24/2022 8:34:00 AM
Time Out: 6/24/2022 9:01:59 AM

BILL-TO **2603060**

Summit at Fernhill CDD C/O
Attn: Shawndell Meritus Districts
2005 Pan Am Cir
Suite 120
Tampa, FL 33607-2359

Phone: 813-397-5120 x310

LOCATION **2603060**

Summit at Fernhill CDD
Attn: Nicole Clubhouse
10340 Boggy Moss Dr
Riverview, FL 33578-9502

Phone: 321-663-8863

Customer Signature

Customer Unavailable to Sign

Technician Signature

James Hawkins

License #:

Purchase Order	Terms	Service Description	Quantity	Unit Price	Amount
None	DUE UPON RECEIPT	Pest Control Service	1.00	148.60	148.60

Subtotal	148.60
Tax	0.00
Total	148.60
Total Due:	**148.60**

Today's Service Comments

Hi, Summit at Fernhill

Today's 6-Point Advantage Service:

1. Inspected the exterior of your home to identify potential pest problems
2. Removed and treated cobwebs and wasps nests within reach
3. Injected the Taexx built-in pest control system if applicable.
4. Treated pest entry points around doors and windows
5. Applied pest control materials around the outside perimeter of your home.
6. Provided this detailed service report.

Today's Service Comments:

Today I completed your pest control service. In the process I found and removed four dirt dobbers and several spiderwebs from around the building. I also treated the exterior perimeter for ants, roaches and spiders. Please allow 3 to 5 days for treatment to take full effect. You may notice dead or dying insects around your home due to today's treatment. Please call us if you have any concerns. Thank you for your business.

Your HomeTeam tech,
James Hawkins

Curbside call was completed: Emailed

53900/46026.
MD

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

Did I earn a 10/10 rating today?
You may receive a survey on our quality of work and your feedback would be greatly appreciated - Thank you!

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Demand G		100-1240	0.0450%	n/a	Lambda-cyhalothrin	3.5000 Pound	3.5000 Pound

Areas Applied: Exterior perimeter
Target Pests: Earwig, Millipede, Roaches

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty

Treated Area(s) - Do not allow unprotected persons, children or pets to touch, enter or replace items or bedding, to contact or enter treated area(s) until dry. Ventilation/Reoccupying - Vacate and keep area(s) closed up to 30 minutes after treatment, then ventilate area(s) for up to 2 hours before reoccupying. Equipment/Processing/Food - Thoroughly wash dishes, utensils, food preparation/processing equipment and surfaces with an effective cleaning compound and rinse with clean water if not removed or covered during a treatment. This area should be odor free before food products are placed in the area. Exterior Applications (Baits) - Do not allow grazing or feed, lawn or sod clippings to livestock after bait applications. Do not burn treated fire wood for one month after treatment. Granular Application(s) Do not water to the point of run-off.

HomeTeam Pest Defense, Inc.
2720 South Falkenburg Road
Riverview, FL 33578
813-437-6591

Invoice and detailed service report

INVOICE #: 85487531

WORK DATE: 06/24/2022

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Patrol		100-1066	9.7000%	0.0060	Lambda-cyhalothrin	5.0000 Gallon	0.3955 Fluid Ounce
Areas Applied:	Exterior perimeter						
Target Pests:	Ants, Roaches, Spiders						

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Suspend SC		432-763-ZB	4.7500%	0.0300	Deltamethrin	7.0000 Ounce	0.0442 Ounce
Areas Applied:	Exterior entry points						
Target Pests:	Ants, Roaches, Spiders						

PRODUCTS APPLIED

Material	A.I. %	Finished Qty	Application Equipment		Time
EPA #	A.I. Concentration	Undiluted Qty	Application Method	Sq/Cu/L Ft	Lot #
Suspend SC	4.7500%	7.0000 Ounce	One Gallon Compressed Sprayer		9:01:01 AM
432-763-ZB	0.03000000	0.0442 Ounce	Spot Treatment		
Target Pests:	Ants, Roaches, Spiders				
Areas Applied:	Exterior entry points				
Weather:	0°, 0 MPH				
Demand G	0.0450%	3.5000 Pound	Spreader		9:00:45 AM
100-1240	n/a	3.5000 Pound	Broadcast		
Target Pests:	Earwig, Millipede, Roaches				
Areas Applied:	Exterior perimeter				
Weather:	0°, 0 MPH				
Patrol	9.7000%	5.0000 Gallon	Sprayer		9:01:11 AM
100-1066	0.00600000	0.3955 Fluid Ounce	Power Spray		
Target Pests:	Ants, Roaches, Spiders				
Areas Applied:	Exterior perimeter				
Weather:	0°, 0 MPH				

GENERAL COMMENTS / INSTRUCTIONS

If this ticket shows a previous balance due which has been paid, please disregard & accept our thanks for your payment. If you have questions about your service or invoice, please call us at the telephone number listed above. Pay online at www.pestdefense.com

Treated Area(s) - Do not allow unprotected persons, children or pets to touch, enter or replace items or bedding, to contact or enter treated area(s) until dry. Ventilation/Reoccupying - Vacate and keep area(s) closed up to 30 minutes after treatment, then ventilate area(s) for up to 2 hours before reoccupying. Equipment/Processing/Food - Thoroughly wash dishes, utensils, food preparation/processing equipment and surfaces with an effective cleaning compound and rinse with clean water if not removed or covered during a treatment. This area should be odor free before food products are placed in the area. Exterior Applications (Baits) - Do not allow grazing or feed, lawn or sod clippings to livestock after bait applications. Do not burn treated fire wood for one month after treatment. Granular Application(s) Do not water to the point of run-off.

Straley Robin Vericker
1510 W. Cleveland Street

Tampa, FL 33606
Telephone (813) 223-9400 * Facsimile (813) 223-5043
Federal Tax Id. - 20-1778458

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33607

May 24, 2022
Client: 001462
Matter: 000001
Invoice #: 21501

Page: 1

RE: General

For Professional Services Rendered Through May 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
4/18/2022	MS	FINALIZE AND PROCESS RESOLUTION APPROVING 2022/2023 BUDGET AND SETTING PUBLIC HEARING TO DISTRICT MANAGER.	0.1	$16.00
5/3/2022	DCC	REVIEW AGENDA; FOLLOW UP WITH DISTRICT MANAGER REGARDING UPCOMING MEETING.	0.2	$61.00
5/11/2022	LB	PREPARE CORRESPONDENCE TO DISTRICT MANAGER'S OFFICE RE PUBLICATION AD AND DATE FOR PUBLICATION OF THE 2022 GENERAL ELECTION QUALIFYING PERIOD.	0.1	$16.50
		Total Professional Services	0.4	$93.50

51400 | 3107 47

Total Services	$93.50	
Total Disbursements	$0.00	
Total Current Charges		$93.50
Previous Balance		$1,539.00
Less Payments		*($1,539.00)*
PAY THIS AMOUNT		**$93.50**

Please Include Invoice Number on all Correspondence

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606
Telephone (813) 223-9400 * Facsimile (813) 223-5043
Federal Tax Id. - 20-1778458

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33607

June 27, 2022
Client: 001462
Matter: 000001
Invoice #: 21668

RE: General

For Professional Services Rendered Through June 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
5/18/2022	DCC	REVISE RESOLUTION AUTHORIZING SPENDING AUTHORITY AND RETURN TO DISTRICT MANAGER.	0.3	$91.50
6/6/2022	DCC	REVIEW AGENDA; FOLLOW UP WITH DISTRICT MANAGER REGARDING UPCOMING MEETING.	0.2	$61.00
6/7/2022	DCC	REVISE AND FINALIZE BUDGET DOCUMENTS.	0.4	$122.00
6/7/2022	MS	PREPARE PUBLICATION NOTICES AND MAILED NOTICE LETTER FOR 2022/2023 BUDGET; FINALIZE AND PROCESS MAILED NOTICE LETTER AND PUBLICATION NOTICES.	1.4	$231.00
6/10/2022	JMV	REVIEW CDD AUDIT NOTICE; PREPARE DISTRICT COUNSEL RESPONSE.	0.8	$284.00
6/10/2022	LB	REVIEW AUDITOR REQUEST LETTER FOR FISCAL YEAR ENDED SEPTEMBER 30, 2021; PREPARE DRAFT AUDIT RESPONSE LETTER.	0.5	$82.50
6/10/2022	MS	PREPARE BUDGET RESOLUTIONS.	1.0	$165.00
		Total Professional Services	4.6	$1,037.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
6/15/2022	Photocopies	$1.05
	Total Disbursements	$1.05

