

Summit at Fern Hill Community Development District

Board of Supervisors
Antonio Bradford, Chairman
Angela White, Vice Chairperson
Douglas Smith, Assistant Secretary
Vacant, Assistant Secretary
Vacant, Assistant Secretary

Jayna Cooper, District Manager
Kathryn Hopkinson, District Counsel
Tonja Stewart, District Engineer

Regular Meeting Agenda

Monday, June 12, 2023, at 6:00 p.m.

The Regular Meeting of Summit at Fern Hill Community Development District will be held on **June 12, 2023, 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.

All cellular phones and pagers must be turned off during the meeting.

REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENT Each individual has the opportunity to comment and is limited to **three (3) minutes** for such comment.

3. VENDOR REPORTS

- A. District Counsel
- B. District Engineer

4. BUSINESS ITEMS

- A. Discussion on Capital Improvements Results Tab 01
- B. Consideration of Resolution 2023-05: Redesignation of Officers Tab 02
- C. General Matters of the District

5. CONSENT AGENDA

- A. Consideration of Board of Supervisor's Meeting Minutes of the Regular Meeting
May 8, 2023, Tab 03
- B. Consideration of Operation and Maintenance Expenditures April 2023 Tab 04
- C. Review of Financial Statements Month Ending April 30, 2023 Tab 05

6. STAFF REPORTS

- A. District Manager Tab 06
 - i. Aquatics Report
 - ii. Community Inspection Reports

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. ADJOURNMENT

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

Sincerely,

Jayna Cooper

District Manager

District Office
Inframark
2005 Pan Am Circle
Tampa, Florida 33607
(813) 873 – 7300

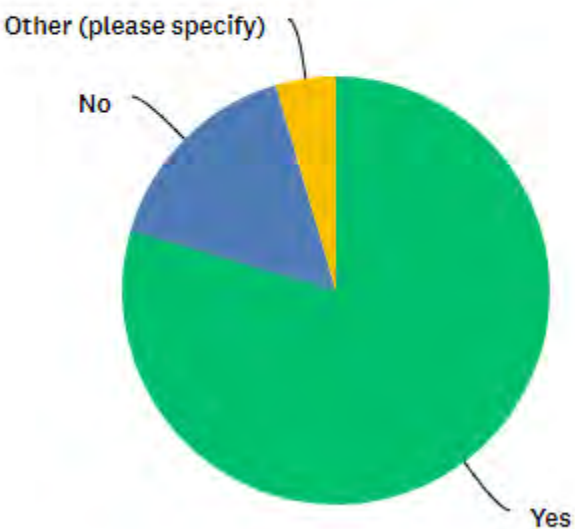
Meeting Location:
Summit at Fern Hill Clubhouse
10340 Boggy Moss Drive
Riverview, FL 33578

Summit at Fern Hill - Community Capital Improvements Results

Q1

Would you like to see a playground sunshade?

Answered: 44 Skipped: 0



Other Responses

☐

Better playground

5/17/2023 07:42 PM

[View respondent's answers](#)

[Add tags▼](#)

☐

No! This will not last a windstorm and will require constant upkeep

5/16/2023 05:42 PM

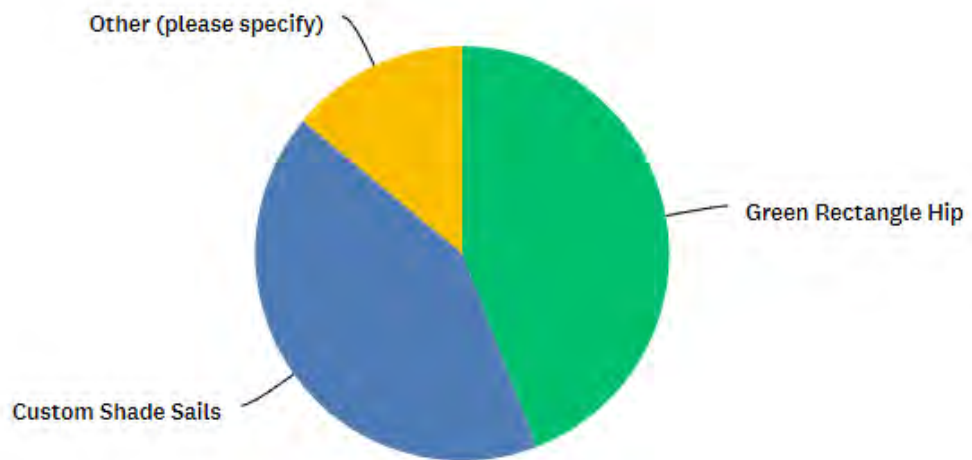
[View respondent's answers](#)

[Add tags▼](#)



Would you Green Rectangle Hip or Custom Shade Sails?

Answered: 43 Skipped: 1



Other Responses

☐

Hanging Cantilever

5/22/2023 10:27 PM

[View respondent's answers](#)

[Add tags▼](#)

☐

Not needed

5/21/2023 11:31 AM

[View respondent's answers](#)

[Add tags▼](#)

☐

Improve current playground

5/17/2023 07:42 PM

[View respondent's answers](#)

[Add tags▼](#)

☐

No! This will not last a windstorm and will require constant upkeep

5/16/2023 05:42 PM

[View respondent's answers](#)

[Add tags▼](#)

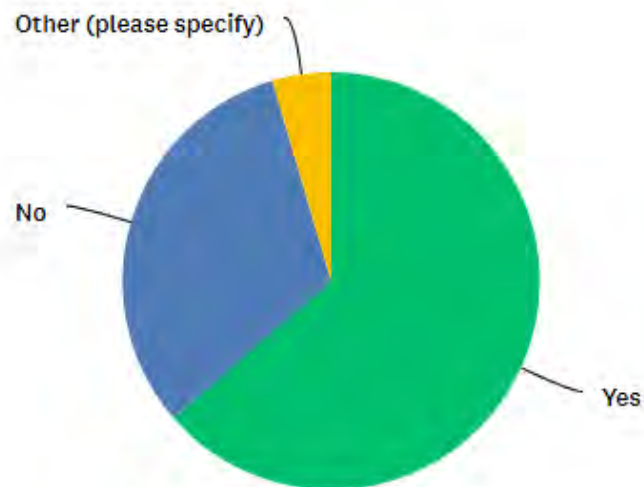
☐

BIGGER PLAYGROUND AND YES SHADE

Q3

Would you like to see a pool sunshade?

Answered: 44 Skipped: 0



Other Responses

☐ No! This will not last a windstorm and will require constant upkeep

5/16/2023 05:42 PM

[View respondent's answers](#)

[Add tags▼](#)

☐ A sunshade for the dog park would be great!!

5/11/2023 03:50 PM

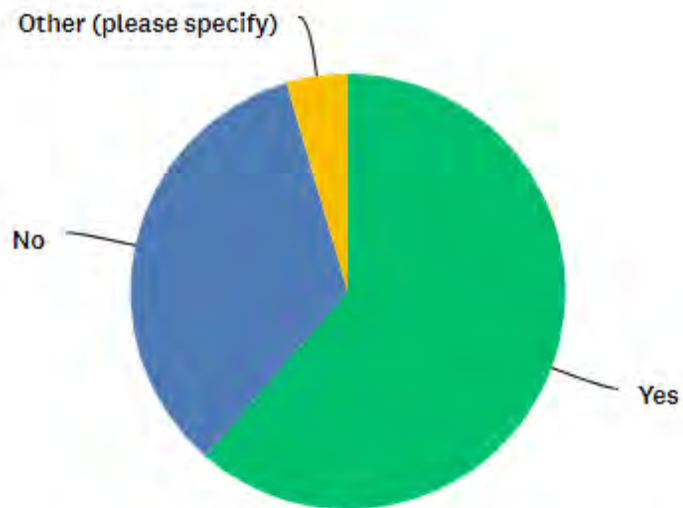
[View respondent's answers](#)

[Add tags▼](#)

Q4

Would you like a Hanging Cantilever for Poolshade

Answered: 44 Skipped: 0



Other Responses

☐ No! This will not last a windstorm and will require constant upkeep

5/16/2023 05:42 PM

[View respondent's answers](#)

[Add tags ▼](#)

☐ The dog park get VERY hot and could really use some shade.

