

# ***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, September 11, at 6:00 p.m.

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The Regular Meetings of Summit at Fern Hill Community Development District will be held on **September 11, 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.

### **Join Zoom Meeting**

<https://zoom.us/j/93808292300?pwd=YVFzQlVsWm5JZG9Ob3ZSUnhzUEVMdz09>

**Meeting ID: 938 0829 2300 Passcode: 087716**

### **REGULAR MEETINGS OF THE BOARD OF SUPERVISORS**

#### **1. CALL TO ORDER/ROLL CALL**

#### **2. PUBLIC COMMENTS ON AGENDA ITEMS**

#### **3. BUSINESS ITEMS**

- A. Consideration Bathroom Lock Proposal ..... Tab 01
- B. General Matters of the District

#### **4. CONSENT AGENDA**

- A. Consideration of the Board of Supervisors's Meeting Minutes of Public Hearing  
Regular Meeting August 14, 2023, ..... Tab 02
- B. Consideration of Operation and Maintenance Expenditures July 2023 ..... Tab 03
- C. Review of Financial Statements Month Ending July 31, 2023, ..... Tab 04

#### **5. STAFF REPORTS**

- A. District Counsel
- B. District Engineer
- C. District Manager ..... Tab 05
  - i. Community Inspection Reports
  - ii. First Choice Aquatics

#### **6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**

#### **7. ADJOURNMENT**

Sincerely,

*Jayna Cooper*  
District Manager



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*TAMPA - BRANDON - CLEARWATER - CLERMONT - ALTAMONTE SPRINGS - OCALA - THE VILLAGES*

SUMMIT AT FERN HILL

PROPOSAL SUBMITTED TO:

JAYNA COOPER

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## *MANAGEMENT TEAM*

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## *ABOUT US*

AFFORDABLE LOCK & SECURITY IS A "FULL-SERVICE LOCKSMITH & SECURITY COMPANY" WHICH CONSTANTLY STRIVES TO PROVIDE OUR CUSTOMERS WITH THE BEST QUALITY MECHANICAL AND ELECTRONIC SECURITY PRODUCTS AND SERVICES AT COMPETITIVE PRICES, WHILE MAINTAINING A CONSISTENTLY HIGHER LEVEL OF CUSTOMER SERVICE THAN ANY OF OUR COMPETITORS. THIS IS ACCOMPLISHED BY EMPLOYING TRAINED TECHNICIANS, PROVIDING THEM WITH SOLID SUPPORT TO PROVIDE A CUSTOMER EXPERIENCE THAT IS SECOND TO NONE.

HEADQUARTERED IN TAMPA, FL, AFFORDABLE LOCK AND SECURITY SOLUTIONS HAS BEEN THE LEADER IN CENTRAL FLORIDA SINCE 1970. STARTED AS AFFORDABLE LOCK & KEY, WE HAVE TRANSFORMED FROM A TRADITIONAL LOCKSMITH COMPANY TO AN INTEGRATOR OF ELECTRONIC ACCESS CONTROL, SECURITY CAMERAS, SAFES, DOOR LOCKS AND HARDWARE, AS WELL AS PATENT-PROTECTED KEY CONTROL OPTIONS.

AFFORDABLE BELIEVES IN CONTINUING EDUCATION FOR OUR TECHNICIANS. THIS KEEPS US INFORMED OF THE LATEST TECHNOLOGY WHICH ALLOWS US TO PROVIDE INNOVATIVE SECURITY SOLUTIONS FOR OUR CUSTOMERS.

AFFORDABLE LOCK AND SECURITY SOLUTIONS HAS STORES IN TAMPA, BRANDON, PINELLAS, ORLANDO, OCALA, AND THE VILLAGES. HAVING 7 LOCATIONS THROUGHOUT WEST, CENTRAL, AND NORTH FLORIDA ALLOWS US TO SERVICE OUR CUSTOMERS FASTER AND BE A TRUE LEADER IN SECURING CENTRAL FLORIDA.





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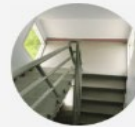
Lobbies



Garages



Reception Areas



Staircases



Loading Docks



Elevators



## HOW BRIVO IS CYBER SECURE

Cybersecurity is central to what we do. To honor our customer's trust, we follow three best practices to deliver a platform that integrates physical security and cybersecurity.



### How We Build Products

**Designed with Encrypted Device Communication:**  
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**Reducing Your Potential for Cyber Attacks:**  
No open inbound ports that make malicious attacks more likely<sup>2</sup>

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Real-time alerts to take corrective action<sup>3</sup>

### How We Deploy Applications

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**Detailed Internal Training:**  
Technical and security training for our developers, testers and other personnel

**Annual Audits by Third Parties:**  
Validated by more than a decade of information security audits<sup>5</sup>

**BRIVO SYSTEM PACKAGES**

QTY	PRODUCT DESCRIPTION	PICTURE	PRICE	REQUIRED	NOTES
2	BRIVO CLOUD-BASED ACCESS CONTROL SYSTEM - INCLUDES BRIVO TWO DOOR WIFI AND BLE CONTROLLER, BRIVO MULLION CARD/FOB READER WITH BLUETOOTH, 1 ELECTRIC STRIKE, 100' OF WIRE, AND INSTALLATION. REQUIRES MONTHLY BRIVO ACCESS SERVICE. INCLUDES 5 MOBILE PASSES. CARDS AND FOBs NOT INCLUDED.		\$ 1,799.00	\$ 3,598.00	

**BRIVO ACCESS CAMERA PACKAGE**

0	BRIVO ACCESS CAMERA - INCLUDES OUTDOOR DOME 4MPiX, H265, IR, IP66, 2.8MM LENS, POE CAMERA, 100' OF WIRE, SWITCH, AND INSTALLATION. PRICE IS PER CAMERA. INTERNET IS REQUIRED. BRIVO CAMERA SUBSCRIPTION IS REQUIRED		\$ 599.00	\$ -	
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**SECURITY HARDWARE NOT INCLUDED IN PACKAGES**

0	BRIVO PRINTABLE ISO SMART CARD - LEAF 4K, GLOSSY DUAL SIDE PRINTABLE CR79 CARD. COMPATIBLE WITH BRIVO B-B5, B-B AND B-S SERIES SMART READERS. PRICE IS PER CARD - SOLD IN PACKS OF 50		\$ 4.50	\$ -	
0	SMART KEYFOB - LEAF, 8K. COMPATIBLE WITH BRIVO B-B5, B-B AND B-S SERIES SMART READERS. PRICE IS PER FOB - SOLD IN PACKS OF 25		\$ 7.60	\$ -	
2	GRADE 2 STOREROOM LEVER		\$ 169.55	\$ 339.10	
2	LATCH GUARD		\$ 20.00	\$ 40.00	
2	INDICATOR DEADBOLT		\$ 75.00	\$ 150.00	
1	ADDITIONAL WIRE AND PARTS FOR RUNS OVER 100FT		\$ 115.00	\$ 115.00	
<b>MATERIALS TOTAL</b>			<b>\$</b>	<b>4,242.10</b>	

# AFFORDABLE

## LOCK & SECURITY SOLUTIONS

"Locksmiths & Security Integrators"



BRIVO ACCESS SERVICES (BILLED MONTHLY. FIRST MONTH INCLUDED IN PROPOSAL TOTAL)				
2	<b>BRIVO STANDARD ACCESS MONTHLY SERVICE 1 -</b> \$41.50 PER MONTH PER DOOR UP TO 3 DOORS (MINIMUM OF 36 MONTHS) - INCLUDES A SERVICE AGREEMENT. *NOTE: INTERNET IS REQUIRED	\$ 41.50	\$ 83.00	
0	<b>BRIVO STANDARD ACCESS MONTHLY SERVICE 2 -</b> \$27.50 PER MONTH PER DOOR 4 DOORS OR MORE (MINIMUM OF 36 MONTHS) - INCLUDES A SERVICE AGREEMENT. *NOTE: INTERNET IS REQUIRED	\$ 27.50	\$ -	
0	<b>BRIVO UPGRADE FROM STANDARD TO PROFESSIONAL - INCLUDES PROFESSIONAL EDITION FEATURES, 10 DOORS, IDENTITY CONNECTOR, BRIVO API CONNECTION AND 500 BRIVO MOBILE PASSES)</b> \$438 PER MONTH (MINIMUM OF 36 MONTHS) - INCLUDES A SERVICE AGREEMENT. *NOTE: INTERNET IS REQUIRED	\$ 438.00	\$ -	
0	<b>BRIVO UPGRADE FROM STANDARD TO ENTERPRISE - INCLUDES ENTERPRISE EDITION FEATURES, 20 DOORS, IDENTITY CONNECTOR, SSO, BRIVO API CONNECTION AND 1,000 BRIVO MOBILE PASSES</b> \$988 PER MONTH (MINIMUM OF 36 MONTHS) - INCLUDES A SERVICE AGREEMENT. *NOTE: INTERNET IS REQUIRED	\$ 988.00	\$ -	
0	<b>BRIVO ACCESS CAMERA SERVICE - 14 DAYS - \$39</b> PER MONTH PER CAMERA 14 DAYS RECORDING IN THE CLOUD AT 1MP RESOLUTION (MINIMUM OF 36 MONTHS) - INCLUDES UNLIMITED REMOTE ACCESS TO MANAGE THE SYSTEM AND A SERVICE AGREEMENT. *NOTE: INTERNET IS REQUIRED	\$ 39.00	\$ -	
0	<b>BRIVO ACCESS CAMERA SERVICE - 7 DAYS</b> \$25 PER MONTH PER CAMERA - INCLUDES 7 DAYS OF RECORDING IN THE CLOUD AT 1MP RESOLUTION (MINIMUM OF 36 MONTHS) - INCLUDES UNLIMITED REMOTE ACCESS TO MANAGE THE SYSTEM AND A SERVICE AGREEMENT. *NOTE: INTERNET IS REQUIRED	\$ 25.00	\$ -	
0	<b>BRIVO MOBILE PASS - 100 BRIVO MOBILE PASSES</b> FOR A SINGLE ACCOUNT. MONTHLY SUBSCRIPTION.	\$ 20.00	\$ -	
0	<b>BRIVO ACCESS CELLULAR SERVICE - CELLULAR DATA PLAN FOR BRIVO ACCESS CONTROL PANELS - \$40 PER MONTH PER CONTROLLER (MINIMUM OF 36 MONTHS) - INCLUDES UNLIMITED REMOTE ACCESS TO MANAGE THE SYSTEM</b>	\$ 40.00	\$ -	
<b>MONTHLY SUBSCRIPTION TOTAL</b>		<b>\$</b>	<b>83.00</b>	