51400 / 3107
MD

Total Services	$1,037.00	
Total Disbursements	$1.05	
Total Current Charges		$1,038.05
Previous Balance		$93.50
Less Payments		*($93.50)*
PAY THIS AMOUNT		**$1,038.05**

Please Include Invoice Number on all Correspondence

Tampa Bay Times
tampabay.com

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

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
05/25/22	SUMMIT AT FERN HILL	
Billing Date	**Sales Rep**	**Customer Account**
05/25/2022	Deirdre Bonett	61106
Total Amount Due	**Ad Number**	
$325.00	0000226551	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
05/25/22	05/25/22	0000226551	Times	Legals CLS	Qyalifying Period	1	2x39 L	$323.00
05/25/22	05/25/22	0000226551	Tampabay.com	Legals CLS	Qyalifying Period AffidavitMaterial	1	2x39 L	$0.00 $2.00

51300/4801
HM

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times
tampabay.com

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

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
05/25/22	SUMMIT AT FERN HILL	
Billing Date	**Sales Rep**	**Customer Account**
05/25/2022	Deirdre Bonett	61106
Total Amount Due	**Ad Number**	
$325.00	0000226551	

DO NOT SEND CASH BY MAIL
PLEASE MAKE CHECK PAYBLE TO: TIMES PUBLISHING COMPANY

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

REMIT TO:

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

0000226551-01

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough } ss

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Qyalifying Period** was published in said newspaper by print in the issues of: **5/25/22** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hillsborough** County, Florida and that the said newspaper has heretofore been continuously published in said **Hillsborough** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hillsborough** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature Affiant

Sworn to and subscribed before me this .**05/25/2022**

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for seats on the Board of Supervisors of the Summit at Fern Hill Community Development District (the "District") will commence at noon on Monday June 13, 2022, and close at noon on Friday June 17, 2022. Candidates may qualify* for the office of board member of the District with the Hillsborough County Supervisor of Elections by contacting the Candidate Services Department at (813) 384-3944 or candidate@votehillsborough.gov to coordinate how to properly submit the paperwork.

All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The District has two (2) seats up for election, specifically seats 1 and 3. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 8, 2022, in the manner prescribed by law for general elections.

*Please note that information in this notice is subject to change due to the COVID-19 public health emergency. For the latest information and additional information, please contact the office of the Hillsborough County Supervisor of Elections or visit their website at www.votehillsborough.gov.

Publish May 25, 2022 0000226551

NOTARY PUBLIC STATE OF FLORIDA
JEAN M. MITOTES
MY COMMISSION # GG 980397
EXPIRES: July 6, 2024
Bonded Thru Notary Public Underwriters

Tampa Bay Times
tampabay.com

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

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
06/19/22	SUMMIT AT FERN HILL	
Billing Date	**Sales Rep**	**Customer Account**
06/19/2022	Deirdre Bonett	61106
Total Amount Due	**Ad Number**	
$475.00	0000232537	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
06/19/22	06/19/22	0000232537	Times	Legals CLS	Special Meeting	1	2x43 L	$473.00
06/19/22	06/19/22	0000232537	Tampabay.com	Legals CLS	Special Meeting AffidavitMaterial	1	2x43 L	$0.00 $2.00

51300/4801
MD

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times
tampabay.com

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

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
06/19/22	SUMMIT AT FERN HILL	
Billing Date	**Sales Rep**	**Customer Account**
06/19/2022	Deirdre Bonett	61106
Total Amount Due	**Ad Number**	
$475.00	0000232537	

DO NOT SEND CASH BY MAIL
PLEASE MAKE CHECK PAYBLE TO: TIMES PUBLISHING COMPANY

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

REMIT TO:

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

0000232537-01

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough } ss

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Special Meeting** was published in said newspaper by print in the issues of: **6/19/22** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hillsborough** County, Florida and that the said newspaper has heretofore been continuously published in said **Hillsborough** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hillsborough** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature Affiant

Sworn to and subscribed before me this .**06/19/2022**

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF SPECIAL MEETING

A special meeting of the Board of Supervisors ("Board") of the Summit at Fern Hill Community Development District will be held on June 27, 2022, at 6:00 p.m at the Summit at Fern Hill Clubhouse located at 10340 Boggy Moss Drive, Riverview, FL 33578 purpose of the meeting is to consider such matters as may properly come before the Board, including but not limited to action relating to the Fiscal Year 2023 Budget. A copy of the agenda for this meeting may be obtained from the District Manager at Inframark, LLC, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, Ph: (813) 873-7300 ("District Office").

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. There may be occasions when one or more Board Supervisors or staff will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or staff member can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that 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 such appeal is to be based.

Heather Dilley
District Manager
Run Date: June 19, 2022 0000232537

NOTARY PUBLIC STATE OF FLORIDA
JEAN M. MITOTES
MY COMMISSION # GG 980397
EXPIRES: July 6, 2024
Bonded Thru Notary Public Underwriters

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Inframark	79420	$ 3,636.17		District Management Services - June 2022
Zebra Cleaning Team Inc.	4928	600.00		Pool Cleaning - July 2022
Monthly Contract Sub-Total		**$ 4,236.17**		
Variable Contract				
Variable Contract Sub-Total		**$ 0.00**		
Utilities				
BOCC	6440260149 071522	$ 363.34		Water Service thru 07/08/2022
Tampa Electric	211000167513 070722	74.15		Electric Service thru 06/30/2022
Tampa Electric	211000167729 070722	2,400.38		Electric Service thru 06/30/2022
Tampa Electric	211000167901 070722	691.81		Electric Service thru 06/30/2022
Tampa Electric	221007748520 070722	434.57	**$ 3,600.91**	Electric Service thru 06/30/2022
Utilities Sub-Total		**$ 3,964.25**		
Regular Services				
Absolute Property Maintenance	8633	$ 325.00		Plumbing Repairs of Leaking Piping - 7/08/22
Affordable Backflow Testing	18511	650.00		Service Maintenance (Replaced Broken Backflow) - 6/27/22
Affordable Backflow Testing	18531	50.00		Backflow Preventer Test - 7/06/22
Affordable Backflow Testing	18579	100.00	**$ 800.00**	Maintenance Service (Repair Leaking Backflow) - 7/12/22
Brandon Lock & Safe, Inc.	53946	386.00		Maintenance Services (TS Exit Button - Integrated timer - SPDT) thru 7/08/22
Carson`s Lawn & Landscaping Services	7363	1,260.00		Landscaping Maintenance (Palm Trees Pruning) -7/25/22

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Frontier	8137412379 071622	116.43		Communications Service thru 08/15/2022
Grau & Associates	22952	4,300.00		Audit FYE 09/30/2021 - 07/01/2022
Kaeser & Blair Authorized Dealer	20708217	112.49		Printing of Laser Checks - 07/19/2022
Spearem Enterprises	5363	675.00		Pressure Washing Service - 7/08/22
Spearem Enterprises	5371	530.00	**$ 1,205.00**	Cleaning Service and Materials - 7/10/22
Stantec	1951931	1,052.00		Professional Services (2022 FY General Consulting) thru 6/24/22
Straley Robin Vericker	21799	711.50		Professional Services thru 7/15/2022
US Bank	6502015	4,040.63		FH Series 2018 (Admin Fees and Expenses) - 4/25/22
Zebra Cleaning Team Inc.	4912	365.00		Pool Rules Signs - 6/28/22
Regular Services Sub-Total		**$ 14,674.05**		
Additional Services				
Additional Services Sub-Total		**$ 0.00**		
TOTAL:		**$ 22,874.47**		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

[ ] Chairman [ ] Vice Chairman [ ] Assistant Secretary

INFRAMARK

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
#79420	6/30/2022
CUSTOMER ID	**NET TERMS**
C2291	Net 30
PO#	**DUE DATE**
	7/30/2022

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

Services provided for the Month of: June 2022

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies- May	16	Ea	0.15		2.40
Color Copies- May	19	Ea	0.50		9.50
Postage- May	14	Ea	0.84		11.77
Website Maintenance / Admin	1	Ea	100.00		100.00
Dissemination Services	1	Ea	700.00		700.00
District Management	1	Ea	2,812.50		2,812.50
Subtotal					3,636.17

Subtotal	$3,636.17
Tax	$0.00
Total Due	$3,636.17

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

Thanks For Your Business!