5/11/2023 03:50 PM

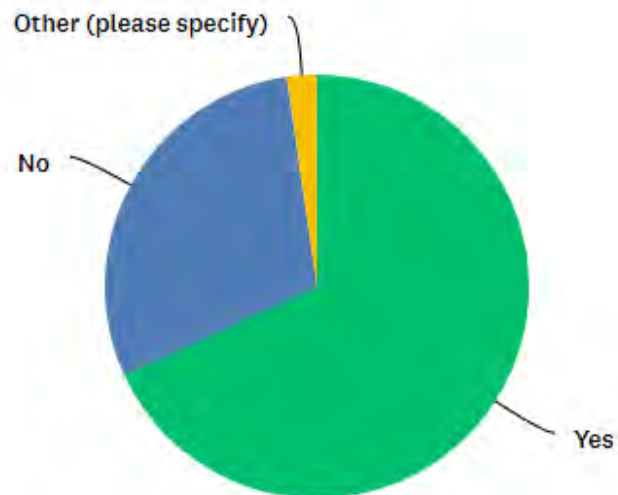
[View respondent's answers](#)

[Add tags ▼](#)

Q5

Would you like to see more benches at the bus stop

Answered: 44 Skipped: 0



Other Responses

☐ Yes especially for kids waiting for the bus

5/17/2023 07:42 PM

[View respondent's answers](#)

[Add tags▼](#)

Q6

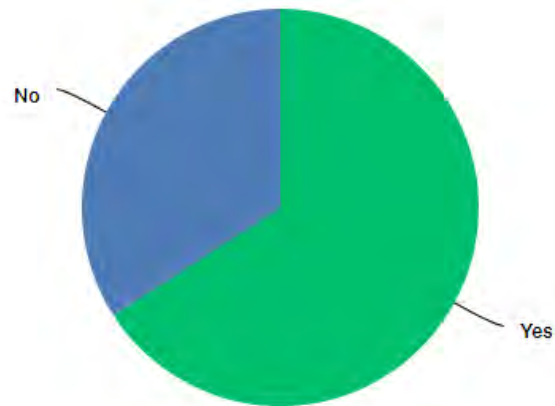


Customize

Save as ▼

Would you like to see outdoor exercise equipment at the open space near playground

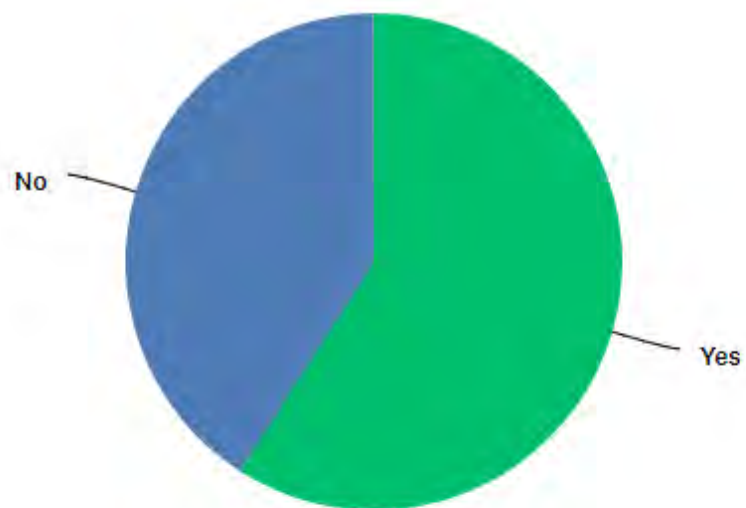
Answered: 44 Skipped: 0



Q7

Would you like to see a Stationary Bike

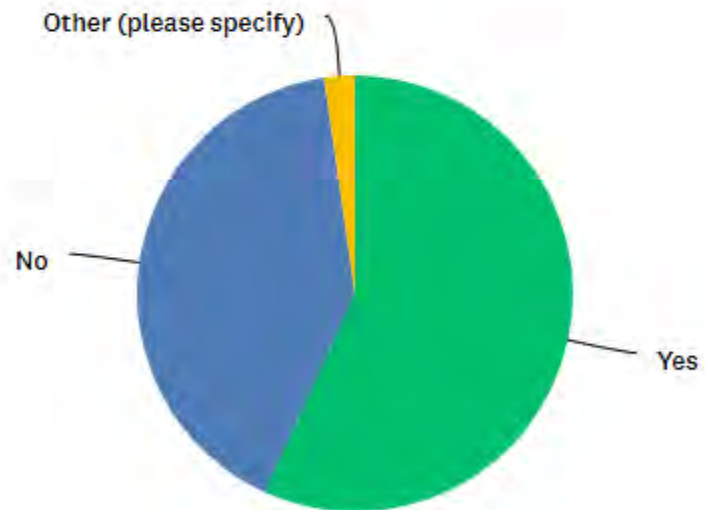
Answered: 44 Skipped: 0



Q8

Would you like to see an Elliptical Machine

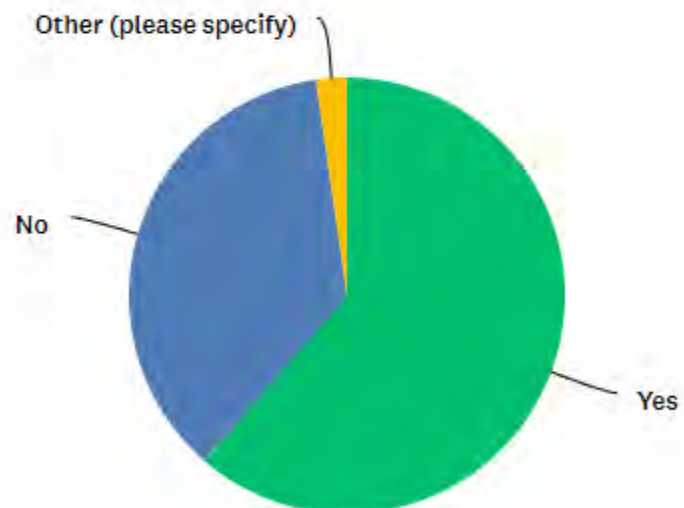
Answered: 44 Skipped: 0



Q9

Would like to see a Rowing Machine?

Answered: 44 Skipped: 0



RESOLUTION 2023-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF SUMMIT AT FERN
HILL COMMUNITY DEVELOPMENT DISTRICT AND
PROVIDING FOR AN EFFECTIVE DATE.**

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 the County of Hillsborough; and

WHEREAS, the initial supervisors have taken and subscribed to the oath of office per F.S. 190.006(4); and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to organize by designating the Officers of the District per F.S. 190.006(6).

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

1. The following persons are elected to the offices shown, to wit:

<u>Antonio Bradford</u>	Chairman
<u>Angela White</u>	Vice-Chairman
<u>Brian Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Jayna Cooper</u>	Assistant Secretary
<u>Douglas Smith</u>	Assistant Secretary
<u>_____</u>	Assistant Secretary
<u>_____</u>	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 12th DAY OF June 2023

ATTEST:

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chairman/ Vic Chairman

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

May 08, 2023, Minutes of Regular Meeting

MINUTES OF THE REGULAR MEETING

The Regular Meeting of the Board of Supervisors for the Summit at Fern Hill Community Development District was held on **Monday, May 08, 2023, at 6:00 p.m. at the Summit at Fern Hill Clubhouse located at 10340 Boggy Moss Drive, Riverview, FL 33578.**

1. CALL TO ORDER/ROLL CALL

Heather Dilley called the Regular Meeting of the Summit at Fern Hill Community Development District to order on **Monday, May 08, 2023, at 6:10 p.m.**

Board Members Present and Constituting a Quorum:

Antonio Bradford	Vice-Chair
Angela White	Supervisor
Doug Smith	Supervisor

Staff Members Present:

Heather Dilley	District Manager, Inframark
Jayna Cooper	District Manager, Inframark
Kathryn "KC" Hopkinson	District Counsel (via conference call)

There were no audience members present.