INSTALLATION SCOPE OF WORK				
QTY	SERVICE DESCRIPTION	PRICE	REQUIRED	
0	<b>LABOR TO INSTALL ADDITIONAL ACCESS CONTROL HARDWARE OUTSIDE OF THE SCOPE OF A STANDARD ACCESS CONTROLLED DOOR</b>	\$ 150.00	\$ -	

SHIPPING & HANDLING AND APPLICABLE TAX NOT INCLUDED

<b>INSTALLATION TOTAL</b>		<b>\$</b>	<b>-</b>
		<b>TOTAL PROJECT COST</b>	<b>MONTHLY SUBSCRIPTION - INCLUDES LIFETIME WARRANTY ON PARTS AND SERVICE*</b>
		<b>\$ 4,325.10</b>	<b>\$ 83.00</b>



## SERVICE AGREEMENT

**AFFORDABLE LOCK AND SECURITY SOLUTIONS** (HEREINAFTER REFERRED TO AS ALSS) AGREES TO PROVIDE TO THE UNDERSIGNED (HEREINAFTER REFERRED TO AS THE CUSTOMER), THE SERVICE SPECIFIED, SUBJECT TO THE TERMS AND CONDITIONS SHOWN BELOW IN CONNECTION WITH THE PRODUCTS SPECIFIED IN THIS PROPOSAL, (HEREINAFTER CALLED PRODUCTS):

THE TERMS OF THIS CONTRACT SHALL BEGIN THE 1ST DAY OF THE MONTH FOLLOWING ACCEPTANCE OF THE ABOVE PROPOSAL. CUSTOMER SHALL PAY ALSS THE SUM OF:

\$	83.00	PER MONTH FOR THE DURATION OF THE CONTRACT (MINIMUM 36 MONTHS). THE FIRST PAYMENT IS INCLUDED IN THE PROPOSAL TOTAL AND IS BILLED ONE MONTH IN ADVANCE. PAYMENT COVERS MONTHLY CLOUD SUBSCRIPTION AND SERVICE AGREEMENT. AFTER 36 MONTHS THE SUBSCRIPTION IS REQUIRED TO CONTINUE TO ACCESS TO THE SYSTEM AND TO MAKE SYSTEM UPDATES
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### SERVICE AGREEMENT TERMS AND CONDITIONS

SERVICE PERFORMED UNDER THIS CONTRACT SHALL CONSIST OF FURNISHING LABOR, PARTS AND WHOLE COMPONENTS NECESSARY TO RESTORE THE PRODUCTS SPECIFIED TO THE MANUFACTURERS' SPECIFIED OPERATING CONDITION PROVIDED SUCH SERVICE IS NECESSITATED BY PRODUCT FAILURE DURING NORMAL USAGE.

THE SERVICE PERFORMED UNDER THE CONDITIONS OF THIS CONTRACT IS PROVIDED THROUGH ALSS. THE ACTUAL SERVICE PERFORMED MAY BE ASSIGNED TO A QUALIFIED, PROPERLY TRAINED AND AUTHORIZED INDEPENDENT SERVICE TECHNICIAN WHEN THE ASSIGNMENT IS IN THE BEST INTEREST OF THE CUSTOMER AS DETERMINED SOLELY BY ALSS. THIS CONTRACT, INCLUDING ALL PROVISIONS, LIMITATIONS, DEFINITIONS AND INCLUSIONS, CONSTITUTES THE ENTIRE CONTRACT. NO ONE HAS THE AUTHORITY TO CHANGE THIS CONTRACT WITHOUT PRIOR WRITTEN APPROVAL OF ALSS.

#### AVAILABILITY OF SERVICES

SERVICE SHALL NORMALLY BE AVAILABLE AND RENDERED DURING THE NORMAL WORKING HOURS AND WORKWEEK OF ALSS OR ITS ASSIGNED AGENT. ALSS WILL EXERCISE ALL REASONABLE EFFORTS TO PERFORM SERVICE UNDER THIS CONTRACT BUT WILL NOT BE RESPONSIBLE FOR DELAYS OR FAILURE IN PERFORMING SUCH SERVICE CAUSED BY ACTS OF GOD, GOVERNMENT, LABOR DIFFICULTIES, FAILURE OF TRANSPORTATION, ACCIDENT, RIOTS, WAR OR OTHER CAUSES BEYOND OUR CONTROL.

#### LOCATION OF SERVICE

SERVICE SHALL BE PROVIDED AT THE LOCATIONS AND FOR THE PRODUCTS SET FORTH IN THIS AGREEMENT. ALL SERVICE WILL BE PROVIDED BY THE TECHNICIAN AND THE SERVICE SHOP DESIGNATED BY ALSS.

#### REPAIR PARTS

PARTS AND MATERIALS FURNISHED HEREUNDER WILL BE DRAWN FROM ALSS'S INVENTORIES OF NEW OR REBUILT PARTS OR COMPONENTS AT THE SOLE DISCRETION OF ALSS. IN THE EVENT THAT REPAIR PARTS BECOME UNAVAILABLE DUE TO PRODUCT OBSOLESCENCE DURING THE COVERAGE PERIOD OF THIS AGREEMENT, ALSS SHALL BE EXCUSED FROM PERFORMANCE OF THE SERVICES COVERED UNDER THIS AGREEMENT AND SHALL REFUND THE PRO-RATED BALANCE OF THE CONTRACT PRICE PAID TO YOU. IN NO EVENT SHALL ALSS BE LIABLE FOR ANY DAMAGES AS A RESULT OF THE UNAVAILABILITY OF SERVICE PARTS CAUSED BY ORIGINAL MANUFACTURERS SHIPMENT DELAYS.

#### SERVICE AND COMPONENTS NOT COVERED

PREVENTATIVE MAINTENANCE OF THE PRODUCTS DESCRIBED IN THIS AGREEMENT IS NOT COVERED BY THIS CONTRACT UNLESS SPECIFIED IN THE CONTRACT PREVENTATIVE MAINTENANCE RIDER.

THE REFINISHING OR REPLACEMENT OF ANY PRODUCTS OR COMPONENT PART DUE TO PRODUCT FINISH DEFECTS OR RUSTING OR OTHER PRODUCT APPEARANCE DEFECTS, UNLESS DAMAGED BY A COMPONENT FAILURE, IS ONLY COVERED UNDER THIS AGREEMENT TO THE EXTENT OUTLINED IN THE ORIGINAL MANUFACTURER'S WARRANTY.

#### SERVICE AND LIMITATIONS

THIS SERVICE CONTRACT DOES NOT COVER ANY LOSS OR DAMAGE RESULTING FROM EXTERNAL CAUSE SUCH AS, BUT NOT LIMITED TO, NEGLIGENCE, MISUSE, ABUSE, UNAUTHORIZED REPAIR BY OTHERS, (INCLUDING CUSTOMER'S EMPLOYEES AND AGENTS), IMPROPER INSTALLATION, INADEQUATE POWER SUPPLY, FIRE, WATER, WINDSTORM, HAIL, LIGHTNING, EARTHQUAKE, THEFT, BURGLARY, VANDALISM OR REINSTALLATION OR RELOCATION. WORK NECESSARY BECAUSE OF ANY OF THESE SITUATIONS WILL BE SUBJECT TO CHARGES AT OUR PREVAILING SERVICE RATES. IN NO EVENT SHALL ALSS BE LIABLE FOR SPECIAL, INDIRECT OR INCIDENTAL CHARGES. THE REPLACEMENT OF PRODUCTS OR COMPONENT PARTS WHOSE FAILURE IS ATTRIBUTABLE TO A DEFECTIVE COMPONENT NOT INCLUDED IN THIS CONTRACT IS EXCLUDED.

#### RENEWALS

ALSS IS NOT OBLIGATED TO RENEW THIS CONTRACT. IF A RENEWAL CONTRACT IS OFFERED BY ALSS, THE CONTRACT PRICE QUOTED SHALL REFLECT THE AGE OF THE PRODUCTS COVERED AND OUR CURRENT SERVICE COSTS AT THE TIME OF RENEWAL.

#### TRANSFER AND ASSIGNMENT

THIS SERVICE CONTRACT IS TRANSFERABLE BY CUSTOMER WITH THE WRITTEN CONSENT OF ALSS BUT ONLY AFTER A COMPLETE SECURITY SURVEY OF THE PRODUCTS IS COMPLETED. REQUESTS FOR TRANSFER MUST BE MADE IN WRITING AND WILL NOT BE EFFECTIVE UNTIL THE WRITTEN AGREEMENT IS RETURNED. ONLY THE BALANCE OF THE SERVICE CONTRACT'S TIME PERIOD IS TRANSFERABLE AND DOES NOT IMPLY AN AUTOMATIC RENEWAL AT CONTRACT TERMINATION. THE TERMS AND CONDITIONS OF THIS SERVICE CONTRACT CANNOT BE MODIFIED IN ANY WAY EXCEPT BY AN EXPRESS AGREEMENT IN WRITING BETWEEN THE CUSTOMER AND ALSS.



## *TERMS AND CONDITIONS*

OWNER PROVIDED ITEMS INCLUDE: LOCATING AND MARKING THE UNDERGROUND UTILITIES, LANDSCAPING AND IRRIGATION MODIFICATIONS AND PERMITS.

AFFORDABLE LOCK & SECURITY SOLUTIONS IS NOT RESPONSIBLE FOR ANY DAMAGE CAUSED BY VANDALISM, LIGHTNING OR OTHER NATURAL CAUSES, SUCH AS FLOOD, RAIN, ETC., GATE CLOSURE UPON PEDESTRIANS, ANIMALS, AND/OR VEHICLES, OR DELAYED OR PREVENTED ACCESS TO EMERGENCY VEHICLES (I.E. - AMBULANCE, FIRE, POLICE, ETC.) DUE TO A CLOSED GATE OR OTHER CAUSES BEYOND THE CONTROL OF THE PARTIES.

THIS PROPOSAL IS EFFECTIVE FOR 30 DAYS.