INVOICE

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

DATE: JULY 11, 2022
INVOICE #4928

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 July		$600.00

53900 | 4617
MD

SUBTOTAL	
SALES TAX	
TOTAL	$600.00

Comments:

Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	07/15/2022	08/05/2022

Summary of Account Charges

Previous Balance	$406.42
Net Payments - Thank You	$-406.42
Bill Adjustments	$1.25
Total Account Charges	**$362.09**
AMOUNT DUE	**$363.34**

Important Message

The 2021 Water Quality Report is now available online at HCFLGov.net/WaterQualityReport. To request a mailed copy, call (813)246-3146 and leave a message with your name, mailing address, and phone number.

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

Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6440260149

ELECTRONIC PAYMENTS BY CHECK OR

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

THANK YOU!

DUE DATE	08/05/2022
AMOUNT DUE	$363.34
AMOUNT PAID	

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

2,238 8

232

0064402601492 00000363341

Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	07/15/2022	08/05/2022

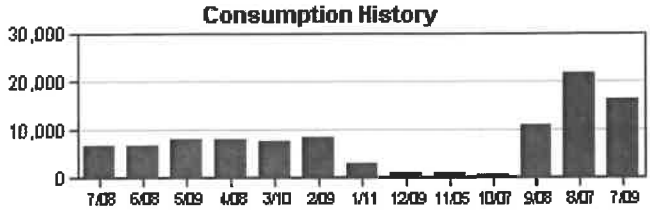
Service Address: 10415 FAIRY MOSS LN (IRRIGATION COMMON AREA)

S-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
38351230	06/08/2022	5292	07/08/2022	5357	6500 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	$4.98
Purchase Water Pass-Thru	$19.63
Water Base Charge	$23.62
Water Usage Charge	$5.53
Total Service Address Charges	**$53.76**



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	07/15/2022	08/05/2022

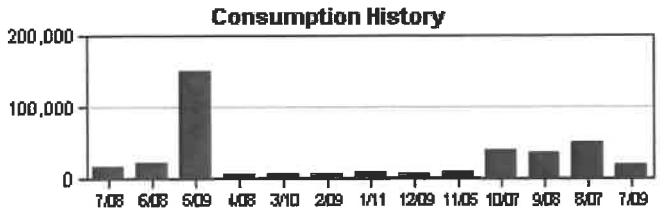
Service Address: 10340 BOGGY MOSS DR

S-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53708598	06/08/2022	15579	07/08/2022	15749	17000 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	$4.98
Purchase Water Pass-Thru	$51.34
Water Base Charge	$29.01
Water Usage Charge	$18.98
Sewer Base Charge	$70.31
Sewer Usage Charge	$91.63
Total Service Address Charges	**$266.25**



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	07/15/2022	08/05/2022

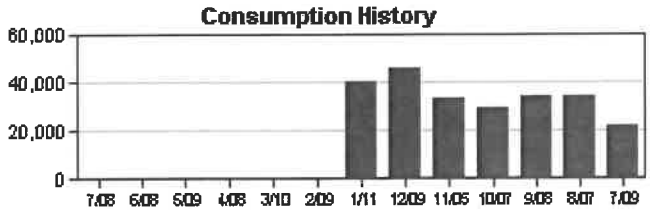
Service Address: 10250 STRAWBERRY TETRA DR (COMM IRRIG MTR)

S-Page 3 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
38576158	06/08/2022	8815	07/08/2022	8815	0 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	$4.98
Water Base Charge	$21.76
Late Payment Charge	$0.44
Total Service Address Charges	**$27.18**



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	07/15/2022	08/05/2022

Service Address: 10636 FERN HILL DR

S-Page 3 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54272591	06/08/2022	0	07/08/2022	0	0 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	$4.98
Water Base Charge	$10.36
Late Payment Charge	$0.81
Total Service Address Charges	**$16.15**

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Statement Date: 07/07/2022
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:	$74.15
Total amount due:	$74.15
Payment Due By:	07/28/2022

00000078-0000845-Page 9 of 26

Your Account Summary

Previous Amount Due	$96.84
Payment(s) Received Since Last Statement	-$96.84
Current Month's Charges	**$74.15**
Total Amount Due	**$74.15**

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

SHARE THE HOPE

Donate today to help pay energy bills for families in need in your community.

tampaelectric.com/share

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

WAYS TO PAY YOUR BILL

mail phone online pay agent

See reverse side for more information

Account: 211000167513

Current month's charges:	$74.15
Total amount due:	$74.15
Payment Due By:	07/28/2022
Amount Enclosed	$_____

616815918225

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

61681591822521100016751300000000074150

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

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

00000078-00000846-Page 11 of 26

Details of Charges – Service from 06/02/2022 to 06/30/2022

Service for: 10636 FERN HILL DR WL, RIVERVIEW, FL 33578-0000

Rate Schedule: General Service - Non Demand

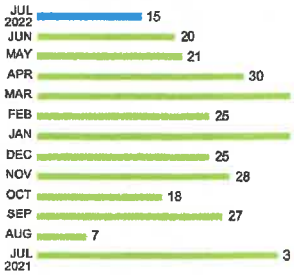
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Perio
1000824160	06/30/2022	14,058		13,630		428 kWh	1	29 Days

Daily Basic Service Charge	29 days	@ $0.74000	$21.46
Energy Charge	428 kWh	@ $0.07035/kWh	$30.11
Fuel Charge	428 kWh	@ $0.04126/kWh	$17.66
Storm Protection Charge	428 kWh	@ $0.00315/kWh	$1.35
Clean Energy Transition Mechanism	428 kWh	@ $0.00402/kWh	$1.72
Florida Gross Receipt Tax			$1.85
Electric Service Cost			**$74.15**

Total Current Month's Charges **$74.15**

Tampa Electric Usage Histor

Kilowatt-Hours Per Day (Average)



TECO
TAMPA ELECTRIC
AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Statement Date: 07/07/2022
Account: 211000167729

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

Current month's charges:	$2,400.38
Total amount due:	$2,400.38
Payment Due By:	07/28/2022

00000078-0000842-Page 3 of 26

Your Account Summary

Previous Amount Due	$2,400.38
Payment(s) Received Since Last Statement	-$2,400.38
Current Month's Charges	**$2,400.38**
Total Amount Due	**$2,400.38**

SHARE THE HOPE

Donate today to help pay energy bills for families in need in your community.

tampaelectric.com/share

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

SCAM ALERT!

Scammers are calling. Don't be a victim.

- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to purchase a prepaid credit or debit card.
- **Know what you owe.** Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call us.

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

WAYS TO PAY YOUR BILL

mail phone online pay agent

See reverse side for more information

Account: 211000167729

Current month's charges:	$2,400.38
Total amount due:	$2,400.38
Payment Due By:	07/28/2022
Amount Enclosed	$_____

616815918226

RECEIVED
JUL 13 2022

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

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

616815918226211000167729000000002400387

TECO. TAMPA ELECTRIC
AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

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

Details of Charges – Service from 06/02/2022 to 06/30/2022

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	1088 kWh	@ $0.03079/kWh	$33.50
Fixture & Maintenance Charge	57 Fixtures		$623.96
Lighting Pole / Wire	57 Poles		$1684.92
Lighting Fuel Charge	1088 kWh	@ $0.04060/kWh	$44.17
Storm Protection Charge	1088 kWh	@ $0.01028/kWh	$11.18
Clean Energy Transition Mechanism	1088 kWh	@ $0.00033/kWh	$0.36
Florida Gross Receipt Tax			$2.29
Lighting Charges			**$2,400.38**

Total Current Month's Charges **$2,400.38**

000000078-0000843-Page 5 of 26

TECO
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AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Statement Date: 07/07/2022
Account: 211000167901

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

Current month's charges:	$691.81
Total amount due:	$691.81
Payment Due By:	07/28/2022

00000078-0000848-Page 15 of 26

Your Account Summary

Previous Amount Due	$677.69
Payment(s) Received Since Last Statement	-$677.69
Current Month's Charges	**$691.81**
Total Amount Due	**$691.81**