2. PUBLIC COMMENT

There were no audience comments on agenda items.

3. VENDOR/STAFF REPORTS

A. District Counsel

i. Discussion on Ownership of Dog Park Area

District Counsel Ms. Hopkinson joined via telephone and gave an update on the dog park area. She stated a title search was necessary to confirm the correct ownership of the parcel. Once proper ownership is established Ms. Hopkinson will notify the county appraisers office for a correction.

Ms. Hopkinson believes Lennar may be the rightful owner and will update the Board as information becomes available.

The Board Approved DC to proceed with a title search on Parcel B.

MOTION TO: Approve to authorize District Counsel Hopkinson to proceed with a title search on Parcel B.
MADE BY: Supervisor Bradford
SECONDED BY: Supervisor White
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
3/0 - Motion Passed Unanimously

B. District Engineer

The District Engineer was not present, and no report at this time.

4. BUSINESS ITEMS

A. Consideration of Resolution 2023-04; Approving the Proposed Fiscal Year 2024 Budget & Setting Public Hearing

The Board reviewed the Resolution 2023-04 and approved the Proposed Fiscal Year 2024 Budget in substantial form with the Assessment Table corrected showing no increase and Set a Public Hearing date of August 14, 2023, at 6:00 p.m.

MOTION TO: Approve Resolution 2023-04 in substantial form.
MADE BY: Supervisor White
SECONDED BY: Supervisor Smith
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
3/0 - Motion Passed Unanimously

B. Announcement of Qualified Electors

The Board acknowledged and accepted the Announcement of 678 Qualified Electors.

MOTION TO: Acknowledge and Accept the Announcement of 678 Qualified Electors.
MADE BY: Supervisor Smith
SECONDED BY: Supervisor Bradford
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
3/0 - Motion Passed Unanimously

C. General Matters of the District

There were no general matters of the District.

5. CONSENT AGENDA ITEMS

**A. Consideration of Board of Supervisor's Meeting Minutes of the Regular Meeting
March 13, 2023**

The Board reviewed the Regular Meeting Minutes from March 13, 2023.

MOTION TO:	Approve the March 13, 2023 Regular Meeting Minutes.
MADE BY:	Supervisor White
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 March 2023

The Board reviewed the Operation and Maintenance Expenditures for March 2023.

MOTION TO:	Approve the O&Ms for March 2023.
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 March 31, 2023

The Board reviewed the Financial Statements for the month ending March 31, 2023, and had no questions.

6. STAFF REPORTS

A. District Manager

i. Aquatics Report

ii. Community Inspection Reports

Ms. Dilley informed the Board regarding the Fence located by the red barn has been repaired and damaged once again.

The Board Approved installing a gate by the red barn to protect further damage.

MOTION TO:	Approve installing a gate by the red barn to protect further damage.
MADE BY:	Supervisor Bradford
SECONDED BY:	Supervisor Smith
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

The new restroom locks will be installed.

The Board reviewed the Aquatics report.

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

The Board of Supervisors requested the following:

- A new lock for the men and women's bathrooms.
- A locked AC cover with extra keys left onsite.
- Replace damaged fence panel along Red Barn perimeter with a gate.
- Check with the pool vendor to confirm he is meeting contractual requirements of 3x a week basis.

8. ADJOURNMENT

MOTION TO:	Adjourn at 6:55 p.m.
MADE BY:	Supervisor White
SECONDED BY:	Supervisor Bradford
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

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

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

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

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

Signature

Printed Name

Title:

☐ **Chair**

☐ **Vice-Chair**

Signature

Printed Name

Title:

☐ **Secretary**

☐ **Assistant Secretary**

Recorded by Records Administrator

Signature

Date

Official District Seal

SUMMIT AT FERN HILL CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
FIRST CHOICE AQUATIC WEED MGMT LLC	82657	\$445.00		WATERWAY SERVICES - 8 WATERWAYS APRIL 2023
FRONTIER	8137412379 041623	\$126.03		PHONE SERVICE 04/16/23-05/15/23
YELLOWSTONE LANDSCAPE	TM 506845	\$6,333.50		LANDSCAPE MAINT. APRIL 2023
YELLOWSTONE LANDSCAPE	TM 518724	\$6,333.50	\$12,667.00	LANDSCAPE MAINT. MAY 2023
Monthly Contract Subtotal		\$13,238.03		
Variable Contract		\$0.00		
Variable Contract Subtotal		\$0.00		
Utilities				
BOCC	6440260149 041323	\$420.99		WATER SERVICE 03/14/23-04/12/23
TAMPA ELECTRIC	211000167513 040623	\$121.22		ELECTRICITY SERVICES 03/03/23-03/31/23
TAMPA ELECTRIC	211000167729 040623	\$2,626.56		ELECTRICITY SERVICES 03/03/23-03/31/23
TAMPA ELECTRIC	211000167901 040623	\$526.51		ELECTRICITY SERVICES 03/03/23-03/31/23
TAMPA ELECTRIC	221007748520 040623	\$482.13	\$3,756.42	ELECTRICITY SERVICES 03/03/23-03/31/23
Utilities Subtotal		\$4,177.41		
Regular Services				
SPEAREM ENTERPRISE	5701	\$505.00		LABOR - 03/24/23-04/14/23 - WEEKLY CLEANING
SUMMIT AT FERN HILL CDD	04052023-1	\$122.47		SERIES 2018 FY23 TAX DIST ID 616
SUMMIT AT FERN HILL CDD	04052023-2	\$211.06	\$333.53	SERIES 2016 FY23 TAX DIST ID 616
Regular Services Subtotal		\$838.53		
Additional Services				
SPEAREM ENTERPRISE	5716	\$125.00		FENCE REPAIR
SPEAREM ENTERPRISE	5727	\$125.00	\$250.00	LABOR - FENCE REPAIR STRAWBERRY TETRA DR
Additional Services Subtotal		\$250.00		
TOTAL		\$18,503.97		

SUMMIT AT FERN HILL CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Approved (with any necessary revisions noted):

Signature:

Title (Check one):

☐ Chariman ☐ Vice Chariman ☐ Assistant Secretary



Job Name: _____
Customer Number: 437 Customer: FCA - SUMMIT @ FERN HILL CDD
Technician: Aleksey and Jose
Date: 04/05/2023 Time: 01:20 PM
Customer Signature: _____

Water levels in pond 8 are extremely low, most areas that still have water in the pond are less than a foot deep. This is a contributing factor to the algae blooms that occur in this pond.