SALES TAX NOT INCLUDED

## *ACCEPTANCE OF PROPOSAL*

BY SIGNING BELOW, I ACCEPT THIS PROPOSAL AND AGREE TO THE TERMS AND CONDITIONS CONTAINED HEREIN:

DATE:

CUSTOMER NAME:

SIGNATURE:

TOTAL PROJECT COST (REQUIRED)	\$	4,325.10
MONTHLY SUBSCRIPTION TOTAL (REQUIRED)	\$	83.00

THANK YOU FOR THE OPPORTUNITY TO MEET YOUR SECURITY NEEDS. IF YOU HAVE ANY QUESTIONS REGARDING THIS PROPOSAL, PLEASE FEEL FREE TO CONTACT ME.

NAME : JORDAN LUDLAM

EMAIL : JORDAN.L@AFFORDABLELOCK.COM

PHONE : 813-232-7600

1  
2  
3 **MINUTES OF PUBLIC HEARING AND REGULAR MEETING**  
4 **OF SUMMIT AT FERN HILL**  
5 **COMMUNITY DEVELOPMENT DISTRICT**  
6

7 The Public Hearing and regular meeting of the Board of Supervisors of the Summit at  
8 Fern Hill Community Development District was held on Monday, August 14, 2023, and called to  
9 order at 6:09 p.m. at the Summit at Fern Hill Clubhouse located at 1340 Boggy Moss Drive,  
10 Riverview, FL 33578.

11  
12  
13 Present and constituting a quorum were:

14  
15 Antonio Bradford Chairperson  
16 Angela White Vice Chairperson  
17 Douglas "Doug" Smith Assistant Secretary  
18

19 Also present were:

20  
21 Jayna Cooper District Manager  
22 Michael Broadus District Counsel (*via Zoom call*)  
23 Residents  
24  
25

26 *The following is a summary of the discussions and actions taken.*  
27  
28

29 **FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

30 Ms. Cooper called the meeting to order, and a quorum was established.  
31

32 **SECOND ORDER OF BUSINESS**

**Public Comments Agenda Items**

33 There being no public comments, the next order of business followed.  
34

35 **THIRD ORDER OF BUSINESS**

**Recess to Public Hearings**

36 Ms. Cooper directed the Board of Supervisors to recess to the Public Hearings.  
37

38 **FOURTH ORDER OF BUSINESS**

**Public Hearing on Adopting Fiscal Year  
2024 Final Budget**

39  
40 **A. Open Public Hearing on Adopting Fiscal Year 2024 Final Budget**  
41

42 On MOTION by Mr. Smith seconded by Mr. Bradford, with all  
43 in favor, Public Hearing on Adopting Fiscal Year 2024 Final  
44 Budget was opened. 3-0  
45  
46  
47

UNAPPROVED

**B. Public Comments**

- Ms. Cooper gave an overview of the notice they received in the mail regarding the annual budget assessment increase proposal.
- Resident 2 voiced a concern with the increase in the mortgage while she believes the maintenance has not been maintained. Members of the community do not have key fobs to clubhouse/restrooms and noted a broken fence from a hurricane.
- Mr. Bradford noted Ms. Cooper should be contacted to receive a key. Additionally, the Board is working on a new set to give to residents.
- Resident 3 requested for sufficient lighting on Cone Grove Rd. They noted at the secondary entrance there is no lighting. Ms. Cooper advised the residents the matter would be investigated, and possible may need to make the request through County.
- Resident 4 noted dead grass and damage to fence located at second entrance.
- Mr. Smith asked residents if they understand the difference between the HOA and the CDD, in which a resident asked the Board to explain the difference. Mr. Smith responded by stating the HOA oversees ensuring resident's individual houses are following set community guidelines. The CDD oversees the amenities, utilities, and landscaping for the community.
- Resident 5 requested a stop sign, landscaping on the bushes and additional lighting on Fern Hill Street.

**C. Consideration of Resolution 2023-06; Adopting Final Fiscal Year 2024 Budget**

Ms. Cooper discussed the Resolution with the Board.

On MOTION by Mr. Smith seconded by Mr. Bradford, with all in favor, Resolution 2023-06 for the Fiscal Year 2024 Final Budget, was adopted. 3-0

**D. Close Public Hearing on Adopting Fiscal Year 2024 Final Budget**

On MOTION by Ms. White seconded by Mr. Bradford, with all in favor, the Public Hearing for adoption of the Fiscal Year 2024 Final Budget, was closed. 3-0

**FIFTH ORDER OF BUSINESS**

**Public Hearing on Levying O&M Assessments**

**A. Open Public Hearing on Levying O&M Assessments**

On MOTION by Mr. Bradford seconded by Ms. White with all in favor, Public Hearing on Levying O&M Assessments was opened. 3-0

**B. Public Comment**

There were no public comments.

**C. Consideration of Resolution 2023-07; Levying O&M Assessments**

Ms. Cooper reviewed the Resolution with the Board.

On MOTION by Mr. Bradford seconded by Ms. White, with all in favor, Resolution 2023-07 for Levying O&M Assessments, was adopted. 3-0

**D. Close Public Hearing on Levying O&M Assessments**

On MOTION by Mr. Bradford seconded by Ms. White, with all in favor, Public Hearing on Levying O&M Assessments was closed. 3-0

**SIXTH ORDER OF BUSINESS**

**Return to Regular Meeting**

Ms. Cooper directed the Board of Supervisors to proceed to the regular meeting.

**SEVENTH ORDER OF BUSINESS**

**Business Items**

**A. Consideration of Resolution 2023-08; Setting Fiscal Year 2024 Meeting Schedule**

Ms. Cooper and the Board briefly discussed holding monthly meetings for Fiscal Year 2024. There being no changes requested,

On MOTION by Mr. Bradford seconded by Ms. White, with all in favor, Resolution 2023-08, Setting the Fiscal Year 2024 Meeting Schedule, was adopted. 3-0

**B. Discussion of Pool Maintenance Proposals**

Ms. Cooper presented to the Board two bids for pool maintenance which recommend a chemical controller.

A Quality Pools estimate for installation is \$5,210, with a monthly maintenance of \$1,400, and includes a black algae treatment. This source will not install without the black algae treatment.

Triangle, the second bid, estimate for installation is \$3,319, with a monthly maintenance of \$1,250, and does not include a black algae treatment.

Ms. Cooper explained the expert from A Quality Pools disclaimed that because the black algae was so significant, she is uncertain whether this treatment will completely alleviate the problem. There is a possibility of the pool needing to be resurfaced.

Ms. Cooper explained the expert said the black algae occurs due to an imbalance of chemicals overtime. In essence, the current vendor Zebra, has not been balancing the chemical agents in the pool for some time.

Mr. Broadus stated if the Board wanted to sue the current vendor, it would fall on the insurance carrier, and they would be required to hire outside counsel.

Ms. Cooper assured the Board both companies have the capacity to take on the project.

The Board requested for the expert at A Quality Pools call into the next meeting to answer any questions regarding treatment and servicing before moving forward.

Ms. Cooper asked Mr. Broadus to prepare a CDD form of agreement for A Quality Pools, and a termination letter for current vendor Zebra.

On MOTION by Mr. Bradford seconded by Ms. White with all in favor, the proposal from A Quality Pools for pool maintenance was approved. 3-0

### **C. Discussion on Landscaping Enhancements Proposal**

Florida Native Nursery proposed a total of \$6,100 for maintenance and treatment. This is specific to the labor for initial herbicide treatment of cattails and torpedo grass, hand removal of hemp bind, and labor for the quarterly mitigation required by SWFWMD.

The Board received notice that they were not in compliance for a particular wetland mitigation site which prompted the District Engineer, Tonja Stewart, to gather the proposal to rectify the noncompliance. The CDD has not received a fine due to actively amending the situation with evidence.

Ms. Cooper stated approving the proposal puts the Board back into compliance.

Mr. Smith asked Ms. Cooper if this is a requirement, she responded Ms. Stewart could seek another source, but based off her 20+ years of experience and recommendation of Florida Native Nursey, it is assumed they can complete the project at a reasonable price.

160

161 Mr. Bradford asked how the CDD fell out of compliance, Ms. Cooper provided examples.  
162 To avoid this situation again, Ms. Cooper said the CDD can ask the District Engineer to prepare  
163 a spreadsheet of the CDD's permits along with due dates so they can remain in compliance.

164 Ms. Cooper discussed having Ms. Stewart call in to answer any questions regarding the  
165 permits and compliance matter at the start of the next meeting.

166 Ms. Cooper explained this proposal is specific to one mitigation area, and quarterly  
167 mitigation maintenance is necessary as the CDD's other ponds are under different permits with  
168 different requirements.

169 Mr. Smith requested the possibility of other offers that may be significantly lower than  
170 Florida Native Nursery.

171

172 On MOTION by Mr. Bradford seconded by Ms. White with  
173 all in favor, the proposal from Florida Native Nursery for  
174 landscaping enhancements was approved. 3-0

175

176 Ms. Cooper presented a proposal from Yellowstone in the amount of \$13,100. The  
177 proposal includes installation of pine bark nuggets, all beds and tree rings throughout the  
178 property.

179 Ms. Cooper explained the District has a Field Services Manager whom they can reach out  
180 to regarding procuring additional bids from other sources. The proposal was tabled until further  
181 notice.

#### 182 **D. Ratification of Pool Access Cards System Proposal**

183 Ms. Cooper stated Affordable Lock and Security assessed the issue with pool access.  
184 Upon assessment, it was determined the system was intermittently working and needs to be  
185 replaced.

186 Ms. Cooper discussed an option repairing the gate and the restrooms using the same  
187 system.

188 Ms. Cooper explained the gate is important for residents to be able to access and use their  
189 amenities.

190 Ms. Cooper informed the Board she has the new pool access cards, each resident will  
191 receive two copies, and the representative at Affordable Lock and Security, is awaiting  
192 confirmation the cards were sent, after which he may install the new system.

Ms. Cooper explained if the Board wants to include the restrooms, the cost will double, but it will prevent vandalism, and alleviate the problems the community was experiencing in terms of accessing the pool and restroom.

The Board requested Ms. Cooper obtain a proposal to convert the restrooms to the new system as well.

On MOTION by Mr. Bradford seconded by Mr. Smith with all in favor, the proposal for the pool access cards system was ratified. 3-0

#### **E. General Matters of the District**

Ms. Cooper informed the Board the three bus stop benches were ordered, and the mulch has been approved to be included upon installation of benches.

The Board received the cleaning contract for reference as requested via email.

Ms. Cooper requested direction from the Board regarding the capital improvement survey.

Ms. Cooper requested options for outdoor exercise equipment including location, color, and shape of the sunshades.