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

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

WAYS TO PAY YOUR BILL

See reverse side for more information

Account: 211000167901

Current month's charges:	$691.81
Total amount due:	$691.81
Payment Due By:	07/28/2022
Amount Enclosed	$_____

616815918227

Received
JUL 13 2022

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

616815918227211000167901000000000691816

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

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

00000078-0000849-Page 17 of 26

Details of Charges – Service from 06/02/2022 to 06/30/2022

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

Rate Schedule: General Service - Non Demand

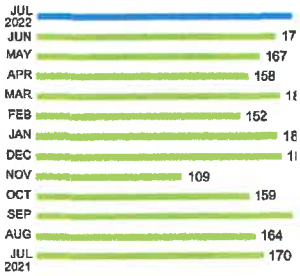
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Perio
1000503846	06/30/2022	19,365		13,867		5,498 kWh	1	29 Days

Daily Basic Service Charge	29 days @ $0.74000	$21.46
Energy Charge	5,498 kWh @ $0.07035/kWh	$386.78
Fuel Charge	5,498 kWh @ $0.04126/kWh	$226.85
Storm Protection Charge	5,498 kWh @ $0.00315/kWh	$17.32
Clean Energy Transition Mechanism	5,498 kWh @ $0.00402/kWh	$22.10
Florida Gross Receipt Tax		$17.30
Electric Service Cost		**$691.81**

Total Current Month's Charges **$691.81**

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



TECO. TAMPA ELECTRIC AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Statement Date: 07/07/2022
Account: 221007748520

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

Current month's charges:	$434.57
Total amount due:	$434.57
Payment Due By:	07/28/2022

00000078-0000851-Page 21 of 26

Your Account Summary

Previous Amount Due	$434.57
Payment(s) Received Since Last Statement	-$434.57
Current Month's Charges	**$434.57**
Total Amount Due	**$434.57**

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

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

TECO. TAMPA ELECTRIC AN EMERA COMPANY

WAYS TO PAY YOUR BILL

See reverse side for more information

Account: 221007748520

Current month's charges:	$434.57
Total amount due:	$434.57
Payment Due By:	07/28/2022
Amount Enclosed	$_____

639038115190

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

639038115190221007748520000000000434573

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

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

00000079-0000852-Page 23 of 26

Details of Charges – Service from 06/02/2022 to 06/30/2022

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	@ $0.03079/kWh	$5.42
Fixture & Maintenance Charge	11 Fixtures		$94.60
Lighting Pole / Wire	11 Poles		$325.16
Lighting Fuel Charge	176 kWh	@ $0.04060/kWh	$7.15
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			$0.37
Lighting Charges			**$434.57**

Total Current Month's Charges $434.57

Absolute Property Maintenance
PO Box 4529
Plant City 33566
(813) 967-6859
absolutepro@live.com
apmfl.com

Invoice

ABSOLUTE
Property Maintenance Inc.

BILL TO	SHIP TO
Heather Dilley Inframark 2005 Pan Am Circle Suite 300 Tampa, FL 33607	Heather Dilley Inframark 2005 Pan Am Circle Suite 300 Tampa, FL 33607

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
8633	07/08/2022	$325.00	08/01/2022	Due on receipt	

DESCRIPTION	QTY	RATE	AMOUNT
Summit at Fern Hill Across the street from: 10247 Strawberry Tetra Drive Riverview, FL 33578			
7/7/22: Leak in piping under the concrete slab where backflow device Apollo Model #RPF4A Serial #38404A is located. Dug underneath the concrete slab and found a broken male adapter. Dug back and repaired the pipe with a Schedule 80 nipple and coupling.	1	325.00	325.00

Thank you for your business.

BALANCE DUE **$325.00**

53600 | 4302
HM

Affordable Backflow Testing

3423 Holland Dr.
Brandon, FL 33511
(813) 684-3386

NAME: Summit at Fern Hill c/o
ADDRESS: Infocamark
JOB NAME / LOCATION: 10244 Strawberry Tetra
DESCRIPTION OF WORK:

DATE OF ORDER: 6-27-22
PHONE: 873-7300
DATE PROMISED: K 107
ORDER TAKEN BY:

☐ DAY WORK
☐ CONTRACT
☐ EXTRA

QTY.	DESCRIPTION	PRICE	AMOUNT
1	Replace Broken Backflow Preventer		$650.00

LABOR	HOURS	RATE	AMOUNT	TOTAL MATERIALS	
				TOTAL LABOR	
523-1709					
WORK ORDERED BY Heather Dilley		TOTAL LABOR		TAX	

JOB INVOICE 18511

DATE COMPLETED

Thank You TOTAL $650.00

SIGNATURE (I hereby acknowledge the satisfactory completion of the above described work.

B

PRODUCT 521

53900/4611
MD

7-22

Affordable Backflow Testing

3423 Holland Dr.
Brandon, FL 33511
(813) 684-3386

NAME: Summit at Fern Hill CDD c/o Intramark Infrastructure Management Services

DATE OF ORDER: 7-6-22

PHONE:

DATE PROMISED:

ORDER TAKEN BY:

JOB NAME / LOCATION: 10636 Fern Hill Dr., Riverview 33569

DESCRIPTION OF WORK:

☐ DAY WORK
☐ CONTRACT
☐ EXTRA

QTY.	DESCRIPTION	PRICE	AMOUNT
1	Backflow Preventer Test		$50.00
	gene.roberts@intramark.com		

LABOR	HOURS	RATE	AMOUNT	TOTAL MATERIALS	
				TOTAL LABOR	
WORK ORDERED BY: Gene Roberts		TOTAL LABOR		TAX	

JOB INVOICE 18531

DATE COMPLETED:

Thank You TOTAL $50.00

SIGNATURE (I hereby acknowledge the satisfactory completion of the above described work.

B

PRODUCT 821

53900/4611
MD

Hillsborough County Florida

Revision 06/01/2018

Public Utilities Department
Cross-Connection Control Unit
PO Box 89547
Tampa, Florida 33689-0401
Fax: 813-635-1612
www.hillsboroughcounty.org/backflow
Email: backflowprogram@hillsboroughcounty.org

Current Date: [ ] Hazard #: [ ]

(✓) Existing ( ) Replaced ( ) New

Please Note: The meter number is mandatory and if not included on this form it will not be accepted.

Customer/Site Information

Customer: Summit at Fern Hill CDD

Mailing Address: 10636 Fern Hill Dr.

City: Riverview State: FL Zip: 33569

Contact Person: [ ] Phone #: [ ]

Type Facility: Dog Park

Site Address: Same

Location Details: @ meter

City: [ ] Zip: [ ]

Contact Person: [ ] Phone #: [ ]

Assembly Data

Type of Service: (✓) Domestic ( ) Irrigation ( ) Fire Line

Size: 1" Type of Assembly: RP

Assembly Data Existing

Manufacturer: Apollo Size: 1"

Model #: RPLF4A Serial #: 8717764

Meter #: 64272591 Meter Size: [ ]

Assembly Data New

Manufacturer: [ ] Size: [ ]

Model #: [ ] Serial #: [ ]

Meter #: [ ] Meter Size: [ ]

Permit # [ ]

New Installation or Replacement by: [ ]

Type of Assembly: [ ] Installation Date: [ ] Phone #: [ ]

CHECK VALVE #1	CHECK VALVE #2	RELIEF VALVE	PRESSURE VACUUM BREAKER	PASS/FAIL/TEST DATE
( ) Leaked (✓) Closed Tight	( ) Leaked (✓) Closed Tight	Open @ 2.8	Air Inlet Open @ [ ]	(✓) Pass ( ) Fail
Differential Pressure Reading Across Check Valve: 8.6	Differential Pressure Reading Across Check Valve: 2.5	Did Not Open ( )	Did Not Open ( )	Test Date: 7-6-22
			Check Valve Held @ [ ]	

Tester: David Forrester Certification #: 3913 Test Kit #: 157392 Test Kit exp date: 6-17-23

( ) Assembly Repaired Repair Date: [ ] Repair Cert #: [ ] Company: [ ]