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

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

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

☐ Naiad
 ☐ _____

☒ Pickerelweed

☐ Soft Rush
 ☐ _____









Received
APR 21 2023

SUMMIT AT FERN HILL CDD

Page 1 of 4

Received

Your Monthly Invoice

APR 21 2023

Account Summary

New Charges Due Date	5/10/23
Billing Date	4/16/23
Account Number	813-741-2379-121620-5
PIN	1485
Previous Balance	126.38
Payments Received Thru 4/06/23	-126.38
Thank you for your payment!	
Balance Forward	.00
New Charges	126.03
Total Amount Due	\$126.03



ANYTIME, ANYWHERE SUPPORT

Our new MyFrontier® app makes it easy to manage your account, make a payment, track your orders and get support on the go.

frontier.com/resources/myfrontier-mobile-app

WAYS TO PAY YOUR BILL



[frontier.com/
signupforautopay](https://frontier.com/signupforautopay)



800-801-6652



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Download on the
App Store

MyFrontier® app

PAYMENT STUB

Total Amount Due

\$126.03

New Charges Due Date

5/10/23

Account Number

813-741-2379-121620-5

Amount Enclosed

\$



P.O. Box 211579
Eagan, MN 55121-2879

6790 0007 NO RP 16 04162023 NNNNNNYN 01 013955 0043

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



Mail Payment To:

FRONTIER
PO BOX 740407
CINCINNATI, OH 45274-0407



394007813741237912162000000000000000126035



Date of Bill
Account Number

4/16/23
813-741-2379-121620-5

CURRENT BILLING SUMMARY

Local Service from 04/16/23 to 05/15/23

Qty Description	813/741-2379.0	Charge
Basic Charges		
Federal Subscriber Line Charge - Bus		6.50
Access Recovery Charge-Business		2.50
Frontier Roadwork Recovery Surcharge		1.75
Federal USF Recovery Charge		2.62
FL State Communications Services Tax		.66
County Communications Services Tax		.63
Federal Excise Tax		.33
FL State Gross Receipts Tax		.04
FL State Gross Receipts Tax		.01
Total Basic Charges		15.04
Non Basic Charges		
Business Fiber Internet 500		105.99
1 Usable Static IP Address		5.00
Total Non Basic Charges		110.99
TOTAL	126.03	

CUSTOMER TALK

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

We are increasing the Road Recovery Surcharge by \$1.00 per month starting on May 1. We charge this fee to cover a portion of the money we spend to move our network due to road work projects required by government agencies. To learn more, go to frontier.com/taxes-and-surcharges





INVOICE

INVOICE #	INVOICE DATE
TM 506845	4/1/2023
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Summit at Fern Hill

Invoice Due Date: May 1, 2023

Invoice Amount: \$6,333.50

Description	Current Amount
Monthly Landscape Maintenance April 2023	\$6,333.50

Invoice Total **\$6,333.50**

Excellence

IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.



INVOICE

INVOICE #	INVOICE DATE
TM 518724	5/1/2023
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Summit at Fern Hill

Invoice Due Date: May 31, 2023

Invoice Amount: \$6,333.50

Description	Current Amount
Monthly Landscape Maintenance May 2023	\$6,333.50

Invoice Total **\$6,333.50**

Excellence

IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.



Hillsborough
County Florida

S-Page 1 of 3

CUSTOMER NAME
SUMMIT AT FERN HILL

ACCOUNT NUMBER
6440260149

BILL DATE
04/13/2023

DUE DATE
05/04/2023



Summary of Account Charges

Previous Balance	\$640.77
Net Payments - Thank You	\$-640.77
Bill Adjustments	\$1.25
Total Account Charges	\$419.74
AMOUNT DUE	\$420.99

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!



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

2.208 8

DUE DATE	05/04/2023
AMOUNT DUE	\$420.99
AMOUNT PAID	

0064402601492 00000420992

26



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	04/13/2023	05/04/2023

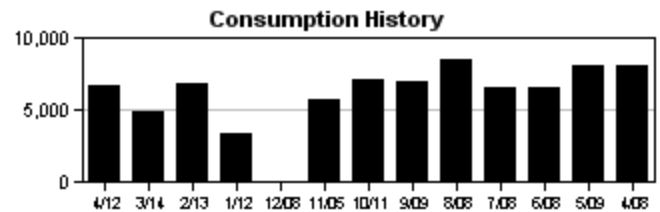
Service Address: 10415 FAIRY MOSS LN (IRRIGATION COMMON AREA)

S-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
38351230	03/14/2023	5789	04/12/2023	5856	6700 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$5.28
Purchase Water Pass-Thru	\$20.23
Water Base Charge	\$25.03
Water Usage Charge	\$6.03
Total Service Address Charges	\$56.57



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	04/13/2023	05/04/2023

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	03/14/2023	21072	04/12/2023	21158	8600 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$5.28
Purchase Water Pass-Thru	\$25.97
Water Base Charge	\$30.74
Water Usage Charge	\$7.74
Sewer Base Charge	\$90.30
Sewer Usage Charge	\$49.11
Total Service Address Charges	\$209.14





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	04/13/2023	05/04/2023

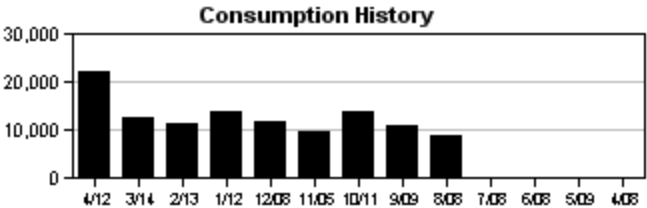
Service Address: 10250 STRAWBERRY TETRA DR (COMM IRRIG MTR)

S-Page 3 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
38576158	03/14/2023	9738	04/12/2023	9957	21900 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$5.28
Purchase Water Pass-Thru	\$66.14
Water Base Charge	\$42.71
Water Usage Charge	\$23.64
Late Payment Charge	\$0.39
Total Service Address Charges	\$138.16



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	04/13/2023	05/04/2023

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	03/14/2023	0	04/12/2023	0	0 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$5.28
Water Base Charge	\$10.98
Late Payment Charge	\$0.86
Total Service Address Charges	\$17.12

Rec'd 4/10/23

ACCOUNT INVOICE

tampaelectric.com



Statement Date: 04/06/2023

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:	\$121.22
Total amount due:	\$121.22
Payment Due By:	04/27/2023

Your Account Summary

Previous Amount Due	\$95.23
Payment(s) Received Since Last Statement	-\$95.23
Current Month's Charges	\$121.22
Total Amount Due	\$121.22

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

Log in at TECOaccount.com today!

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

Yard project? Avoid damage and fines

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WAIT two
business days



Start
DIGGING!

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211000167513

Current month's charges:	\$121.22
Total amount due:	\$121.22
Payment Due By:	04/27/2023

Amount Enclosed \$

643976533386

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

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

Account: 211000167513
Statement Date: 04/06/2023
Current month's charges due 04/27/2023



Details of Charges – Service from 03/03/2023 to 03/31/2023

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000824160	03/31/2023	18,017		17,379		638 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	638 kWh @ \$0.07990/kWh	\$50.98
Fuel Charge	638 kWh @ \$0.05239/kWh	\$33.42
Storm Protection Charge	638 kWh @ \$0.00400/kWh	\$2.55
Clean Energy Transition Mechanism	638 kWh @ \$0.00427/kWh	\$2.72
Storm Surcharge	638 kWh @ \$0.01061/kWh	\$6.77
Florida Gross Receipt Tax		\$3.03

Electric Service Cost

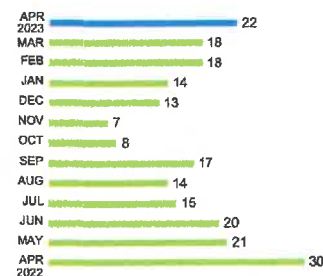
\$121.22

Total Current Month's Charges

\$121.22

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Statement Date: 04/06/2023
Account: 211000167729

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

Current month's charges: \$2,626.56
Total amount due: \$2,626.56
Payment Due By: 04/27/2023

Your Account Summary

Previous Amount Due	\$2,618.43
Payment(s) Received Since Last Statement	-\$2,618.43
Current Month's Charges	\$2,626.56
Total Amount Due	\$2,626.56

A one-stop shop to manage your account.