The Board tabled the discussion to a future meeting.

Ms. Cooper requested appointing a supervisor to act as a liaison with vendors to procure proposals within the budget of \$6,500.

On MOTION by Mr. Bradford seconded by Ms. White with all in favor, Mr. Smith was appointed to serve as the liaison for holiday lighting site visits. 3-0

#### **EIGHTH ORDER OF BUSINESS**

#### **Consent Agenda**

##### **A. Consideration of Board of Supervisors' Meeting Minutes of the Regular Meeting June 12, 2023**

##### **B. Consideration of Operation and Maintenance Expenditures May-June 2023**

##### **C. Review of Financial Statements Month Ending June 30, 2023**

The Board reviewed the consent agenda items as presented.

On MOTION by Mr. Bradford seconded by Ms. White, with all in favor, the Consent Agenda items A through C, were approved. 3-0

#### **NINTH ORDER OF BUSINESS**

#### **Staff Reports**

##### **A. District Counsel**

##### **B. District Engineer**

There being no report the next item followed.

**C. District Manager****i. Community Inspection Report August 2023**

Ms. Cooper explained to the Board Clay's duties as Field Manager in the community.

Ms. Cooper informed the Board of Aaron, the new Account Manager, who will be replacing Josh.

Ms. Cooper noted the difficulty she had following up with Yellowstone. She stated she is uncertain whether if it is due to staffing, but communication has been difficult.

**TENTH ORDER OF BUSINESS****Board of Supervisor's Requests and Comments**

- Ms. White requested an alternative solution to a foam piece which is broken on the monument and keeps falling off.
- Ms. White raised a question from a resident regarding fishing in the ponds. The Board remains firm with adherence to the policy of not allow fishing in the District ponds.
- Mr. Smith brought up to the Board that the grass damaged by a resident's construction of a pool has grown back.
- Ms. Cooper stated the Board has towing agreement for cars on District property, but they cannot enforce parking restrictions on the street.
- Residents were advised to call the non-emergency sheriff's office to report non-emergency vehicles obstructing streets and limiting parking availability.
- A discussion between the residents and audience ensued regarding alleviation of parking issues.
- A resident raised security concerns regarding non-residents in the form of groups, breaking into cars. Residents were advised to be cautious, lock cars and doors.

**ELEVENTH ORDER OF BUSINESS****Adjournment**

There being no further business,

On MOTION by Mr. Bradford seconded by Ms. White, with all in favor, the meeting was adjourned at 7:58 p.m.
--

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Jayna Cooper  
Assistant Secretary

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Antonio Bradford  
Chairperson

**SUMMIT AT FERN HILL CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
FIRST CHOICE AQUATIC WEED MGMT LLC	85892	\$445.00		WATERWAY SERVICES - 8 WATERWAYS
FRONTIER	2379 071623 ACH	\$127.21		PHONE SERVICE 07/16/23-08/15/23
INFRAMARK LLC	98314	\$3,627.15		DISTRICT INVOICE JULY 2023
YELLOWSTONE LANDSCAPE	TM 551457	\$6,333.50		LANDSCAPE MAINT. JULY 2023
ZEBRA POOL CLEANING TEAM INC	6280	\$600.00		COMMERCIAL POOL SERVICE JULY
<b>Monthly Contract Subtotal</b>		<b>\$11,132.86</b>		
<b>Variable Contract</b>				
STRALEY ROBIN VERICKER	23413	\$1,552.50		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 07/11/23
<b>Variable Contract Subtotal</b>		<b>\$1,552.50</b>		
<b>Utilities</b>				
BOCC	0149 071723 ACH	\$596.37		WATER SERVICE 06/13/23-07/14/23
TAMPA ELECTRIC	7513 070723 ACH	\$156.42		ELECTRICITY SERVICES 06/02/23-06/30/23
TAMPA ELECTRIC	7729 070723 ACH	\$2,626.56		ELECTRICITY SERVICES 06/02/23-06/30/23
TAMPA ELECTRIC	7901 070723 ACH	\$776.91		ELECTRICITY SERVICES 06/02/23-06/30/23
TAMPA ELECTRIC	8520 070723 ACH	\$475.02	\$4,034.91	ELECTRICITY SERVICES 06/02/23-06/30/23
<b>Utilities Subtotal</b>		<b>\$4,631.28</b>		
<b>Regular Services</b>				
OPTIMAL OUTSOURCE	OPT0877389	\$345.44		POSTAGE - 298
SPEAREM ENTERPRISE	5820	\$505.00		LABOR - 06/16/23-07/16/23 MATERIAL
TIMES PUBLISHING COMPANY	61106 071923	\$2,338.95		O&M ASSESSMENT
TIMES PUBLISHING COMPANY	61106 072623	\$418.50	\$2,757.45	BUDGET HEARING
U.S. BANK	6871728	\$4,040.63		SERIES 2016 ADMIN FEES 03/01/23 - 02/29/24
U.S. BANK	6905377	\$4,040.63	\$8,081.26	SERIES 2018 ADMIN FEES 04/01/23 - 03/31/24
<b>Regular Services Subtotal</b>		<b>\$11,689.15</b>		
<b>Additional Services</b>				
SPEAREM ENTERPRISE	5808	\$175.00		REMOVED/REPLACED WINDOW BLINDS
SPEAREM ENTERPRISE	5809	\$200.00		REPAIRS - LAKE SITTING AREA
SPEAREM ENTERPRISE	5810	\$150.00		LOAD/HAUL LIFT STATION - LABOR/DUMPING
SPEAREM ENTERPRISE	5827	\$250.00	\$775.00	REPAIR ENTRYWAY MONUMENT
<b>Additional Services Subtotal</b>		<b>\$775.00</b>		
<b>TOTAL</b>		<b>\$29,780.79</b>		

**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

# Invoice

# First Choice Aquatic Weed Management, LLC

P.O. Box 593258  
Orlando, FL 32859

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

Date	Invoice #
7/12/2023	85892

## Bill To

Summit @ Fern Hill CDD  
c/o Inframark  
2005 Pan Am Circle Dr., Ste 300  
Tampa, FL 33607

Customer P.O. No.	Payment Terms	Due Date
	Net 30	8/11/2023

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

Thank you for your business.

<b>Total</b>	\$445.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$445.00



Job Name: \_\_\_\_\_  
Customer Number: 437 Customer: FCA - SUMMIT @ FERN HILL CDD  
Technician: Aleksey Solano  
Date: 07/07/2023 Time: 01:37 PM  
Customer Signature: \_\_\_\_\_

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

☐ Naiad
 ☐ \_\_\_\_\_

☒ Pickerelweed

☐ Soft Rush
 ☐ \_\_\_\_\_







**Your Monthly Invoice** **Received****Account Summary****New Charges Due Date**

JUL 24 2023

8/09/23

Billing Date

7/16/23

Account Number

813-741-2379-121620-5

PIN

1485

Previous Balance

127.19

Payments Received Thru 7/10/23

-127.19

Thank you for your payment!

Balance Forward

.00

New Charges

127.21

**Total Amount Due****\$127.21****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](https://frontier.com/resources/myfrontier-mobile-app)**WAYS  
TO PAY  
YOUR  
BILL**[frontier.com/  
signupforautopay](https://frontier.com/signupforautopay)

800-801-6652

GET IT ON  
Google PlayDownload on the  
App Store**MyFrontier app**

**You are all set with Auto Pay! To review your account, go to [frontier.com](https://frontier.com) or MyFrontier mobile app.**



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

6790 0007 NO RP 16 07182023 NNNNNNNN 01 002569 0011

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





Date of Bill  
Account Number

7/16/23  
813-741-2379-121620-5

**CURRENT BILLING SUMMARY**

Local Service from 07/16/23 to 08/15/23

Qty Description	813/741-2379.0	Charge
<b>Basic Charges</b>		
Federal Subscriber Line Charge - Bus		6.50
Frontier Roadwork Recovery Surcharge		2.75
Access Recovery Charge-Business		2.50
Federal USF Recovery Charge		2.63
FL State Communications Services Tax		.71
County Communications Services Tax		.69
Federal Excise Tax		.36
FL State Gross Receipts Tax		.07
FL State Gross Receipts Tax		.01
<b>Total Basic Charges</b>		<b>16.22</b>
<b>Non Basic Charges</b>		
Business Fiber Internet 500		105.99
1 Usable Static IP Address		5.00
<b>Total Non Basic Charges</b>		<b>110.99</b>
<b>TOTAL</b>	<b>127.21</b>	

**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 \$16.22 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, 2023, the Federal USF Recovery Charge and the Frontier Long Distance Federal USF Surcharge are increasing from 29.0% to 29.2% 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. Visit [frontier.com/regulatory-changes](http://frontier.com/regulatory-changes)





2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

#98314

**CUSTOMER ID**

C2291

**PO#**

# INVOICE

**DATE**

7/19/2023

**NET TERMS**

Net 30

**DUE DATE**

8/18/2023

**BILL TO**

Summit at Fern Hill CDD  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

Services provided for the Month of: July 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	2,812.50		2,812.50
Website Maintenance / Admin	1	Ea	100.00		100.00
B/W Copies	7	Ea	0.15		1.05
Postage	20	Ea	0.68		13.60
Dissemination Services	1	Ea	700.00		700.00
<b>Subtotal</b>					<b>3,627.15</b>

**Subtotal**

\$3,627.15

**Tax**

\$0.00

**Total Due**

\$3,627.15

**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.*



## INVOICE

INVOICE #	INVOICE DATE
TM 551457	7/1/2023
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:** July 31, 2023

**Invoice Amount:** \$6,333.50

Description	Current Amount
Monthly Landscape Maintenance July 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.**

Zebra Pool Cleaning Team INC.