CHECK VALVE #1	CHECK VALVE #2	RELIEF VALVE	PRESSURE VACUUM BREAKER	PASS/FAIL/TEST DATE
( ) Leaked ( ) Closed Tight	( ) Leaked ( ) Closed Tight	Open @ [ ]	Air Inlet Open @ [ ]	( ) Pass ( ) Fail
Differential Pressure Reading Across Check Valve: [ ]	Differential Pressure Reading Across Check Valve: [ ]	Did Not Open ( )	Did Not Open ( )	Test Date: [ ]
			Check Valve Held @ [ ]	

Tester: [ ] Certification #: [ ] Test Kit #: [ ] Test Kit exp date: [ ]

Affordable Backflow Testing

3423 Holland Dr.
Brandon, FL 33511
(813) 684-3386

NAME Summit at Fern Hill CDD : c/o Inframark Infrastructure Management Services

DATE OF ORDER 7-12-22

ADDRESS

PHONE (813)873-7300

DATE PROMISED

JOB NAME / LOCATION 10636 Fern Hill Dr, Riverview

ORDER TAKEN BY

DESCRIPTION OF WORK

☐ DAY WORK
☐ CONTRACT
☐ EXTRA

QTY.	DESCRIPTION	PRICE	AMOUNT
1	Repair Leaking Backflow Preventer		$100.00
	Heather.Dilley@Inframark.com		

LABOR	HOURS	RATE	AMOUNT	TOTAL MATERIALS	
				TOTAL LABOR	
WORK ORDERED BY Heather Dilley		TOTAL LABOR		TAX	

JOB INVOICE 18579

DATE COMPLETED

Thank You TOTAL $100.00

SIGNATURE I hereby acknowledge the satisfactory completion of the above described work.

B

53600 | 4302
HT

Brandon Lock & Safe, Inc.
4630 Eagle Falls Place
Tampa, FL 33619
813-655-4200
Lic. HCLOC14006

Invoice

Invoice Date	Invoice #	Terms
7/11/2022	53946	
P.O. No.		Net 30
Due Date		*8/10/2022*

Bill To

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

Job Location / Ship To

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

Qty	Description	Rate	Amount
	Exit button issues.		
	6/6/2022 Found exit button in activated state. Reset button. This is a recurring issue, need to return and replace.		
1	Labor	80.00	80.00
1	Service call	75.00	75.00
	7/8/2022 Replaced faulty exit button on site. Corrected wiring to work with new exit button. Tested for proper operation. System functional.		
1	Labor	80.00	80.00
1	Service call	75.00	75.00
1	"Push-to-Exit" Button w/ integrated timer - Satin Stainless SG	173.00	173.00
1	Shipping / Freight Charge	15.50	15.50
-1	TS Exit Button - Integrated Timer - SPDT ***NOTE: RETURNING TO MANUFACTURER FOR WARRANTY EVAL.	112.50	-112.50

53900 | 4626
HT

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

Subtotal	$386.00
Sales Tax (7.5%)	$0.00
Total	$386.00
Payments Credits	$0.00
Balance Due	**$386.00**

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

Carson's Lawn & Landscaping Services

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

INVOICE

DATE: July 25, 2022
Invoice # 7363

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

ID	LOCATION	QTY	COST	TOTAL
	Pool and mail box area			
	A) Prune 42 palm trees at $30.00 ea			$ 1,260.00
	B) Haul all debris to dup			
				$ -
				$ -
			TOTAL	**$ 1,260.00**

THANK YOU FOR USING CARSON'S LAWN & LANDSCAPING SERVICES

Payment due upon receipt

Phone #
813-526-3739

E-mail
carsonwd@yahoo.com

53900 | 4605
MP

FRONTIER

SUMMIT AT FERN HILL CDD

Your Monthly Invoice

Account Summary

New Charges Due Date	**8/09/22**
Billing Date	7/16/22
Account Number	813-741-2379-121620-5
PIN	[redacted]
Previous Balance	115.53
Payments Received Thru 7/08/22	-115.53
Thank you for your payment!	
Balance Forward	.00
New Charges	116.43
Total Amount Due	**$116.43**

MAKE THE WAIT GREAT!

Keep customers content with their favorite channels. Frontier and DISH TV make it easy:

One choice: dozens of popular channels
One bill: bundle with internet & voice
One price: 2-year price guarantee

business.frontier.com/select-tv-channels

Ways to Pay Your Bill

frontier.com/pay

800.801.6652

Auto Pay
frontier.com/SignUpForAutoPay

6

PAYMENT STUB

Total Amount Due	**$116.43**
New Charges Due Date	8/09/22
Account Number	813-741-2379-121620-5

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

Amount Enclosed $.

To change your billing address, call 1-800-921-8102

FRONTIER

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

AV 01 012614 79892H 47 B**5DGT

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

FRONTIER
PO BOX 740407
CINCINNATI OH 45274-0407

1940048137412379121620000000000000000116435

Date of Bill 7/16/22
Account Number 813-741-2379-121620-5

CURRENT BILLING SUMMARY

Local Service from 07/16/22 to 08/15/22

Qty Description	813/741-2379.0	Charge
Basic Charges		
Federal Subscriber Line Charge - Bus		6.50
Access Recovery Charge-Business		2.50
Frontier Roadwork Recovery Surcharge		1.75
Federal USF Recovery Charge		2.98
FL State Communications Services Tax		.68
County Communications Services Tax		.65
Federal Excise Tax		.33
FL State Gross Receipts Tax		.04
FL State Gross Receipts Tax		.01
Total Basic Charges		**15.44**
Non Basic Charges		
Business FiberOptic Internet 500/500M		95.99
$10.00 Discount through 12/15/22		
1 Usable Static IP Address		5.00
Total Non Basic Charges		**100.99**

TOTAL 116.43

CUSTOMER TALK

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of $15.44 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Beginning July 1, 2022, the Federal USF Recovery Charge and the Frontier Long Distance Federal USF Surcharge are increasing from 23.8% to 33.0% of the taxable interstate and international portions of your phone bill. Both charges support the Universal Service Fund, which keeps local phone service affordable for all Americans by providing discounts on services to schools, libraries, and people living in rural and high-cost areas.

Beginning with your next bill, the charge for late payment will increase to 1.5 percent or $14.00 (whichever is greater) of the unpaid balance.

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299 **Fax: 561-994-5823**

Summit at Fern Hill Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Invoice No. *22952*
Date *07/01/2022*

SERVICE		AMOUNT
Audit FYE 09/30/2021		$ 4,300.00
	Current Amount Due	$ 4,300.00

51300/3202
H7

0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance
4,300.00	0.00	0.00	0.00	0.00	4,300.00

Payment due upon receipt.

MG PROMOTIONAL PRODUCTS
Kaeser & Blair Authorized Dealer

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

Promotional Advertising • Corporate Identity Wearables • Writing Implements • Calendars

INVOICE

INVOICE NO. 20708217
DATE: 7/19/22

CUSTOMER NUMBER 003047645 **DEALER NUMBER 88178**

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

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

YOUR PO NUMBER	DATE SHIPPED	SHIP VIA	TERMS
SUMMIT AT FERN HILL CHECKS	7/14/22	FEDEX	NET-30

QUANTITY	PRODUCT NO	DESCRIPTION	UNIT PRICE	AMOUNT
1	L1037MB	250 - LASER CHECKS, MARBLE BLUE	94.0000	94.00
1		PROOF	.0000	.00

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

SUBTOTAL	94.00
** SALES TAX	.00
LESS: PAYMENT/DEPOSIT	.00
SHIPPING & HANDLING	18.49
TOTAL DUE	112.49

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

You can now pay your invoice online at
paykaeser.com

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

KAESER & BLAIR INCORPORATED

003047645 88178

3771 Solutions Center
Chicago, IL 60677-3007

REMITTANCE

INVOICE NO. 20708217
DATE: 7/19/22

TOTAL DUE: 112.49
Amount Paid

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

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

Please add the credit card CVV if submitting with remittance

003047645 50070821700 4 00011249 0

Spearem Enterprises, LLC
7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL 34638
+1 8139979520
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 # 5363
DATE 07/08/2022
DUE DATE 07/23/2022
TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
Labor pressure wash clubhouse pool deck and furniture	1	675.00	675.00
it has been over 2 years sense the last time this place was pressure washed it is awful i am offering a discounted price here in the hopes they will agree. this is a nice place but looks very bad at this time.			0.00