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Yard project? Avoid damage and fines

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211000167729

Current month's charges: \$2,626.56
Total amount due: \$2,626.56
Payment Due By: 04/27/2023

Amount Enclosed \$
64397653387

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

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

Account: 211000167729
Statement Date: 04/06/2023
Current month's charges due 04/27/2023



Details of Charges – Service from 03/03/2023 to 03/31/2023

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 @ \$0.03511/kWh	\$38.20
Fixture & Maintenance Charge	57 Fixtures	\$672.19
Lighting Pole / Wire	57 Poles	\$1837.11
Lighting Fuel Charge	1088 kWh @ \$0.05169/kWh	\$56.24
Storm Protection Charge	1088 kWh @ \$0.01466/kWh	\$15.95
Clean Energy Transition Mechanism	1088 kWh @ \$0.00036/kWh	\$0.39
Storm Surcharge	1088 kWh @ \$0.00326/kWh	\$3.55
Florida Gross Receipt Tax		\$2.93

Lighting Charges

\$2,626.56

Total Current Month's Charges

\$2,626.56

20.4.1223

ACCOUNT INVOICE

tampaelectric.com



Statement Date: 04/06/2023
Account: 211000167901

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



Current month's charges:	\$526.51
Total amount due:	\$526.51
Payment Due By:	04/27/2023

Your Account Summary

Previous Amount Due	\$487.77
Payment(s) Received Since Last Statement	-\$487.77
Current Month's Charges	\$526.51
Total Amount Due	\$526.51

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
- Sign up for notifications and programs

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Yard project? Avoid damage and fines

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211000167901

Current month's charges:	\$526.51
Total amount due:	\$526.51
Payment Due By:	04/27/2023

Amount Enclosed \$ 643976533388

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

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

6439765333882110001679010000000526519

Account: 211000167901
 Statement Date: 04/06/2023
 Current month's charges due 04/27/2023



Details of Charges – Service from 03/03/2023 to 03/31/2023

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000503846	03/31/2023	61,399		58,147		3,252 kWh	1	29 Days

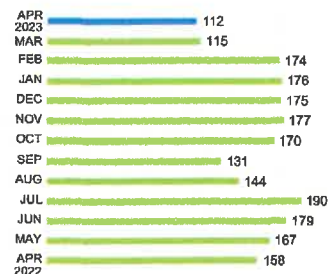
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	3,252 kWh @ \$0.07990/kWh	\$259.83
Fuel Charge	3,252 kWh @ \$0.05239/kWh	\$170.37
Storm Protection Charge	3,252 kWh @ \$0.00400/kWh	\$13.01
Clean Energy Transition Mechanism	3,252 kWh @ \$0.00427/kWh	\$13.89
Storm Surcharge	3,252 kWh @ \$0.01061/kWh	\$34.50
Florida Gross Receipt Tax		\$13.16
Electric Service Cost		\$526.51

Total Current Month's Charges

\$526.51

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Rec'd 4.12.23

ACCOUNT INVOICE

tampaelectric.com



Statement Date: 04/06/2023
Account: 221007748520

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



Current month's charges:	\$482.13
Total amount due:	\$482.13
Payment Due By:	04/27/2023

Your Account Summary

Previous Amount Due	\$473.71
Payment(s) Received Since Last Statement	-\$473.71
Current Month's Charges	\$482.13
Total Amount Due	\$482.13

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- Monitor your energy use
- Sign up for notifications and programs

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WAIT two
business days



Start
DIGGING!

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007748520

Current month's charges:	\$482.13
Total amount due:	\$482.13
Payment Due By:	04/27/2023

Amount Enclosed \$

660025825650

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

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

Account: 221007748520
Statement Date: 04/06/2023
Current month's charges due 04/27/2023



Details of Charges – Service from 03/03/2023 to 03/31/2023

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 @ \$0.03511/kWh	\$6.18
Fixture & Maintenance Charge	11 Fixtures	\$101.53
Lighting Pole / Wire	11 Poles	\$354.53
Lighting Fuel Charge	176 kWh @ \$0.05169/kWh	\$9.10
Storm Protection Charge	176 kWh @ \$0.01466/kWh	\$2.58
Clean Energy Transition Mechanism	176 kWh @ \$0.00036/kWh	\$0.06
Storm Surcharge	176 kWh @ \$0.00326/kWh	\$0.57
Florida Gross Receipt Tax		\$0.47

Lighting Charges

\$475.02

Other Fees and Charges

Lighting Late Payment Fee	\$7.11
---------------------------	--------

Total Other Fees and Charges

\$7.11

Total Current Month's Charges

\$482.13

00000057-0000595- Page 9 of 18

Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL 34638
+1 8139978101
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 5701
DATE 04/17/2023
TERMS Net 15
DUE DATE 05/02/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor 3/24/-2023 thru 4/14/2023 weekly cleaning Twice per week	4	100.00	400.00
Material Paper goods, Soap, Trash bags	1	55.00	55.00
Fuel Surcharge	1	50.00	50.00

BALANCE DUE \$505.00

CHECK REQUEST FORM
Summit at Fern Hill

Date:

4/7/2023

Invoice#:

04052023-1

Vendor#:

V00033

Vendor Name:

Summit at Fern Hill

Pay From:

Truist Acct# 3620

Description:

Series 2018 - FY 23 Tax Dist. ID 616

Code to:

201.103200.1000

Amount:

\$122.47

Requested By:

Teresa Farlow

4/7/2023

SUMMIT AT FERN HILL CDD

DISTRICT CHECK REQUEST

Today's Date 4/5/2023
Check Amount \$122.47
Payable To Summit at Fern Hill CDD
Check Description Series 2018 - FY 23 Tax Dist. ID 616
Special Instructions Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

ERIC

Authorization

DM			
Fund	<u>001</u>		
G/L	<u>20702</u>		
Object Code			
Chk	#	Date	

SUMMIT AT FERN HILL CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2023, Tax Year 2022

	Dollar Amounts	Fiscal Year 2023 Percentages
Net O&M	\$ 360,964.35	46.60%
Net DS 16	\$ 261,802.50	33.80%
Net DS 18	\$ 151,907.17	19.61%
Net Total	774,674.02	100.00%

Date Received	Amount Received	46.60%	46.60%	33.80%	33.80%	19.61%	19.61%	Proof	Date Transferred / Distribution ID	Notes / CDD check #
		Raw Numbers Operations Revenue	Rounded Operations Revenue	Raw Numbers 2016 Debt Service Revenue	Rounded 2016 Debt Service Revenue	Raw Numbers 2018 Debt Service Revenue	Rounded 2018 Debt Service Revenue			
11/3/2022	1,246.77	580.94	580.94	421.35	421.35	244.48	244.48	-	595	2264
11/16/2022	45,503.60	21,202.70	21,202.70	15,378.02	15,378.02	8,922.88	8,922.88	-	598	2264
11/22/2022	11,265.56	5,249.26	5,249.26	3,807.22	3,807.22	2,209.08	2,209.08	-	599	2264
11/28/2022	38,709.19	18,036.80	18,036.80	13,081.84	13,081.84	7,590.55	7,590.55	-	600	2282
12/6/2022	563,580.59	262,604.01	262,604.01	190,463.09	190,463.09	110,513.50	110,513.50	(0.01)	602	2275
12/13/2022	24,981.30	11,640.20	11,640.20	8,442.48	8,442.48	4,898.63	4,898.63	(0.01)	604	2288
1/5/2023	34,577.72	16,111.71	16,111.71	11,685.60	11,685.60	6,780.41	6,780.41	-	606	2297
2/3/2023	1,869.77	871.23	871.23	631.89	631.89	366.65	366.65	-	610	2299
3/2/2023	4,766.75	2,221.10	2,221.10	1,610.93	1,610.93	934.72	934.72	-	613	2320
1/23/2023	332.23	154.80	154.80	112.28	112.28	65.15	65.15	-		
4/5/2023	624.54	291.01	291.01	211.06	211.06	122.47	122.47	-	616	
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
TOTAL	727,458.02	338,963.75	338,963.76	245,845.77	245,845.76	142,648.51	142,648.52	(0.02)		
Net Total on Roll	774,674.02		360,964.35		261,802.50		151,907.17			
Collection Surplus / (Deficit)	(47,216.00)		(22,000.59)		(15,956.74)		(9,258.65)			

Hillsborough County Tax Collector - Distribution of Property Tax Summary by Agency for 03-01-2023 to 03-31-2023 dated 04-06-2023 - Run 04/05/2023 10:04AM