P.O. BOX 3456  
Apollo Beach, FL. 33572  
813-279-0437

# Invoice

Date	Invoice #
7/1/2023	6280

Bill To
Fern Hill CDD 2005 Pam Am Circle Suite 120 Tampa,, FL. 33607

Ship To
Fern Hill CDD 2005 Pam Am Circle Suite 120 Tampa, FL 33607

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 30		7/1/2023			
Quantity	Item Code	Description			Price Each	Amount
	Commerical Pool S...	Commercial Pool Service July			600.00	600.00
We appreciate your prompt payment.					Total	\$600.00

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT  
2005 PAN AM CIRCLE, SUITE 300  
TAMPA, FL 33607

July 25, 2023

Client: 001462

Matter: 000001

Invoice #: 23413

Page: 1

RE: General

For Professional Services Rendered Through July 11, 2023

## SERVICES

Date	Person	Description of Services	Hours	Amount
5/23/2023	LB	FINALIZE RESOLUTION APPROVING PROPOSED BUDGET FOR FY 2023/2024 AND SETTING PUBLIC HEARING; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE SAME.	0.3	\$52.50
5/25/2023	KCH	REVIEW OF TITLE SEARCH RESULTS.	1.0	\$305.00
6/12/2023	KCH	FINAL REVIEW OF TITLE SEARCH ON PARCEL B; REVIEW AGENDA; PREPARE FOR AND ATTEND BOS MEETING VIA ZOOM; EMAIL COMMUNICATION WITH JESSICA MAHONEY REGARDING POSSIBLE NEED FOR SERVICES.	2.5	\$762.50
6/21/2023	LB	REVIEW PROPOSED BUDGET; PREPARE PUBLICATION ADS RE SAME.	0.8	\$140.00
6/22/2023	KCH	REVIEW NOTICE OF PUBLIC HEARING AND ASSOCIATED AD TO BE RUN.	0.5	\$152.50
7/5/2023	LB	REVIEW CORRESPONDENCE FROM DISTRICT MANAGER RE INCREASE IN BUDGET AND MAILED NOTICE LETTER; PREPARE DRAFT MAILED NOTICE LETTER RE SAME; FINALIZE MAILED NOTICE LETTER AND PUBLICATION ADS FOR FY 2023-2024 BUDGET AND O&M ASSESSMENTS; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE SAME.	0.8	\$140.00
Total Professional Services			5.9	\$1,552.50

July 25, 2023  
Client: 001462  
Matter: 000001  
Invoice #: 23413

Page: 2

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Total Services	\$1,552.50	
Total Disbursements	\$0.00	
Total Current Charges		\$1,552.50
Previous Balance		\$1,153.50
Less Payments		(\$1,153.50)
<b>PAY THIS AMOUNT</b>		<b>\$1,552.50</b>

***Please Include Invoice Number on all Correspondence***



Hillsborough  
County Florida

S-Page 1 of 3

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	07/17/2023	08/07/2023



**Summary of Account Charges**

Previous Balance	\$848.45
Net Payments - Thank You	\$-848.45
Bill Adjustments	\$1.25
Total Account Charges	<b>\$595.12</b>

<b>AMOUNT DUE</b>	<b>\$596.37</b>
-------------------	-----------------

***Important Message***

This account has ACH payment method

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](https://HCFLGov.net/WaterBill)

Additional Information: [HCFLGov.net/Water](https://HCFLGov.net/Water)



**THANK YOU!**



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

1,950 8

<b>DUE DATE</b>	08/07/2023
<b>AMOUNT DUE</b>	\$596.37
<b>AMOUNT PAID</b>	

0064402601492 00000596379



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	07/17/2023	08/07/2023

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	06/13/2023	6012	07/14/2023	6050	3800 GAL	ACTUAL	WATER

#### Service Address Charges

Customer Service Charge	\$5.28
Purchase Water Pass-Thru	\$11.48
Water Base Charge	\$25.03
Water Usage Charge	\$3.42
<b>Total Service Address Charges</b>	<b>\$45.21</b>



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	07/17/2023	08/07/2023

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	06/13/2023	21997	07/14/2023	22198	20100 GAL	ACTUAL	WATER

#### Service Address Charges

Customer Service Charge	\$5.28
Purchase Water Pass-Thru	\$60.70
Water Base Charge	\$30.74
Water Usage Charge	\$27.85
Sewer Base Charge	\$90.30
Sewer Usage Charge	\$114.77
<b>Total Service Address Charges</b>	<b>\$329.64</b>





Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	07/17/2023	08/07/2023

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	06/13/2023	10581	07/14/2023	10920	33900 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$5.28
Purchase Water Pass-Thru	\$102.38
Water Base Charge	\$42.71
Water Usage Charge	\$53.64
Late Payment Charge	\$0.39
Total Service Address Charges	\$204.40



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	07/17/2023	08/07/2023

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	06/13/2023	0	07/14/2023	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



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

Statement Date: July 07, 2023

Amount Due: \$156.42

Due Date: July 28, 2023

Account #: 211000167513

JUL 12 2023

DO NOT PAY. Your account will be drafted on July 28, 2023

## Account Summary

Current Service Period: June 02, 2023 - June 30, 2023

Previous Amount Due	\$181.53
Payment(s) Received Since Last Statement	-\$181.53
<b>Current Month's Charges</b>	<b>\$156.42</b>

**Amount Due by July 28, 2023 \$156.42**

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

## Your Energy Insight



Your average daily kWh used was **100% higher** than the same period last year.



Your average daily kWh used was **11.76% lower** than it was in your previous period.



Scan here to view your account online.



**ACT NOW FOR FREE INSTALL!**

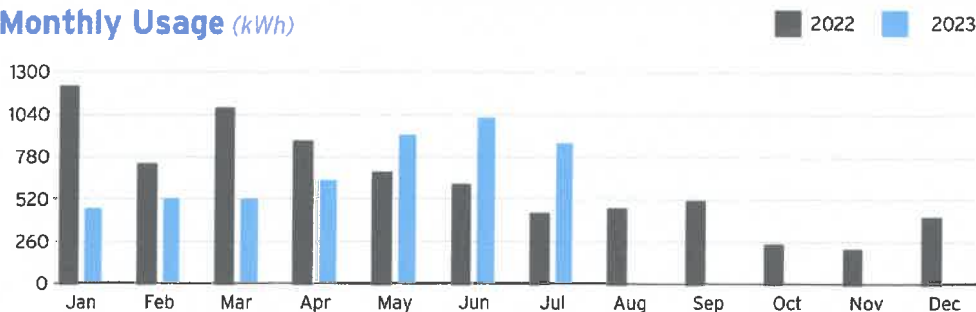
Keep your business running by protecting your equipment from harmful surges.

[TampaElectric.com/SurgeProtection](https://TampaElectric.com/SurgeProtection)

Zap Cap  
SYSTEMS™



## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211000167513

Due Date: July 28, 2023



**Pay your bill online at TampaElectric.com**

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$156.42

Payment Amount: \$ \_\_\_\_\_

619285278622

Your account will be  
drafted on July 28, 2023

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

Make check payable to: TECO

Please write your account number on the memo line of your check.



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

Account #: 211000167513  
Statement Date: July 07, 2023  
Charges Due: July 28, 2023

## Meter Read

**Service Period:** Jun 02, 2023 - Jun 30, 2023

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000824160	06/30/2023	20,824	19,959		865 kWh	1	29 Days

## Charge Details

## Avg kWh Used Per Day



## Important Messages



### Electric Charges

Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	865 kWh @ \$0.07990/kWh	\$69.11
Fuel Charge	865 kWh @ \$0.05239/kWh	\$45.32
Storm Protection Charge	865 kWh @ \$0.00400/kWh	\$3.46
Clean Energy Transition Mechanism	865 kWh @ \$0.00427/kWh	\$3.69
Storm Surcharge	865 kWh @ \$0.01061/kWh	\$9.18
Florida Gross Receipt Tax		\$3.91

### Electric Service Cost

**\$156.42**

**Total Current Month's Charges**

**\$156.42**

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](https://www.tecoaccount.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](https://www.tampaelectric.com)



### Mail A Check

**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://www.tecoaccount.com). Convenience fee will be charged.



### Phone

Toll Free:  
**866-689-6469**

**All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

### Online:

[TampaElectric.com](https://www.tampaelectric.com)

### Phone:

**Commercial Customer Care:**

866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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

Statement Date: July 07, 2023

Amount Due: \$2,626.56

Due Date: July 28, 2023

Account #: 211000167729

Received  
JUL 12 2023

DO NOT PAY. Your account will be drafted on July 28, 2023

## Account Summary

Current Service Period: June 02, 2023 - June 30, 2023

Previous Amount Due	\$2,626.56
Payment(s) Received Since Last Statement	-\$2,626.56

Current Month's Charges	\$2,626.56
-------------------------	------------

Amount Due by July 28, 2023	\$2,626.56
-----------------------------	------------

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



Scan here to view  
your account online.



**ACT NOW FOR FREE INSTALL!**

Keep your business running by protecting  
your equipment from harmful surges.

**TampaElectric.com/SurgeProtection**

Zap Cap  
SYSTEMS



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211000167729

Due Date: July 28, 2023



**Pay your bill online at TampaElectric.com**

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$2,626.56

Payment Amount: \$ \_\_\_\_\_

619285278623

Your account will be  
drafted on July 28, 2023

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

Make check payable to: TECO  
Please write your account number on the memo line of your check.



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

Account #: 211000167729  
Statement Date: July 07, 2023  
Charges Due: July 28, 2023

**Service Period:** Jun 02, 2023 - Jun 30, 2023

**Rate Schedule:** Lighting Service

## Charge Details

## Important Messages



### Electric Charges

#### 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**

00000082-0000891-Page 22 of 28

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

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### Phone

Toll Free:  
**866-689-6469**

**All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

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### Phone:

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866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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

Statement Date: July 07, 2023

Amount Due: \$776.91

Due Date: July 28, 2023

Account #: 211000167901

Received

JUL 12 2023

DO NOT PAY. Your account will be drafted on July 28, 2023

## Account Summary

Current Service Period: June 02, 2023 - June 30, 2023

Previous Amount Due	\$481.23
Payment(s) Received Since Last Statement	-\$481.23

Current Month's Charges	\$776.91
-------------------------	----------

Amount Due by July 28, 2023	\$776.91
-----------------------------	----------

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

## Your Energy Insight



Your average daily kWh used was **11.58% lower** than the same period last year.



Your average daily kWh used was **69.7% higher** than it was in your previous period.



Scan here to view your account online.

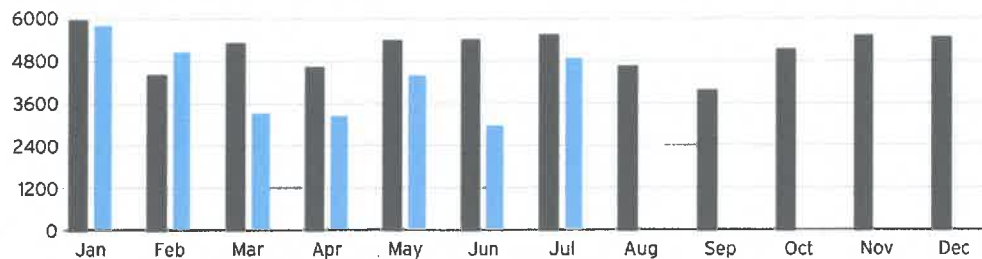


ACT NOW FOR FREE INSTALL!