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 **$675.00**

53900 | 4602
HT

Spearem Enterprises, LLC
7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL 34638
+1 8139979520
spearem.jmb@gmail.com

INVOICE

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

INVOICE	5371
DATE	07/10/2022
TERMS	Net 15
DUE DATE	07/25/2022

ACTIVITY	QTY	RATE	AMOUNT
Labor 6/9 to 7/9-2022 weekly cleaning T(wice per week)	4	100.00	400.00
Material Paper goods, Soap, Trash bags	1	55.00	55.00
Fuel Surcharge	1	75.00	75.00

BALANCE DUE **$530.00**

53900/4602
H7

Stantec

INVOICE

Invoice Number	1951931
Invoice Date	July 6, 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 **June 24, 2022**
Current Invoice Total (USD) 1,052.00

Stormwater legislation needs analysis

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

Professional Services

Category/Employee		**Current Hours**	**Rate**	**Current Amount**
	Clark, Caitlin Lee Ann	0.25	144.00	36.00
	Nurse, Vanessa M	2.00	144.00	288.00
	Stewart, Tonja L	3.50	208.00	728.00
	Subtotal Professional Services	5.75		1,052.00

Top Task Subtotal	2022 FY General Consulting	1,052.00
	Total Fees & Disbursements	1,052.00
	INVOICE TOTAL (USD)	**1,052.00**

Due upon receipt or in accordance with terms of the contract

Please contact Summer Fillinger if you have any questions concerning this invoice.
Phone: (614) 233 - 6714 E-mail: Summer.Fillinger@Stantec.com
** PLEASE SEND AN INVOICE # WITH PAYMENT **
Thank you.

51300 / 3103
MT

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606
Telephone (813) 223-9400 * Facsimile (813) 223-5043
Federal Tax Id. - 20-1778458

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33607

July 21, 2022
Client: 001462
Matter: 000001
Invoice #: 21799

RE: General

For Professional Services Rendered Through July 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
6/20/2022	DCC	REVIEW STATUTES AND REPLY TO DISTRICT MANAGER REGARDING NOTIFICATION TO COUNTY OF LATE BUDGET AND BUDGET DEADLINE DATES.	0.4	$122.00
6/21/2022	DCC	REVIEW AGENDA AND FOLLOW UP WITH DISTRICT MANAGER REGARDING UPCOMING MEETING.	0.2	$61.00
6/28/2022	DCC	REVIEW AGENDA FOR STATUS ON BUDGET HEARINGS.	0.2	$61.00
7/5/2022	DCC	RECEIVE AND REPLY TO COMMUNICATION FROM DISTRICT MANAGEMENT REGARDING COUNTY USE AGREEMENT.	0.3	$91.50
7/6/2022	MS	REVIEW AND PREPARE BUDGET RESOLUTIONS.	0.2	$33.00
7/7/2022	DCC	REVIEW AND FINALIZE BUDGET DOCUMENTS FOR AUGUST MEETING.	0.3	$91.50
7/7/2022	LB	PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT RE 2016 BONDS AND 2018 BONDS.	0.2	$33.00
7/8/2022	DCC	FOLLOW UP WITH DISTRICT MANAGER REGARDING UPCOMING MEETING.	0.2	$61.00
7/11/2022	MS	FINALIZE AND TRANSMIT 2022/2023 BUDGET RESOLUTIONS TO DM.	0.2	$33.00
7/12/2022	DCC	REVIEW AND FINALIZE DISSEMINATION REPORT.	0.3	$91.50
7/15/2022	LB	FINALIZE QUARTERLY REPORT TO DISSEMINATION AGENT; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT TRANSMITTING QUARTERLY REPORT.	0.2	$33.00

SERVICES

Date	Person	Description of Services	Hours	Amount
		Total Professional Services	2.7	$711.50

Total Services	$711.50	
Total Disbursements	$0.00	
Total Current Charges		$711.50
Previous Balance		$1,038.05
Less Payments		*($1,038.05)*
PAY THIS AMOUNT		**$711.50**

Please Include Invoice Number on all Correspondence

51400 | 3107
HD

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

"Copy of Previously Printed Invoice"

Invoice Number:	6502015
Account Number:	224531000
Invoice Date:	04/25/2022
Direct Inquiries To:	VALERIE BARRETO
Phone:	407-835-3804

SUMMIT AT FERN HILL CDD
ATTN BRIAN LAMB
2005 PAN AM CIRCLE STE 300
TAMPA FL 33607

SUMMIT AT FERN HILL SERIES 2018

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE	$4,040.63

All invoices are due upon receipt.

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

SUMMIT AT FERN HILL SERIES 2018

Invoice Number:	6502015
Account Number:	224531000
Current Due:	$4,040.63
Direct Inquiries To:	VALERIE BARRETO
Phone:	407-835-3804

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 224531000
Invoice # 6502015
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690

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

"Copy of Previously Printed Invoice"

Invoice Number:	6502015
Invoice Date:	04/25/2022
Account Number:	224531000
Direct Inquiries To:	VALERIE BARRETO
Phone:	407-835-3804

SUMMIT AT FERN HILL SERIES 2018

Accounts Included In This Relationship:	224531000	224531001	224531002	224531003	224531004	224531005

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	$3,750.00
Subtotal Administration Fees - In Advance 04/01/2022 - 03/31/2023				**$3,750.00**
Incidental Expenses 04/01/2022 to 03/31/2023	3,750.00	0.0775		$290.63
Subtotal Incidental Expenses				**$290.63**
TOTAL AMOUNT DUE				**$4,040.63**

The fees shown on this invoice are reflective of the most recent fee schedule or notice of fee adjustment provided by U.S. Bank.

Thanks For Your Business!

Invoice

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

DATE: JUNE 28, 2022
INVOICE #4912

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
		Deck tile repair		$150.00
2		Pool rules signs	$90.00	$180.00
		Chemical tank weight		$35.00

53900 | 4617
MD

SUBTOTAL	
SALES TAX	
TOTAL	$365.00

Comments: One of the deck tiles by the pool is sunken in. I need to pull up the tiles and fill in underneath with 40 lbs of sand. The health department will write it up because someone could trip and fall if there foot goes in

Summit at Fern Hill
Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 2022

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

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

Summit at Fern Hill Community Development District

Balance Sheet

As of 7/31/2022

(In Whole Numbers)

	General Fund	Debt Service - Series 2016	Debt Service - Series 2018	General Fixed Assets Account Group	General Long-Term Debt	Total
Assets						
Cash-Operating Account	247,971.00	0.00	0.00	0.00	0.00	247,971.00
Investments - Revenue 2016 # 0000	0.00	118,078.00	0.00	0.00	0.00	118,078.00
Investments - Interest 2016 # 0001	0.00	0.00	0.00	0.00	0.00	0.00
Investments - Sinking 2016 # 0002	0.00	0.00	0.00	0.00	0.00	0.00
Investments - Reserve 2016 # 0003	0.00	123,178.00	0.00	0.00	0.00	123,178.00
Investments - Prepayment 2016 # 0004	0.00	0.00	0.00	0.00	0.00	0.00
Investments - Construction 2016 # 0005	0.00	0.00	0.00	0.00	0.00	0.00
Investments - Revenue 2018 #1000	0.00	0.00	68,377.00	0.00	0.00	68,377.00
Investments - Interest 2018 #1001	0.00	0.00	0.00	0.00	0.00	0.00
Investments - Sinking 2018 #1002	0.00	0.00	0.00	0.00	0.00	0.00
Investments - Reserve 2018 # 1003	0.00	0.00	69,325.00	0.00	0.00	69,325.00
Investments - Prepayment 2018 #1004	0.00	0.00	0.00	0.00	0.00	0.00
Investments - Construction 2018 #1005	0.00	0.00	0.00	0.00	0.00	0.00
Investments - COI 2018 # 1006	0.00	0.00	0.00	0.00	0.00	0.00
Accounts Receivable - Other	0.00	0.00	0.00	0.00	0.00	0.00
Due From Developer	0.00	0.00	0.00	0.00	0.00	0.00
Assessments Receivable - Tax Roll	0.00	0.00	0.00	0.00	0.00	0.00
Assessments Receivable - Off Roll	0.00	0.00	0.00	0.00	0.00	0.00
Due From General Fund	0.00	0.00	0.00	0.00	0.00	0.00
Interest Receivable	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid Items	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid General Liability Insurance	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid Public Officials Insurance	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid Trustee Fees	1,683.00	0.00	0.00	0.00	0.00	1,683.00
Deposits	2,947.00	0.00	0.00	0.00	0.00	2,947.00
Equipment & Furniture	0.00	0.00	0.00	439,065.00	0.00	439,065.00
Construction Work In Progress	0.00	0.00	0.00	4,882,476.00	0.00	4,882,476.00
Amount Available-Debt Service	0.00	0.00	0.00	0.00	229,390.00	229,390.00
Amount To Be Provided-Debt Service	0.00	0.00	0.00	0.00	5,054,891.00	5,054,891.00
Other	0.00	0.00	0.00	0.00	0.00	0.00
Total Assets	252,602.00	241,255.00	137,702.00	5,321,541.00	5,284,281.00	11,237,381.00
Liabilities						
Accounts Payable	4,463.00	0.00	0.00	0.00	0.00	4,463.00
Accounts Payable Other	0.00	0.00	0.00	0.00	0.00	0.00
Due To Debt Service Fund	0.00	0.00	0.00	0.00	0.00	0.00
Deferred Revenue	23,256.00	0.00	29,435.00	0.00	0.00	52,691.00
Accrued Expenses Payable	0.00	0.00	0.00	0.00	0.00	0.00
Deposits	(400.00)	0.00	0.00	0.00	0.00	(400.00)