Distribution ID	Act System Num	Agency Code	Funding Agency	Tax	Fees	Penalty	Interest	Discount	Allocated	Commission	Distributed Amt
616	DN022134	FNSD 00134	RESERVE AT PRADERA CDD	8,624.71	0.00	0.00	0.00	0.00	8,624.71	172.49	8,452.22
616	DN022135	FNSD 00135	CARLTON LAKES CDD	14,034.16	0.00	0.00	0.00	0.00	14,034.16	280.69	13,753.47
616	DN022136	FNSD 00136	SUMMITAT FERN HILL CDD	637.28	0.00	0.00	0.00	0.00	637.28	12.74	624.54
616	DN022137	FNSD 00137	OAKS AT SHADY CREEK CDD	10,608.88	0.00	0.00	0.00	0.00	10,608.88	212.18	10,396.70
616	DN022138	FNSD 00138	RIVERBEND WEST CDD	10,006.11	0.00	0.00	0.00	-23.45	9,982.66	199.66	9,783.00
616	DN022139	FNSD 00139	WYNNMERE EAST CDD	2,444.28	0.00	0.00	0.00	0.00	2,444.28	48.89	2,395.39
616	DN022140	FNSD 00140	SOUTH FORK III	26,374.99	0.00	0.00	0.00	0.00	26,374.99	527.50	25,847.49
616	DN022141	FNSD 00141	K-BAR II CDD	42,395.73	0.00	0.00	0.00	0.00	42,395.73	847.91	41,547.82
616	DN022142	FNSD 00142	WATERSET CENTRAL CDD	35,958.55	0.00	0.00	0.00	0.00	35,958.55	719.17	35,239.38
616	DN022143	FNSD 00143	TOUCHSTONE CDD	21,324.28	0.00	0.00	0.00	0.00	21,324.28	426.48	20,897.80
616	DN022144	FNSD 00144	VENTANA CDD	24,004.34	0.00	0.00	0.00	0.00	24,004.34	480.08	23,524.26
616	DN022145	FNSD 00145	TIMBER CREEK CDD	4,408.18	0.00	0.00	0.00	0.00	4,408.18	88.16	4,320.02
616	DN022147	FNSD 00147	BOYETTE PARK CDD	5,981.23	0.00	0.00	0.00	8.55	5,989.78	119.79	5,869.99
616	DN022149	FNSD 00149	CYPRESS MILL CDD	10,500.96	0.00	0.00	0.00	0.00	10,500.96	210.02	10,290.94
616	DN022150	FNSD 00150	SPENCER CREEK	757.99	0.00	0.00	0.00	0.00	757.99	15.16	742.83
616	DN022151	FNSD 00151	SHELL POINT CDD	15,553.00	0.00	0.00	0.00	0.00	15,553.00	311.06	15,241.94
616	DN022152	FNSD 00152	CREEK PRESERVE CDD	15,473.65	0.00	0.00	0.00	0.00	15,473.65	309.47	15,164.18
616	DN022153	FNSD 00153	BELMONT II CDD	5,714.31	0.00	0.00	0.00	0.00	5,714.31	114.28	5,600.03
616	DN022154	FNSD 00154	FISH-HAWK RANCH CDD	116,629.98	0.00	0.00	0.00	-20.16	116,609.82	2,332.20	114,277.62
616	DN022155	FNSD 00155	LYNWOOD CDD	3,492.68	0.00	0.00	0.00	0.00	3,492.68	69.85	3,422.83
616	DN022156	FNSD 00156	RHODINE ROAD NORTH CDD	5,599.55	0.00	0.00	0.00	0.00	5,599.55	111.99	5,487.56
616	DN022158	FNSD 00158	BELMOND RESERVE CDD	11,334.92	0.00	0.00	0.00	0.00	11,334.92	226.70	11,108.22

CHECK REQUEST FORM
Summit at Fern Hill

Date: 4/7/2023

Invoice#: 04052023-2

Vendor#: V00033

Vendor Name: Summit at Fern Hill

Pay From: Truist Acct# 3620

Description: Series 2016 - FY 23 Tax Dist. ID 616

Code to: 200.103200.1000

Amount: \$211.06

Requested By: 4/7/2023
Teresa Farlow

SUMMIT AT FERN HILL CDD

DISTRICT CHECK REQUEST

Today's Date 4/5/2023
Check Amount **\$211.06**
Payable To Summit at Fern Hill CDD
Check Description Series 2016 - FY 23 Tax Dist. ID 616
Special Instructions Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

ERIC

Authorization

DM	_____		
Fund	<u>001</u>		
G/L	<u>20702</u>		
Object Code			
Chk	#	_____	Date _____

Hillsborough County Tax Collector - Distribution of Property Tax Summary by Agency for 03-01-2023 to 03-31-2023 dated 04-06-2023 - Run 04/05/2023 10:04AM

Distribution ID	Act System Num	Agency Code	Funding Agency	Tax	Fees	Penalty	Interest	Discount	Allocated	Commission	Distributed Amt
616	DN022134	FNSD 00134	RESERVE AT PRADERA CDD	8,624.71	0.00	0.00	0.00	0.00	8,624.71	172.49	8,452.22
616	DN022135	FNSD 00135	CARLTON LAKES CDD	14,034.16	0.00	0.00	0.00	0.00	14,034.16	280.89	13,753.47
616	DN022136	FNSD 00136	SUMMITAT FERN HILL CDD	637.28	0.00	0.00	0.00	0.00	637.28	12.74	624.54
616	DN022137	FNSD 00137	OAKS AT SHADY CREEK CDD	10,608.88	0.00	0.00	0.00	0.00	10,608.88	212.18	10,396.70
616	DN022138	FNSD 00138	RIVERBEND WEST CDD	10,006.11	0.00	0.00	0.00	-23.45	9,982.66	199.66	9,783.00
616	DN022139	FNSD 00139	WYNNMERE EAST CDD	2,444.28	0.00	0.00	0.00	0.00	2,444.28	48.89	2,395.39
616	DN022140	FNSD 00140	SOUTH FORK III	26,374.99	0.00	0.00	0.00	0.00	26,374.99	527.50	25,847.49
616	DN022141	FNSD 00141	K-BAR II CDD	42,395.73	0.00	0.00	0.00	0.00	42,395.73	847.91	41,547.82
616	DN022142	FNSD 00142	WATERSET CENTRAL CDD	35,958.55	0.00	0.00	0.00	0.00	35,958.55	719.17	35,239.38
616	DN022143	FNSD 00143	TOUCHSTONE CDD	21,324.28	0.00	0.00	0.00	0.00	21,324.28	426.48	20,897.80
616	DN022144	FNSD 00144	VENTANA CDD	24,004.34	0.00	0.00	0.00	0.00	24,004.34	480.08	23,524.26
616	DN022145	FNSD 00145	TIMBER CREEK CDD	4,408.18	0.00	0.00	0.00	0.00	4,408.18	88.16	4,320.02
616	DN022147	FNSD 00147	BOYETTE PARK CDD	5,981.23	0.00	0.00	0.00	8.55	5,989.78	119.79	5,869.99
616	DN022149	FNSD 00149	CYPRESS MILL CDD	10,500.96	0.00	0.00	0.00	0.00	10,500.96	210.02	10,290.94
616	DN022150	FNSD 00150	SPENCER CREEK	757.99	0.00	0.00	0.00	0.00	757.99	15.16	742.83
616	DN022151	FNSD 00151	SHELL POINT CDD	15,553.00	0.00	0.00	0.00	0.00	15,553.00	311.06	15,241.94
616	DN022152	FNSD 00152	CREEK PRESERVE CDD	15,473.65	0.00	0.00	0.00	0.00	15,473.65	309.47	15,164.18
616	DN022153	FNSD 00153	BELMONT II CDD	5,714.31	0.00	0.00	0.00	0.00	5,714.31	114.28	5,600.03
616	DN022154	FNSD 00154	FISHHAWK RANCH CDD	116,629.98	0.00	0.00	0.00	-20.16	116,609.82	2,332.20	114,277.62
616	DN022155	FNSD 00155	LYNWOOD CDD	3,492.68	0.00	0.00	0.00	0.00	3,492.68	69.85	3,422.83
616	DN022156	FNSD 00156	RHODINE ROAD NORTH CDD	5,599.55	0.00	0.00	0.00	0.00	5,599.55	111.99	5,487.56
616	DN022158	FNSD 00158	BELMOND RESERVE CDD	11,334.92	0.00	0.00	0.00	0.00	11,334.92	226.70	11,108.22

Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL 34638
+1 8139978101
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 5716
DATE 04/25/2023
TERMS Net 15
DUE DATE 05/10/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor Repaired fence (panels being kicked out b kids cutting through).	1	125.00	125.00

Thank You! We Appreciate Your Business.