Keep your business running by protecting your equipment from harmful surges.  
[TampaElectric.com/SurgeProtection](https://TampaElectric.com/SurgeProtection)



## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211000167901

Due Date: July 28, 2023



Pay your bill online at [TampaElectric.com](https://TampaElectric.com)

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$776.91

Payment Amount: \$ \_\_\_\_\_

619285278624

Your account will be  
drafted on July 28, 2023

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

Make check payable to: TECO  
Please write your account number on the memo line of your check.



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

Account #: 211000167901  
Statement Date: July 07, 2023  
Charges Due: July 28, 2023

## Meter Read

**Service Period:** Jun 02, 2023 - Jun 30, 2023

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000503846	06/30/2023	73,614		68,747		4,867 kWh	1	29 Days

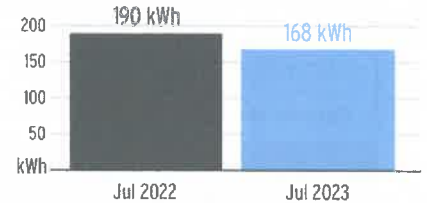
## Charge Details



### Electric Charges

Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	4,867 kWh @ \$0.07990/kWh	\$388.87
Fuel Charge	4,867 kWh @ \$0.05239/kWh	\$254.98
Storm Protection Charge	4,867 kWh @ \$0.00400/kWh	\$19.47
Clean Energy Transition Mechanism	4,867 kWh @ \$0.00427/kWh	\$20.78
Storm Surcharge	4,867 kWh @ \$0.01061/kWh	\$51.64
Florida Gross Receipt Tax		\$19.42
<b>Electric Service Cost</b>		<b>\$776.91</b>

## Avg kWh Used Per Day



## Important Messages

**Total Current Month's Charges**

**\$776.91**

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

## Ways To Pay Your Bill



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### Mail A Check

**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://TECOaccount.com). Convenience fee will be charged.



### Phone

Toll Free:  
**866-689-6469**

**All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

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866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

**Power Outage:**

877-588-1010

**Energy-Saving Programs:**

813-275-3909

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

Statement Date: July 07, 2023

Amount Due: \$475.02

Due Date: July 28, 2023

Account #: 221007748520

Received

JUL 12 2023

DO NOT PAY. Your account will be drafted on July 28, 2023

### Account Summary

Current Service Period: June 02, 2023 - June 30, 2023

Previous Amount Due	\$467.91
Payment(s) Received Since Last Statement	-\$467.91

Current Month's Charges	\$475.02
-------------------------	----------

Amount Due by July 28, 2023	\$475.02
-----------------------------	----------

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



Scan here to view  
your account online.



ACT NOW FOR FREE INSTALL!

Keep your business running by protecting  
your equipment from harmful surges.

TampaElectric.com/SurgeProtection



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To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221007748520

Due Date: July 28, 2023



Pay your bill online at [TampaElectric.com](https://TampaElectric.com)

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$475.02

Payment Amount: \$ \_\_\_\_\_

687186252193

Your account will be  
drafted on July 28, 2023

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

Make check payable to: TECO  
Please write your account number on the memo line of your check.



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

Account #: 221007748520  
Statement Date: July 07, 2023  
Charges Due: July 28, 2023

**Service Period:** Jun 02, 2023 - Jun 30, 2023

**Rate Schedule:** Lighting Service

## Charge Details

## Important Messages



### Electric Charges

#### 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**

**Total Current Month's Charges**

**\$475.02**

00000082-00000088-Page 16 of 26

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

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Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

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863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:**

7-1-1

**Power Outage:**

877-588-1010

**Energy-Saving Programs:**

813-275-3909

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7 Rancho Cr  
Lake Forest, CA 92630  
(949) 916-3700  
billing@optimaloutsource.com

**Invoice OPT0877389**  
Jul 21, 2023

Client Meritus Associations - CDD-1012  
Association Not selected  
Product Mail My PDF  
Job Number HUAhTnz4SMPDF  
Job Name Summit at Fern Hill FY 2024 Assessments  
PO Number Summit at Fern Hill FY 2024 As  
Due Date Aug 20, 2023

Thanks for your order!

Meritus Associations - CDD  
2005 Pan Am Circle, Suite 120  
Tampa, FL 33607

Summary	Qty	Price	Tax	Subtotal
Materials & Services	1	125.160	T	\$125.16
Printing, inserting and mailing.				
298   1-5 sheets @ \$0.29 base (\$0.13 each additional sheet)				
298   2 Sheets total: 125.16				
298   #10 Envelope				
Postage 1 oz Letter	298	0.630	N	\$187.74
Recovery Surcharge (26.000%)	1	32.542	T	\$32.54
Subtotal				\$345.44
Tax				\$0.00
Total				\$345.44

All Optimal Outsource, Inc. invoices will be considered accepted as presented unless written notification of dispute is made by customer to Optimal Outsource, Inc. within 30 days of invoice date. Any sums not paid by the invoice due date will be subject to a late charge of the lower of ten percent (10%) per annum or the maximum interest rate permitted by applicable law.

Make check payable to:  
**Optimal Outsource**  
PO Box 8307  
Southeastern, PA 19398-8307

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 5820  
DATE 07/12/2023  
TERMS Net 15  
DUE DATE 07/27/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor 6/16 to 7/16 4 weeks at 2 times per week clubhouse cleaning services including mail pavilion trash	4	100.00	400.00
Material paper goods trash bags and soap	1	55.00	55.00
Fuel Surcharge cost of fuel has went up DRASTICALLY.	1	50.00	50.00

Thank You! We Appreciate Your Business.

BALANCE DUE **\$505.00**



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	
07/19/23	SUMMIT AT FERN HILL	
Billing Date	Sales Rep	Customer Account
07/19/2023	Deirdre Bonett	61106
Total Amount Due		Ad Number
\$2,338.95		0000297000

## PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/19/23	07/19/23	0000297000	Times	Legals CLS	O&M Assessments	1	4x10.25 IN	\$2,334.95
07/19/23	07/19/23	0000297000	Tampabay.com	Legals CLS	O&M Assessments	1	4x10.25 IN	\$0.00
					AffidavitMaterial			\$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

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Thank you for your business.

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07/19/23	SUMMIT AT FERN HILL	
Billing Date	Sales Rep	Customer Account
07/19/2023	Deirdre Bonett	61106
Total Amount Due		Ad Number
\$2,338.95		0000297000

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

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

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

**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: O&M Assessments** was published in said newspaper by print in the issues of: **7/19/23** 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.

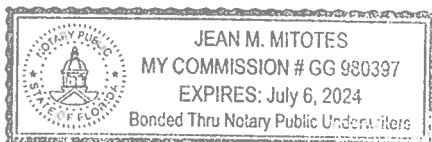
**Signature Affiant**

Sworn to and subscribed before me this 07/19/2023

**Signature of Notary Public**

Personally known	X	or produced identification
------------------	---	----------------------------

Type of identification produced \_\_\_\_\_



# Notice of Public Hearing and Board of Supervisors Meeting of the Summit at Fern Hill Community Development District

The Board of Supervisors (the "**Board**") of the Summit at Fern Hill Community Development District (the "**District**") will hold a public hearing and a meeting on August 14, 2023, at 6:00 p.m. at Summit at Fern Hill Clubhouse, 10340 Boggy Moss Drive, Riverview, Florida 33578.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2023-2024 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "**O&M Assessments**").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting [www.summitfernhillcdd.com](http://www.summitfernhillcdd.com), or may be obtained by contacting the District Manager's office via email at [Jayna.Cooper@Inframark.com](mailto:Jayna.Cooper@Inframark.com) or via phone at (813) 873-7300.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

Lot Size	EBV Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2024 Total Assessment <sup>(1)</sup>	FY 2023 Total Assessment	Total Increase / (Decrease) in Annual Assmt
<b>SERIES 2016 BONDS - PHASE 1</b>							
Single Family 50'	1.25	205	\$1,302.08	\$1,154.50	<b>\$2,456.58</b>	<b>\$2,338.74</b>	<b>\$117.84</b>
<b>SERIES 2018 BONDS - PHASES 2 &amp; 3</b>							
Single Family 40'	1.00	59	\$1,063.83	\$923.60	<b>\$1,987.43</b>	<b>\$1,893.16</b>	<b>\$94.27</b>
Single Family 50'	1.25	60	\$1,462.77	\$1,154.50	<b>\$2,617.27</b>	<b>\$2,499.42</b>	<b>\$117.85</b>

**Notations:**

<sup>(1)</sup> Annual assessments are adjusted for the County collection costs and statutory discounts for early payment.

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2023 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

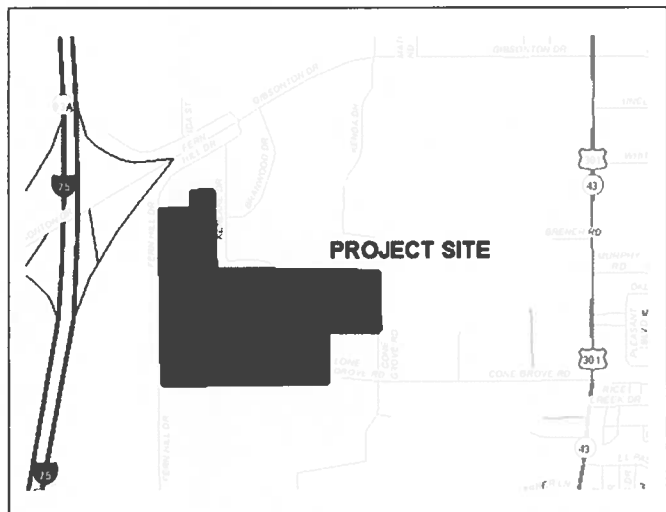
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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.