(In Whole Numbers)

	General Fund	Debt Service - Series 2016	Debt Service - Series 2018	General Fixed Assets Account Group	General Long-Term Debt	Total
Revenue Bonds Payable-LT-2016	0.00	0.00	0.00	0.00	3,322,941.00	3,322,941.00
Revenue Bond Payable - Series 2018	0.00	0.00	0.00	0.00	1,961,340.00	1,961,340.00
Total Liabilities	27,319.00	0.00	29,435.00	0.00	5,284,281.00	5,341,035.00
Fund Equity & Other Credits						
Fund Balance-All Other Reserves	0.00	239,029.00	106,923.00	0.00	0.00	345,952.00
Fund Balance-Unreserved	148,898.00	0.00	0.00	0.00	0.00	148,898.00
Investment In General Fixed Assets	0.00	0.00	0.00	5,321,541.00	0.00	5,321,541.00
Other	76,385.00	2,226.00	1,344.00	0.00	0.00	79,955.00
Total Fund Equity & Other Credits	225,283.00	241,255.00	108,267.00	5,321,541.00	0.00	5,896,346.00
Total Liabilities & Fund Equity	252,602.00	241,255.00	137,702.00	5,321,541.00	5,284,281.00	11,237,381.00

Summit at Fern Hill Community Development District
Statement of Revenues and Expenditures
From 10/1/2021 Through 7/31/2022

001 - General Fund
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
O&M Assmts - Tax Roll	297,755.00	304,620.00	6,865.00	2 %
Other Miscellaneous Revenues				
Miscellaneous	0.00	625.00	625.00	0 %
Clubhouse Rental Rev	0.00	250.00	250.00	0 %
Total Revenues	297,755.00	305,495.00	7,740.00	3 %
Expenditures				
Legislative				
Supervisor Fees	12,000.00	5,400.00	6,600.00	55 %
Financial & Administrative				
District Manager	33,750.00	25,313.00	8,438.00	25 %
District Engineer	2,000.00	3,040.00	(1,040.00)	(52)%
Disclosure Report	8,400.00	6,300.00	2,100.00	25 %
Trustees Fees	8,100.00	10,102.00	(2,002.00)	(25)%
Auditing Services	5,800.00	5,858.00	(58.00)	(1)%
Postage, Phone, Faxes, Copies	400.00	271.00	129.00	32 %
Public Officials Insurance	2,664.00	2,507.00	157.00	6 %
Legal Advertising	1,500.00	3,549.00	(2,049.00)	(137)%
Bank Fees	400.00	240.00	160.00	40 %
Dues, Licenses & Fees	175.00	450.00	(275.00)	(157)%
Website Administration	1,200.00	900.00	300.00	25 %
ADA Website Fee	1,800.00	1,100.00	700.00	39 %
Legal Counsel				
District Counsel	6,000.00	4,445.00	1,555.00	26 %
Electric Utility Services				
Electric Utility Services	39,000.00	30,824.00	8,176.00	21 %
Water-Sewer Combination Services				
Water Utility Services	8,000.00	5,696.00	2,304.00	29 %
Other Physical Environment				
Waterway Management Program	6,000.00	4,870.00	1,130.00	19 %
Property & Casualty Insurance	6,621.00	6,230.00	391.00	6 %
Club Facility Maintenance	20,000.00	11,504.00	8,496.00	42 %
Landscape Maintenance - Contract	91,000.00	60,347.00	30,653.00	34 %
Landscape Maintenance - Other	15,000.00	16,340.00	(1,340.00)	(9)%
Plant Replacement Program	2,500.00	0.00	2,500.00	100 %
Irrigation Maintenance	3,500.00	9,726.00	(6,226.00)	(178)%
Pool Maintenance	9,000.00	7,463.00	1,537.00	17 %
Park Facility Maintenance	5,000.00	3,935.00	1,065.00	21 %
Reserve				
Capital Reserve	7,945.00	2,700.00	5,245.00	66 %
Total Expenditures	297,755.00	229,110.00	68,645.00	23 %
Excess Revenues Over (Under) Expenditures	0.00	76,385.00	76,385.00	0 %
Fund Balance, Beginning of Period	0.00	148,898.00	148,898.00	0 %

Fund Balance, End of Balance	0.00	225,283.00	225,283.00	0 %

Summit at Fern Hill Community Development District
Statement of Revenues and Expenditures
From 10/1/2021 Through 7/31/2022

200 - Debt Service - Series 2016
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	0.00	246,333.00	246,333.00	0 %
O&M Assmts - Tax Roll	242,655.00	0.00	(242,655.00)	(100)%
Interest Earnings				
Interest Earnings	0.00	11.00	11.00	0 %
Total Revenues	242,655.00	246,344.00	3,689.00	2 %
Expenditures				
Debt Service Payments				
Interest Payment	164,655.00	166,118.00	(1,463.00)	(1)%
Principal Payment	78,000.00	78,000.00	0.00	0 %
Total Expenditures	242,655.00	244,118.00	(1,463.00)	(1)%
Excess Revenues Over (Under) Expenditures	0.00	2,226.00	2,226.00	0 %
Fund Balance, Beginning of Period	0.00	239,029.00	239,029.00	0 %
Fund Balance, End of Balance	0.00	241,255.00	241,255.00	0 %

Summit at Fern Hill Community Development District
Statement of Revenues and Expenditures
From 10/1/2021 Through 7/31/2022

201 - Debt Service - Series 2018
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	0.00	141,682.00	141,682.00	0 %
O&M Assmts - Tax Roll	138,610.00	0.00	(138,610.00)	(100)%
Interest Earnings				
Interest Earnings	0.00	7.00	7.00	0 %
Total Revenues	138,610.00	141,689.00	3,079.00	2 %
Expenditures				
Debt Service Payments				
Interest Payment	100,610.00	101,345.00	(735.00)	(1)%
Principal Payment	38,000.00	39,000.00	(1,000.00)	(3)%
Total Expenditures	138,610.00	140,345.00	(1,735.00)	(1)%
Excess Revenues Over (Under) Expenditures	0.00	1,344.00	1,344.00	0 %
Fund Balance, Beginning of Period	0.00	106,923.00	106,923.00	0 %
Fund Balance, End of Balance	0.00	108,267.00	108,267.00	0 %

Summary
Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 07/31/2022
Reconciliation Date: 7/31/2022
Status: Locked

Bank Balance	257,614.33
Less Outstanding Checks/Vouchers	9,133.89
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	(509.15)
Plus or Minus Suspense Items	0.00
Reconciled Bank Balance	247,971.29
Balance Per Books	247,971.29
Unreconciled Difference	0.00

Click the Next Page toolbar button to view details.