BALANCE DUE

\$125.00

Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL 34638
+1 8139978101
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 5727
DATE 04/27/2023
TERMS Net 15
DUE DATE 05/12/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor 105404 Strawberry Tetra Drive Fence Repair	1	125.00	125.00

Thank You! We Appreciate Your Business.

BALANCE DUE \$125.00

Summit at Fern Hill Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2023

Prepared by:



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 April 30, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL		LONG-TERM		TOTAL	
	GENERAL	SERIES 2016	SERIES 2018	GENERAL		LONG-TERM
	FUND	DEBT SERVICE	DEBT SERVICE	FIXED ASSETS		DEBT
				ACCOUNT	ACCOUNT	
	FUND	FUND	FUND	GROUP FUND	GROUP FUND	
ASSETS						
Cash - Operating Account	\$ 388,473	\$ -	\$ -	\$ -	\$ -	\$ 388,473
Cash in Transit	-	211	122	-	-	333
Due From Other Funds	-	2,090	1,202	-	-	3,292
Investments:						
Operating Acct (Other)	-	-	39,000	-	-	39,000
Interest Account	-	81,596	49,900	-	-	131,496
Reserve Fund	-	123,178	69,325	-	-	192,503
Revenue Fund	-	119,790	72,256	-	-	192,046
Sinking fund	-	81,000	-	-	-	81,000
Deposits	2,935	-	-	-	-	2,935
Fixed Assets						
Equipment and Furniture	-	-	-	439,065	-	439,065
Construction Work In Process	-	-	-	4,882,476	-	4,882,476
Amount Avail In Debt Services	-	-	-	-	229,390	229,390
Amount To Be Provided	-	-	-	-	5,054,891	5,054,891
TOTAL ASSETS	\$ 391,408	\$ 407,865	\$ 231,805	\$ 5,321,541	\$ 5,284,281	\$ 11,636,900
LIABILITIES						
Accounts Payable	\$ 4,401	\$ -	\$ -	\$ -	\$ -	\$ 4,401
Deferred Revenue	23,256	-	29,435	-	-	52,691
Bonds Payable	-	-	-	-	5,284,281	5,284,281
Due To Other Funds	3,292	-	-	-	-	3,292
TOTAL LIABILITIES	30,949	-	29,435	-	5,284,281	5,344,665
FUND BALANCES						
Restricted for:						
Debt Service	-	407,865	202,370	-	-	610,235
Unassigned:	360,459	-	-	5,321,541	-	5,682,000
TOTAL FUND BALANCES	360,459	407,865	202,370	5,321,541	-	6,292,235
TOTAL LIABILITIES & FUND BALANCES	\$ 391,408	\$ 407,865	\$ 231,805	\$ 5,321,541	\$ 5,284,281	\$ 11,636,900

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2023
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Room Rentals	\$ 400	\$ -	\$ (400)	0.00%
Special Assmnts- Tax Collector	338,809	341,410	2,601	100.77%
Other Miscellaneous Revenues	-	150	150	0.00%
TOTAL REVENUES	339,209	341,560	2,351	100.69%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	1,000	11,000	8.33%
ProfServ-Trustee Fees	8,100	336	7,764	4.15%
Disclosure Report	8,400	4,900	3,500	58.33%
District Counsel	6,000	2,355	3,645	39.25%
District Engineer	4,000	-	4,000	0.00%
District Manager	33,750	19,688	14,062	58.33%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	1,100	700	61.11%
Postage, Phone, Faxes, Copies	400	569	(169)	142.25%
Public Officials Insurance	3,008	2,694	314	89.56%
Insurance -Property & Casualty	7,476	7,059	417	94.42%
Legal Advertising	1,500	1,849	(349)	123.27%
Bank Fees	400	205	195	51.25%
Website Administration	1,200	700	500	58.33%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	94,209	42,630	51,579	45.25%
<u>Electric Utility Services</u>				
Utility - Electric	41,000	26,007	14,993	63.43%
Total Electric Utility Services	41,000	26,007	14,993	63.43%
<u>Water-Sewer Comb Services</u>				
Utility - Water	6,000	7,681	(1,681)	128.02%
Total Water-Sewer Comb Services	6,000	7,681	(1,681)	128.02%

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2023
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Waterway Management	6,000	3,115	2,885	51.92%
Amenity Center Cleaning & Supplies	5,500	4,255	1,245	77.36%
Contracts-Pools	9,000	4,150	4,850	46.11%
R&M-Other Landscape	15,000	6,927	8,073	46.18%
R&M-Plant Replacement	2,500	-	2,500	0.00%
R&M-Pools	1,000	853	147	85.30%
Amenity Maintenance & Repairs	15,000	1,122	13,878	7.48%
R&M-Boundary Walls/Fences/Monuments	1,500	3,105	(1,605)	207.00%
Waterway Improvements & Repairs	5,000	-	5,000	0.00%
Landscape Maintenance	91,000	44,335	46,665	48.72%
Park Facility Maint. & Improvement	1,500	1,655	(155)	110.33%
Miscellaneous Maintenance	3,000	1,428	1,572	47.60%
Irrigation Maintenance	3,500	2,500	1,000	71.43%
Annual Mulching & Tree Trimming	13,500	-	13,500	0.00%
Holiday Decoration	5,000	2,745	2,255	54.90%
Capital Improvements	20,000	-	20,000	0.00%
Total Other Physical Environment	198,000	76,190	121,810	38.48%
TOTAL EXPENDITURES	339,209	152,508	186,701	44.96%
Excess (deficiency) of revenues				
Over (under) expenditures	-	189,052	189,052	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		171,407		
FUND BALANCE, ENDING		\$ 360,459		

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2023
Series 2016 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 168	\$ 168	0.00%
Special Assmnts- Tax Collector	242,370	248,034	5,664	102.34%
TOTAL REVENUES	242,370	248,202	5,832	102.41%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	81,000	-	81,000	0.00%
Interest Expense	161,370	81,596	79,774	50.56%
Total Debt Service	242,370	81,596	160,774	33.67%
TOTAL EXPENDITURES	242,370	81,596	160,774	33.67%
Excess (deficiency) of revenues				
Over (under) expenditures	-	166,606	166,606	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		241,259		
FUND BALANCE, ENDING		\$ 407,865		

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2023
Series 2018 Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 95	\$ 95	0.00%
Special Assmnts- Tax Collector	138,020	143,908	5,888	104.27%
TOTAL REVENUES	138,020	144,003	5,983	104.33%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	39,000	-	39,000	0.00%
Interest Expense	99,020	49,900	49,120	50.39%
Total Debt Service	138,020	49,900	88,120	36.15%
TOTAL EXPENDITURES	138,020	49,900	88,120	36.15%
Excess (deficiency) of revenues				
Over (under) expenditures	-	94,103	94,103	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		108,267		
FUND BALANCE, ENDING		\$ 202,370		

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2023
General Fixed Assets Account Group Fund (900)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		5,321,541		
FUND BALANCE, ENDING		<u><u>\$ 5,321,541</u></u>		

SUMMIT AT FERN HILL CDD

Bank Reconciliation

Bank Account No. 3620 TRUIST - GF Operating
Statement No. 04-23
Statement Date 4/30/2023