Jayna Cooper  
District Manager





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

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Billing Date	Sales Rep	Customer Account	
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\$418.50		0000297002	

## PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/26/23	07/26/23	0000297002	Times	Legals CLS	Budget Hearing	1	2x50 L	\$416.50
07/26/23	07/26/23	0000297002	Tampabay.com	Legals CLS	Budget Hearing AffidavitMaterial	1	2x50 L	\$0.00 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



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	
07/26/23		SUMMIT AT FERN HILL	
Billing Date	Sales Rep	Customer Account	
07/26/2023	Deirdre Bonett	61106	
Total Amount Due		Ad Number	
\$418.50		0000297002	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

SUMMIT AT FERN HILL

2005 PAN AM CIRCLE #300

TAMPA, FL 33607

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

**Tampa Bay Times**  
**Published Daily**

STATE OF FLORIDA  
 COUNTY OF Hillsborough

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: Budget Hearing** was published in said newspaper by print in the issues of **7/26/23** 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 nor 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.

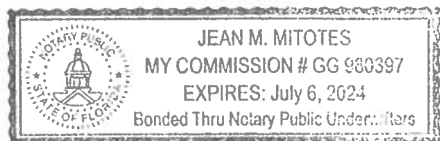
Signature Affiant

Sworn to and subscribed before me this **07/26/2023**

Signature of Notary Public

Personally known       X       or produced identification

Type of identification produced \_\_\_\_\_



**Notice of Public Hearing and Board of Supervisors Meeting of the Summit at Fern Hill Community Development District**

The Board of Supervisors (the "Board") of the Summit at Fern Hill Community Development District (the "District") will hold a public hearing and a meeting on August 14, 2023, at 6:00 p.m. at the Summit at Fern Hill Clubhouse, 10340 Boggy Moss Drive, Riverview, Florida 33578.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2023-2024 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting [www.summitfernhillcdd.com](http://www.summitfernhillcdd.com), or may be obtained by contacting the District Manager's office via email at [Jayna.Cooper@Inframark.com](mailto:Jayna.Cooper@Inframark.com) or via phone at (813) 873-7300.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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.

Jayna Cooper  
 District Manager

Run Date: July 26, 2023

0000297002



Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Invoice Number: 6871728  
Account Number: 245150000  
Invoice Date: 03/24/2023  
Direct Inquiries To: LEANNE DUFFY  
Phone: 407-835-3807

MERITUS  
ATTN: BRIAN LAMB  
2005 PAN AM CIRCLE STE 300  
TAMPA, FL 33607

**SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT 2016**

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 COMMUNITY DEVELOPMENT  
DISTRICT 2016**

Invoice Number: 6871728  
Account Number: 245150000  
Current Due: \$4,040.63  
  
Direct Inquiries To: LEANNE DUFFY  
Phone: 407-835-3807

Wire Instructions:  
U.S. Bank  
ABA # 091000022  
Acct # 1-801-5013-5135  
Trust Acct # 245150000  
Invoice # 6871728  
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

Invoice Number: 6871728  
Invoice Date: 03/24/2023  
Account Number: 245150000  
Direct Inquiries To: LEANNE DUFFY  
Phone: 407-835-3807

**SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT  
DISTRICT 2016**

Accounts Included 245150000 245150001 245150002 245150003 245150004 245150005  
In This Relationship:

**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
<b>Subtotal Administration Fees - In Advance 03/01/2023 - 02/29/2024</b>				<b>\$3,750.00</b>
Incidental Expenses 03/01/2023 to 02/29/2024	3,750.00	0.0775		\$290.63
<b>Subtotal Incidental Expenses</b>				<b>\$290.63</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$4,040.63</b>





Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Invoice Number: 6905377  
Account Number: 224531000  
Invoice Date: 04/25/2023  
Direct Inquiries To: LEANNE DUFFY  
Phone: 407-835-3807

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: 6905377  
Account Number: 224531000  
Current Due: \$4,040.63  
  
Direct Inquiries To: LEANNE DUFFY  
Phone: 407-835-3807

Wire Instructions:  
U.S. Bank  
ABA # 091000022  
Acct # 1-801-5013-5135  
Trust Acct # 224531000  
Invoice # 6905377  
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

Invoice Number: 6905377  
Invoice Date: 04/25/2023  
Account Number: 224531000  
Direct Inquiries To: LEANNE DUFFY  
Phone: 407-835-3807

SUMMIT AT FERN HILL SERIES 2018

Accounts Included 224531000 224531001 224531002 224531003 224531004 224531005  
In This Relationship:

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
<b>Subtotal Administration Fees - In Advance 04/01/2023 - 03/31/2024</b>				<b>\$3,750.00</b>
Incidental Expenses 04/01/2023 to 03/31/2024	3,750.00	0.0775		\$290.63
<b>Subtotal Incidental Expenses</b>				<b>\$290.63</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$4,040.63</b>



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 5808  
DATE 07/12/2023  
TERMS Net 15  
DUE DATE 07/27/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor remove and replace 2 broken window blinds in the clubhouse.	1	175.00	175.00

Thank You! We Appreciate Your Business.

BALANCE DUE

\$175.00

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 5809  
DATE 07/12/2023  
TERMS Net 15  
DUE DATE 07/27/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor repair stackable stones at lake sitting area adjacent to the playground.	1	200.00	200.00

Thank You! We Appreciate Your Business.

BALANCE DUE

\$200.00

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 5810  
DATE 07/12/2023  
TERMS Net 15  
DUE DATE 07/27/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor load up and haul a abandon. truck topper at the lift station. price includes labor and dump fees	1	150.00	150.00

Thank You! We Appreciate Your Business.

BALANCE DUE **\$150.00**

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 5827  
DATE 07/14/2023  
TERMS Net 15  
DUE DATE 07/29/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor repair entryway monument Monument was vandalized 1 corner was broken off and the entire trim piece was pitted due to someone beating on it with some hard object. we fixed these issues and repainted effected area	1	250.00	250.00

Thank You! We Appreciate Your Business.

BALANCE DUE **\$250.00**

# **Summit at Fern Hill Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
July 31, 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 July 31, 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	
<b>ASSETS</b>						
Cash - Operating Account	\$ 318,090	\$ -	\$ -	\$ -	\$ -	\$ 318,090
Cash in Transit	-	211	122	-	-	333
Due From Other Funds	-	2,083	1,198	-	-	3,281
Investments:						
Reserve Fund	-	123,178	69,325	-	-	192,503
Revenue Fund	-	122,510	73,825	-	-	196,335
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
<b>TOTAL ASSETS</b>	<b>\$ 321,025</b>	<b>\$ 247,982</b>	<b>\$ 144,470</b>	<b>\$ 5,321,541</b>	<b>\$ 5,284,281</b>	<b>\$ 11,319,299</b>
<b>LIABILITIES</b>						
Accounts Payable	\$ 10,439	\$ -	\$ -	\$ -	\$ -	\$ 10,439
Deferred Revenue	23,256	-	29,435	-	-	52,691
Bonds Payable	-	-	-	-	5,284,281	5,284,281
Due To Other Funds	3,281	-	-	-	-	3,281
<b>TOTAL LIABILITIES</b>	<b>36,976</b>	<b>-</b>	<b>29,435</b>	<b>-</b>	<b>5,284,281</b>	<b>5,350,692</b>
<b>FUND BALANCES</b>						
Restricted for:						
Debt Service	-	247,982	115,035	-	-	363,017
Unassigned:	284,049	-	-	5,321,541	-	5,605,590
<b>TOTAL FUND BALANCES</b>	<b>284,049</b>	<b>247,982</b>	<b>115,035</b>	<b>5,321,541</b>	<b>-</b>	<b>5,968,607</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 321,025</b>	<b>\$ 247,982</b>	<b>\$ 144,470</b>	<b>\$ 5,321,541</b>	<b>\$ 5,284,281</b>	<b>\$ 11,319,299</b>

**SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 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
<b><u>REVENUES</u></b>				
Room Rentals	\$ 400	\$ -	\$ (400)	0.00%
Special Assmnts- Tax Collector	338,809	341,410	2,601	100.77%
Other Miscellaneous Revenues	-	809	809	0.00%
<b>TOTAL REVENUES</b>	<b>339,209</b>	<b>342,219</b>	<b>3,010</b>	<b>100.89%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	2,200	9,800	18.33%
ProfServ-Trustee Fees	8,100	8,418	(318)	103.93%
Disclosure Report	8,400	7,000	1,400	83.33%
District Counsel	6,000	6,656	(656)	110.93%
District Engineer	4,000	438	3,562	10.95%
District Manager	33,750	28,125	5,625	83.33%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	1,100	700	61.11%
Postage, Phone, Faxes, Copies	400	1,370	(970)	342.50%
Public Officials Insurance	3,008	2,694	314	89.56%
Insurance -Property & Casualty	7,476	7,059	417	94.42%
Legal Advertising	1,500	4,606	(3,106)	307.07%
Bank Fees	400	270	130	67.50%
Website Administration	1,200	1,468	(268)	122.33%
Dues, Licenses, Subscriptions	175	325	(150)	185.71%
<b>Total Administration</b>	<b>94,209</b>	<b>71,729</b>	<b>22,480</b>	<b>76.14%</b>
<b><u>Electric Utility Services</u></b>				
Utility - Electric	41,000	37,781	3,219	92.15%
<b>Total Electric Utility Services</b>	<b>41,000</b>	<b>37,781</b>	<b>3,219</b>	<b>92.15%</b>
<b><u>Water-Sewer Comb Services</u></b>				
Utility - Water	6,000	9,912	(3,912)	165.20%
<b>Total Water-Sewer Comb Services</b>	<b>6,000</b>	<b>9,912</b>	<b>(3,912)</b>	<b>165.20%</b>

**SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 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
<b><u>Other Physical Environment</u></b>				
Waterway Management	6,000	6,211	(211)	103.52%
Amenity Center Cleaning & Supplies	5,500	5,265	235	95.73%
Contracts-Pools	9,000	7,150	1,850	79.44%
R&M-Other Landscape	15,000	10,384	4,616	69.23%
R&M-Plant Replacement	2,500	-	2,500	0.00%
R&M-Pools	1,000	2,422	(1,422)	242.20%
Amenity Maintenance & Repairs	15,000	2,277	12,723	15.18%
R&M-Boundary Walls/Fences/Monuments	1,500	3,355	(1,855)	223.67%
Waterway Improvements & Repairs	5,000	300	4,700	6.00%
Landscape Maintenance	91,000	63,335	27,665	69.60%
Park Facility Maint. & Improvement	1,500	2,293	(793)	152.87%
Miscellaneous Maintenance	3,000	1,578	1,422	52.60%
Irrigation Maintenance	3,500	2,841	659	81.17%
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%
<b>Total Other Physical Environment</b>	<b>198,000</b>	<b>110,156</b>	<b>87,844</b>	<b>55.63%</b>
<b>TOTAL EXPENDITURES</b>	<b>339,209</b>	<b>229,578</b>	<b>109,631</b>	<b>67.68%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	112,641	112,641	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>171,408</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 284,049</b>		

**SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT****Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending July 31, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 2,882	\$ 2,882	0.00%
Special Assmnts- Tax Collector	242,370	248,034	5,664	102.34%
<b>TOTAL REVENUES</b>	<b>242,370</b>	<b>250,916</b>	<b>8,546</b>	<b>103.53%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	81,000	81,000	-	100.00%
Interest Expense	161,370	163,193	(1,823)	101.13%
<b>Total Debt Service</b>	<b>242,370</b>	<b>244,193</b>	<b>(1,823)</b>	<b>100.75%</b>
<b>TOTAL EXPENDITURES</b>	<b>242,370</b>	<b>244,193</b>	<b>(1,823)</b>	<b>100.75%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	6,723	6,723	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>241,259</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 247,982</b>		

**SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 1,660	\$ 1,660	0.00%
Special Assmnts- Tax Collector	138,020	143,908	5,888	104.27%
<b>TOTAL REVENUES</b>	<b>138,020</b>	<b>145,568</b>	<b>7,548</b>	<b>105.47%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	39,000	39,000	-	100.00%
Interest Expense	99,020	99,800	(780)	100.79%
<b>Total Debt Service</b>	<b>138,020</b>	<b>138,800</b>	<b>(780)</b>	<b>100.57%</b>
<b>TOTAL EXPENDITURES</b>	<b>138,020</b>	<b>138,800</b>	<b>(780)</b>	<b>100.57%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	6,768	6,768	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>108,267</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 115,035</b>		

**SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 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
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		5,321,541		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 5,321,541</u></b>		

# SUMMIT AT FERN HILL CDD

## Bank Reconciliation

Bank Account No. 3620 TRUIST - GF Operating  
Statement No. 07-23  
Statement Date 7/31/2023

G/L Balance (LCY)	318,090.02	Statement Balance	320,170.02
G/L Balance	318,090.02	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	320,170.02
Subtotal	318,090.02	Outstanding Checks	2,080.00
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	318,090.02	Ending Balance	318,090.02
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Checks</b>						
9/30/2022		JE000037	paid online check never received	509.15	509.15	0.00
10/1/2022		JE000024	Outstanding check# 6440; BOCC	51.79	51.79	0.00
6/22/2023	Payment	2360	ANTONIO DEON BRADFORD, SR.	200.00	200.00	0.00
6/22/2023	Payment	2363	DOUGLAS ROSS SMITH	200.00	200.00	0.00
6/22/2023	Payment	2369	ZEBRA CLEANING TEAM	2,118.00	2,118.00	0.00
6/29/2023	Payment	2371	INFRAMARK LLC	4,094.57	4,094.57	0.00
7/6/2023	Payment	2372	AFFORDABLE LOCK & SECUIRTY	146.50	146.50	0.00
7/13/2023	Payment	2373	YELLOWSTONE LANDSCAPE	6,333.50	6,333.50	0.00
7/13/2023	Payment	2374	ZEBRA POOL CLEANING TEAM INC	600.00	600.00	0.00
7/14/2023	Payment	2375	U.S. BANK	8,081.26	8,081.26	0.00
7/27/2023	Payment	2376	FIRST CHOICE AQUATIC WEED MGMT LLC	445.00	445.00	0.00
7/31/2023	Payment	DD108	Payment of Invoice 000407	596.37	596.37	0.00
7/31/2023	Payment	DD109	Payment of Invoice 000373	127.19	127.19	0.00
7/31/2023	Payment	DD110	Payment of Invoice 000390	776.91	776.91	0.00
7/31/2023	Payment	DD111	Payment of Invoice 000391	475.02	475.02	0.00
7/31/2023	Payment	DD112	Payment of Invoice 000392	156.42	156.42	0.00
7/31/2023	Payment	DD113	Payment of Invoice 000393	2,626.56	2,626.56	0.00
7/31/2023		JE000189	Clear B/S	125.00	125.00	0.00
7/21/2023		JE000190	Bank Fees	23.34	23.34	0.00
Total Checks				27,686.58	27,686.58	0.00
<b>Deposits</b>						
9/30/2022		JE000036	Out Deposit - Clubhouse Deposit	G/L 125.00	125.00	0.00
7/14/2023		JE000144	CK#114## - Clubhouse	G/L 50.00	50.00	0.00
7/19/2023		JE000145	CK#115## - Clubhouse	G/L 50.00	50.00	0.00
7/21/2023		JE000146	CK#118## - Clubhouse	G/L 50.00	50.00	0.00
7/25/2023		JE000151	MO##### - clubhouse	G/L 50.00	50.00	0.00
7/31/2023		JE000187	Clear B/S	G/L 509.15	509.15	0.00
7/31/2023		JE000188	Clear B/S	G/L 51.79	51.79	0.00
Total Deposits				885.94	885.94	0.00

SUMMIT AT FERN HILL CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
6/22/2023	Payment	2359	ANGELA WHITE	200.00	0.00	200.00
6/22/2023	Payment	2370	ZEBRA POOL CLEANING TEAM INC	600.00	0.00	600.00
7/27/2023	Payment	2377	SPEAREM ENTERPRISE	1,280.00	0.00	1,280.00
Total Outstanding Checks.....				2,080.00		2,080.00

# SUMMIT AT FERN HILL CDD

**Field Inspection - August 2023**

**Tuesday, August 8, 2023**

**Prepared For Summit At Fern Hill Board Of Supervisors**

**27 Items Identified**



### Item 1

Assigned To Yellowstone

Up front everything looks good. Recommend fertilization if the Firebush.



### Item 2

Assigned To Yellowstone

Weed detailing and trimming is needed along Fern Hill Dr.



### Item 3

Assigned To Yellowstone

The Brazilian peppers and limbs growing over the landscaping bed at Cone Grove Rd and Fern Hill Dr need to be trimmed. The landscaping bed also needs weed detailing.



### Item 4

Assigned To Yellowstone

Limbs over sidewalk need to be trimmed.



### Item 5

Assigned To Yellowstone

The cardboard Cycads and Palmettos have been trimmed on Cone Grove.



### Item 6

Assigned To Yellowstone

Leaking valve still needs to be fixed.



### Item 7

Assigned To Yellowstone

Dog station is overflowing and needs bags.



### Item 8

Assigned To Aquatic Weed Control

Pond 1 looks good and Fakahatchee beds have been cleaned up.



### Item 9

Assigned To Yellowstone

The first Fuzzy Cattail monument looks good, weeds in the raised planter need to be treated.



### Item 10

Assigned To Spearem

Trim piece still needs to be glued on.



### Item 11

Assigned To Yellowstone

A quote has been requested but still not received to enhance the other monument with more Goldmounds and something in the raised planter. More benches have been quoted, mulch here has been approved and being scheduled.



### Item 12

Assigned To Aquatic Weed Control

Pond 3 looks good.



### Item 13

Assigned To Yellowstone

A proposal has been requested but not yet received for enhancements between the clubhouse and sidewalk.



### Item 14

Assigned To Yellowstone

The front of the clubhouse looks good.



### Item 15

Assigned To Aquatic Weed Control  
Pond 4 looks good.



### Item 16

Assigned To Spearem  
No issues inside. Blinds have been fixed.



### Item 17

Assigned To Zebra

Water level is low in the pool but otherwise clean. Patio looks good.



### Item 18

Assigned To Yellowstone

Palms on Boggy Moss Dr still need trimming.



### Item 19

Assigned To Aquatic Weed Control  
Pond 7 has some Filamentous algae that is being treated. Pond 8 looks good.



### Item 20

Assigned To Yellowstone  
The area north of Created Fringe Dr still needs to be mowed.



### Item 21

Assigned To Yellowstone

Overgrowth on the chain link fence needs to be cut back/pulled at the end of Golden Wonder Ln.



### Item 22

Assigned To Yellowstone

A quote is still needed to replace the Plumbago at the end of Golden Wonder Ln.



### Item 23

Assigned To Yellowstone

Pruning and weed detailing is still needed at the bend on Strawberry Tetra Dr.



### Item 24

Assigned To Aquatic Weed Control

Pond 6 looks good.



### Item 25

Assigned To Yellowstone

Playground weeds need to be treated.



### Item 26

Assigned To Yellowstone

Weeds in the shell trail and landscaping bed near the playground need to be treated.



### Item 27

Assigned To Aquatic Weed Control  
Pond 5 looks good.



Job Name: \_\_\_\_\_  
Customer Number: 437 Customer: FCA - SUMMIT @ FERN HILL CDD  
Technician: Aleksey Solano  
Date: 08/15/2023 Time: 12:18 PM  
Customer Signature: \_\_\_\_\_

<u>CLARITY</u>	<u>FLOW</u>	<u>METHOD</u>		<u>CARP PROGRAM</u>	<u>WATER LEVEL</u>	<u>WEATHER</u>
<input checked="" type="checkbox"/> < 1'	<input checked="" type="checkbox"/> None	<input checked="" type="checkbox"/> ATV	<input type="checkbox"/> Boat	<input type="checkbox"/> Carp observed	<input type="checkbox"/> High	<input type="checkbox"/> Clear
<input type="checkbox"/> 1-2'	<input type="checkbox"/> Slight	<input type="checkbox"/> Airboat	<input type="checkbox"/> Truck	<input type="checkbox"/> Barrier Inspected	<input type="checkbox"/> Normal	<input checked="" type="checkbox"/> Cloudy
<input type="checkbox"/> 2-4'	<input type="checkbox"/> Visible	<input type="checkbox"/> Backpack			<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 type="checkbox"/> Coots	<input type="checkbox"/> Gambusia	<input type="checkbox"/> Otter	<input type="checkbox"/> _____
<input type="checkbox"/> Bass	<input type="checkbox"/> Cormorant	<input checked="" type="checkbox"/> Herons	<input type="checkbox"/> Snakes	<input type="checkbox"/> _____
<input type="checkbox"/> Bream	<input checked="" type="checkbox"/> Egrets	<input type="checkbox"/> Ibis	<input checked="" type="checkbox"/> Turtles	

<input type="checkbox"/> Arrowhead	<input type="checkbox"/> Bulrush	<input 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 ☐