Detail
Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 07/31/2022
Reconciliation Date: 7/31/2022
Status: Locked
Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
6440260149 121421 LF	3/7/2022	late fee on check not received	51.79	BOCC
2188	7/7/2022	System Generated Check/Voucher	3,636.17	Inframark LLC
2196	7/27/2022	System Generated Check/Voucher	325.00	Absolute Property Maintenance
2197	7/27/2022	System Generated Check/Voucher	100.00	Affordable Backflow Testing
2198	7/27/2022	System Generated Check/Voucher	386.00	Brandon Lock & Safe, Inc.
2199	7/27/2022	System Generated Check/Voucher	1,260.00	Carson's Lawn & Landscaping Services, LLC
2200	7/27/2022	System Generated Check/Voucher	116.43	Frontier
2201	7/27/2022	System Generated Check/Voucher	530.00	Spearem Enterprises, LLC
2202	7/27/2022	System Generated Check/Voucher	1,052.00	Stantec Consulting Services Inc.
2203	7/27/2022	System Generated Check/Voucher	711.50	Straley Robin Vericker
2204	7/27/2022	System Generated Check/Voucher	965.00	Zebra Cleaning Team, Inc.
Outstanding Checks/Vouchers			9,133.89	

Detail
Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 07/31/2022
Reconciliation Date: 7/31/2022
Status: Locked
Outstanding Other Cash Items

Document Number	Document Date	Document Description	Document Amount
6440260149 121421	3/7/2022	paid online check never received	(509.15)
Outstanding Other Cash Items			(509.15)

Detail
Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 07/31/2022
Reconciliation Date: 7/31/2022
Status: Locked
Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
2179	6/23/2022	System Generated Check/Voucher	650.00	Zebra Cleaning Team, Inc.
2180	6/30/2022	System Generated Check/Voucher	200.00	Angela White
2181	6/30/2022	System Generated Check/Voucher	200.00	Antonio Deon Bradford, Sr.
2182	6/30/2022	System Generated Check/Voucher	7,543.34	Carson's Lawn & Landscaping Services, LLC
2183	6/30/2022	System Generated Check/Voucher	200.00	Douglas Ross Smith
2184	6/30/2022	System Generated Check/Voucher	115.53	Frontier
2185	6/30/2022	System Generated Check/Voucher	148.60	Home Team Pest Defense, Inc.
2186	6/30/2022	System Generated Check/Voucher	1,038.05	Straley Robin Vericker
2187	6/30/2022	System Generated Check/Voucher	475.00	Times Publishing Company
2189	7/14/2022	System Generated Check/Voucher	700.00	Affordable Backflow Testing
2190	7/14/2022	System Generated Check/Voucher	4,300.00	Grau and Associates
2191	7/14/2022	System Generated Check/Voucher	675.00	Spearem Enterprises, LLC
2192	7/21/2022	System Generated Check/Voucher	363.34	BOCC
2193	7/21/2022	System Generated Check/Voucher	112.49	Kaeser & Blair Inc.
2194	7/21/2022	System Generated Check/Voucher	3,600.91	Tampa Electric
2195	7/21/2022	System Generated Check/Voucher	4,040.63	U.S. Bank
CD043	7/21/2022	July Service Charge	22.18	
Cleared Checks/Vouchers			24,385.07	

Detail
Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 07/31/2022
Reconciliation Date: 7/31/2022
Status: Locked
Cleared Deposits

Document Number	Document Date	Document Description	Document Amount	Deposit Number
CR358-1	6/17/2022	Clubhouse Pool Fobs CK#99 - $25	25.00	
CR359	6/19/2022	Clubhouse Pool Key CK#2224285419 Monique Zayas - $25	25.00	
CR358	6/30/2022	Clubhouse Pool Fob CK#0520 - $25	25.00	
CR360	7/3/2022	Clubhouse Rental - CK#149 Cynthia. James C Cornwell - 7.3.22	50.00	
CR373	7/6/2022	Clubhouse Rental - CK#109 Kaley L Harbour - 7.06.22	50.00	
CR381	7/8/2022	July Clubhouse Income	25.00	
CR375	7/12/2022	Clubhouse Rental - CK#159 Justin L & Alicia S Lovett 7.12.22	50.00	
CR374	7/18/2022	Clubhouse Pool Key CK#2213897615 - 7.18.22 - $25	25.00	
CR375-1	7/18/2022	Clubhouse Pool Key CK#2225076843 - Kevin Potrie 7.18.22	25.00	
CR376	7/19/2022	Clubhouse Pool Pob CK#102 Simole Keys Property Mgmt. 7.19.22	25.00	
Cleared Deposits			325.00	

First Choice Aquatic Weed Management, LLC.

Lake & Wetland Customer Service Report

Job Name:

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

Technician: Aleksey Solano

Date: 07/28/2022 Time: 02:40 PM

Customer Signature:

Waterway Treatment	Algae	Submersed Weeds	Grasses and brush	Floating Weeds	Blue Dye	Inspection	Request for Service	Restriction	# of days
1			x						
2			x						
3			x						
4			x						
5			x						
6			x						
7			x						
8			x						

CLARITY
- ☒ < I'
- ☐ 1-2'
- ☐ 2-4'
- ☐ > 4'

FLOW
- ☒ None
- ☐ Slight
- ☐ Visible

METHOD
- ☒ ATV
- ☐ Boat
- ☐ Airboat
- ☐ Truck
- ☐ Backpack

CARP PROGRAM
- ☐ Carp observed
- ☐ Barrier Inspected

WATER LEVEL
- ☐ High
- ☐ Normal
- ☒ Low

WEATHER
- ☐ Clear
- ☒ Cloudy
- ☒ Windy
- ☐ Rainy

FISH and WILDLIFE OBSERVATIONS

- ☐ Alligator
- ☐ Anhinga
- ☐ Bass
- ☐ Bream
- ☐ Catfish
- ☒ Coots
- ☐ Cormorant
- ☐ Egrets
- ☐ Gallinules
- ☐ Gambusia
- ☐ Herons
- ☒ Ibis
- ☐ Osprey
- ☐ Otter
- ☐ Snakes
- ☒ Turtles
- ☐ Woodstork
- ☐ _____
- ☐ _____

NATIVE WETLAND HABITAT MAINTENANCE

- ☐ Arrowhead
- ☐ Bacopa
- ☐ Blue Flag Iris
- ☐ Bulrush
- ☐ Chara
- ☐ Cordgrass
- ☐ Golden Canna
- ☒ Gulf Spikerush
- ☒ Lily

Beneficial Vegetation Notes:

- ☐ Naiad
- ☐ Pickerelweed
- ☐ Soft Rush
- ☐ _____
- ☐ _____

First Choice Aquatic Weed Management, LLC.

Lake & Wetland Customer Service Report

Job Name:

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

Technician: Aleksey Solano

Date: 08/02/2022 Time: 05:22 PM

Customer Signature:

Waterway Treatment	Algae	Submersed Weeds	Grasses and brush	Floating Weeds	Blue Dye	Inspection	Request for Service	Restriction	# of days
1	x		x						
2	x		x						
3	x		x						
4	x		x						
5	x		x						
6	x		x						
7	x		x						
8	x		x						

CLARITY
- ☒ < I'
- ☐ 1-2'
- ☐ 2-4'
- ☐ > 4'

FLOW
- ☐ None
- ☒ Slight
- ☐ Visible

METHOD
- ☒ ATV
- ☐ Airboat
- ☐ Backpack
- ☐ Boat
- ☐ Truck

CARP PROGRAM
- ☐ Carp observed
- ☐ Barrier Inspected

WATER LEVEL
- ☐ High
- ☒ Normal
- ☐ Low

WEATHER
- ☐ Clear
- ☒ Cloudy
- ☒ Windy
- ☐ Rainy

FISH and WILDLIFE OBSERVATIONS

☐ Alligator	☐ Catfish	☐ Gallinules	☐ Osprey	☐ Woodstork
☐ Anhinga	☐ Coots	☐ Gambusia	☐ Otter	☐
☒ Bass	☐ Cormorant	☐ Herons	☐ Snakes	☐
☐ Bream	☐ Egrets	☒ Ibis	☒ Turtles	

NATIVE WETLAND HABITAT MAINTENANCE

☒ Arrowhead	☒ Bulrush	☐ Golden Canna
☐ Bacopa	☐ Chara	☒ Gulf Spikerush
☐ Blue Flag Iris	☒ Cordgrass	☒ Lily

Beneficial Vegetation Notes:

☐ Naiad	☐
☒ Pickerelweed	
☐ Soft Rush	☐