G/L Balance (LCY)	388,473.06	Statement Balance	400,235.74
G/L Balance	388,473.06	Outstanding Deposits	125.00
Positive Adjustments	0.00		
		Subtotal	400,360.74
Subtotal	388,473.06	Outstanding Checks	11,887.68
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	388,473.06	Ending Balance	388,473.06
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
3/30/2023	Payment	2327	FRONTIER	126.38	126.38	0.00
3/30/2023	Payment	2328	TAMPA ELECTRIC	568.94	568.94	0.00
3/30/2023	Payment	2329	ZEBRA CLEANING TEAM	600.00	600.00	0.00
4/13/2023	Payment	2330	STRALEY ROBIN VERICKER	274.00	274.00	0.00
4/13/2023	Payment	2331	SUMMIT AT FERN HILL CDD	333.53	333.53	0.00
4/27/2023	Payment	2336	TAMPA ELECTRIC	3,756.42	3,756.42	0.00
4/21/2023		JE000128	Bank Fees - Service Charge	21.85	21.85	0.00
Total Checks				5,681.12	5,681.12	0.00
Deposits						
4/11/2023		JE000127	Special Assmnts- Tax Collector	G/L 20.67	20.67	0.00
4/5/2023		JE000129	Special Assmnts- Tax Collector	G/L 624.54	624.54	0.00
4/30/2023		JE000130	TRUIST - GF Operating Dep + Adjustment	G/L 12.10	12.10	0.00
Total Deposits				657.31	657.31	0.00
Outstanding Checks						
9/30/2022		JE000037	paid online check never received	509.15	0.00	509.15
10/1/2022		JE000024	Outstanding check# 6440; BOCC	51.79	0.00	51.79
4/27/2023	Payment	2332	BOCC	420.99	0.00	420.99
4/27/2023	Payment	2333	FIRST CHOICE AQUATIC WEED MGMT LLC	445.00	0.00	445.00
4/27/2023	Payment	2334	INFRAMARK LLC	3,622.25	0.00	3,622.25
4/27/2023	Payment	2335	SPEAREM ENTERPRISE	505.00	0.00	505.00
4/27/2023	Payment	2337	YELLOWSTONE LANDSCAPE	6,333.50	0.00	6,333.50

SUMMIT AT FERN HILL CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference	
Total Outstanding Checks.....				11,887.68		11,887.68	
Outstanding Deposits							
9/30/2022		JE000036	Out Deposit - Clubhouse Deposit	G/L	125.00	0.00	125.00
Total Outstanding Deposits.....				125.00		125.00	



Job Name: _____
Customer Number: 437 Customer: FCA - SUMMIT @ FERN HILL CDD
Technician: Aleksey Solano
Date: 05/04/2023 Time: 02:06 PM
Customer Signature: _____

Midge fly treatment was done to all ponds

FISH and WILDLIFE OBSERVATIONS

NATIVE WETLAND HABITAT MAINTENANCE

Beneficial Vegetation Notes:

57







MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Summit at Fern Hill

Date: Monday, May 1, 2023

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	COMMENTS
LANDSCAPE MAINTENANCE				
TURF	5	4	-1	<u>St. Augustine weeds by clubhouse.</u>
TURF FERTILITY	10	9	-1	<u>Mostly good.</u>
TURF EDGING	5	4	-1	<u>Fuzzy Cattail St monuments.</u>
WEED CONTROL - TURF AREAS	5	4	-1	<u>St. Augustine weeds by clubhouse.</u>
TURF INSECT/DISEASE CONTROL	10	9	-1	<u>Fungus in Cone Grove Rd median.</u>
PLANT FERTILITY	5	3	-2	<u>Strawberry Tetra Dr & Magnolias.</u>
WEED CONTROL - BED AREAS	5	3	-2	<u>Among Fakahatchee.</u>
PLANT INSECT/DISEASE CONTROL	5	4	-1	<u>Possible mites in Fakahatchee.</u>
PRUNING	10	8	-2	<u>Fakahatchee and Golden Wonder Ln.</u>
CLEANLINESS	5	5	0	
MULCHING	5	4	-1	
WATER/IRRIGATION MGMT	8	8	0	
CARRYOVERS	5	3	-2	<u>Fakahatchee weeds/cons area/Cone Grove Rd Median</u>

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	7	0	
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	3	0	
SCORE	100	85	-15	85%

Contractor Signature: _____

Manager's Signature: Clay Wright

SUMMIT AT FERN HILL

Inspection Report - May 2023

Monday, May 1, 2023

Prepared For Summit At Fern Hill Board Of Supervisors

27 Items Identified



Item 1

Assigned To Yellowstone

The front of the clubhouse looks great. The turf, Coontie Palms, Liriodendron, Ti Plants, Crepe Myrtle, Elm tree, Viburnum, and palms are all healthy.



Item 2

Assigned To Yellowstone

The dead palm has been cut out.



Item 3

Assigned To Yellowstone

Weeds have all been cleared out in the peanuts and the bed is properly edged.



Item 4

Assigned To Yellowstone

Broadleaf weeds need to be treated in the St. Augustine in front of the clubhouse parking lot.



Item 5

Assigned To Spearem

The mailbox park needs to be pressure washed or dusted soon.



Item 6

Assigned To Aquatics/Yellowstone

Pond FH-3 looks good. The Fakahatchee on the opposite bank needs to be trimmed and heavily weeded.



Item 7

Assigned To Yellowstone

Weeds in the pavers need to be treated at the clubhouse.



Item 8

The pool needs to be cleaned ASAP. It is full of debris and algae is starting to grow.



Item 9

Assigned To Spearem

The fans need to be cleaned off. The whole outside of the amenity center is in need of a good cleaning.



Item 10

Assigned To Yellowstone

The palms need trimming and probably fertilization on Boggy Moss Dr.



Item 11

Assigned To Yellowstone

Pond FH-6 looks good, the tree circles need to be properly edged and weeded.



Item 12

Assigned To Yellowstone

The Bahia at the end of Golden Wonder Ln will need to be treated for weeds once more rain comes. The Plumbago and Viburnum need to be pruned/trimmed.



Item 13

Assigned To Yellowstone

Strawberry Tetra drive looks a little bit more cleaned up. The Powderpuff mimosas are blooming and most weeds are gone. Much of the plant life, however, is still struggling and looks very dry.



Item 14

Assigned To Aquatics

Pond FH-4 looks good.



Item 15

Assigned To Spearem

About 14 pavers have been knocked down and removed from the sitting area between the playground and pond FH-4.



Item 16

Assigned To Yellowstone

Weeds have been treated and are dying off in the landscape bed.



Item 17

Assigned To Yellowstone

There are two nearly dead Magnolias on Cone Grove Rd that need to be treated ASAP.



Item 18

Assigned To Yellowstone

The second struggling Magnolia.



Item 19

Assigned To Yellowstone

Pond FH-2 looks good. All of the Fakahatchee beds need heavy weeding and trimming, and some need to be treated for mites.



Item 20

Assigned To Yellowstone

The Fuzzy Cattail St monument still needs a few Golden Dewdrops to fill in the gaps, and the raised landscape bed in front of the monument is empty. Edging, weeding, and burial of the drip lines is still needed.



Item 21

Assigned To Yellowstone

The other monument is in much better shape. It is properly edged and the peanuts, Golden Dewdrops, Ti Plants, Crotons, Liriope, and palms all look good. The raised planter is empty here as well.



Item 22

Assigned To Aquatics

Pond FH-1a looks good, though some of the Bullrush and Pickerels have weeds growing that will need to be treated soon.



Item 23

Assigned To Aquatics

Pond FH-1 looks good.



Item 24

Assigned To Yellowstone

No issues spotted at the dog park.



Item 25

Assigned To Yellowstone

The Spanish daggers have all been trimmed.



Item 26

Assigned To Yellowstone

The main monument looks good.
The Firebush, Arboricola, Crotons, Ti Plants, Blue Daze, and Bismarck palms are all healthy.



Item 27

Assigned To Yellowstone

The turf and Landscaping along Fern Hill Dr looks good.