

**SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT
DISTRICT**

JANUARY 8, 2024

AGENDA PACKAGE



210 N. UNIVERSITY DRIVE, SUITE 702
CORAL SPRINGS, FLORIDA 33071

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, January 8, 2024, at 6:00 p.m.

Join Zoom Meeting

<https://zoom.us/j/95518804302?pwd=YUxqNXo5OHRWMU9icXA3VWRzK01vdz09>

Meeting ID: 955 1880 4302 Passcode: 963509

1. Call to order/Roll call

2. Public Comments on Agenda Items

3. Business Items

- A. Discussion on Pool/Playground Shades
- B. Discussion on Yellowstone Proposals
- C. Ratification of Irrigation Timer Repair
- D. Consideration of Resolution 2024-01; Re-Designating Officers
- E. Discussion of Meeting Dates
- F. General Matters of the District

4. Consent Agenda

- A. Consideration of the Board of Supervisors' Meeting Minutes November 13, 2023
- B. Consideration of Operation and Maintenance Expenditures for October 2023
- C. Review of Financial Statements Months Ending on October 31st and November 30th of 2023

5. Staff Reports

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

6. Board of Supervisors Requests and Comments

7. Adjournment

*Next meeting is February 12, 2024, at 6:00 pm

Sincerely,

Jayna Cooper

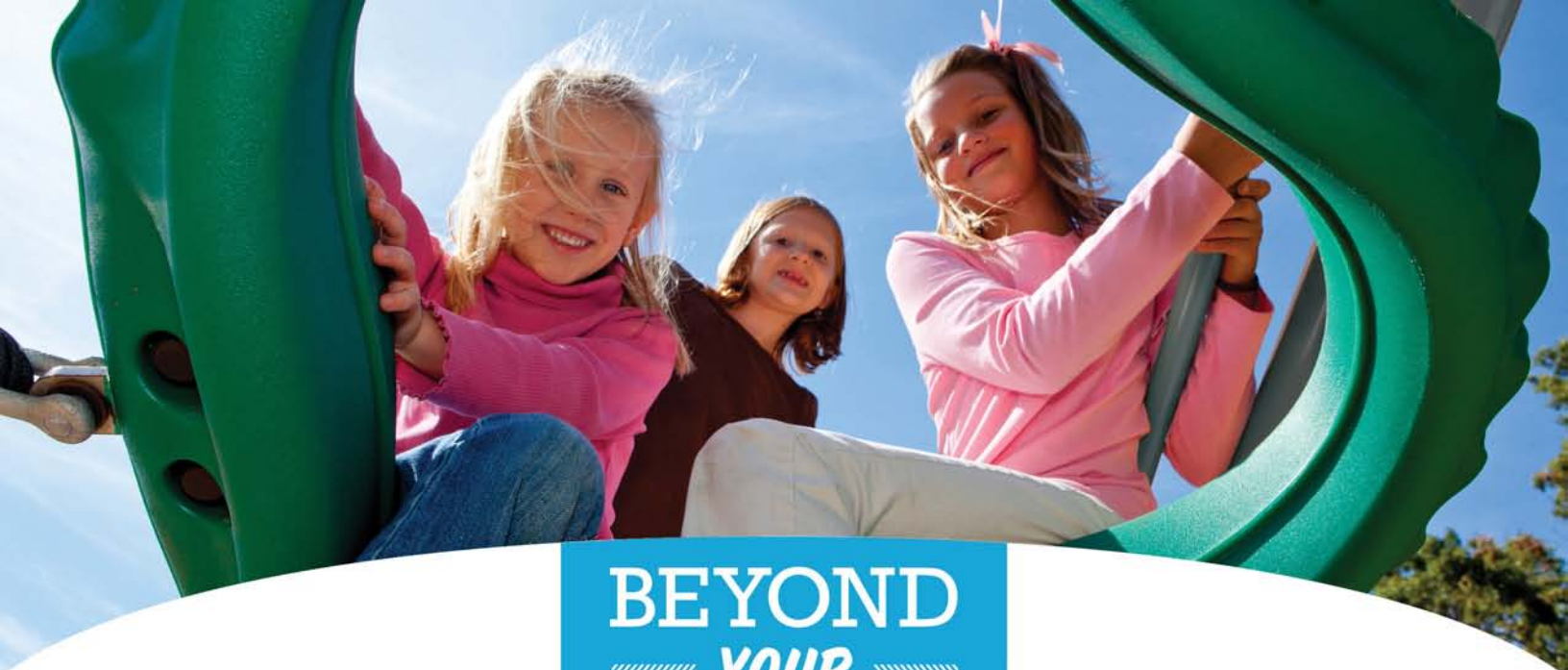
District Manager

District Office:
2005 Pan Am Circle, Suite 300
Tampa, FL 33607



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

Third Order of Business

3A.



BEYOND
YOUR
ORDINARY

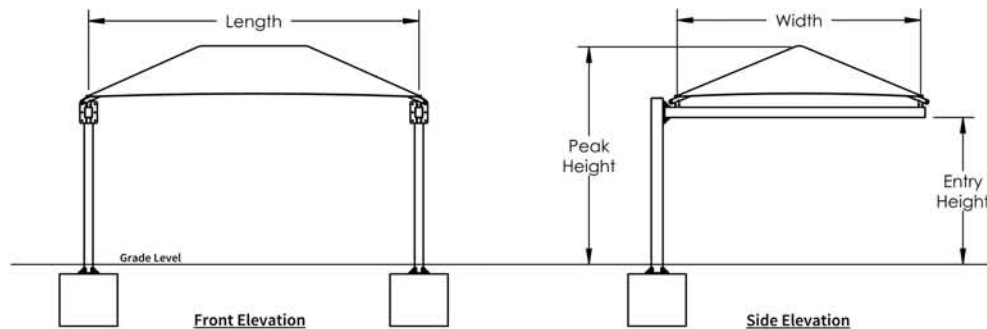
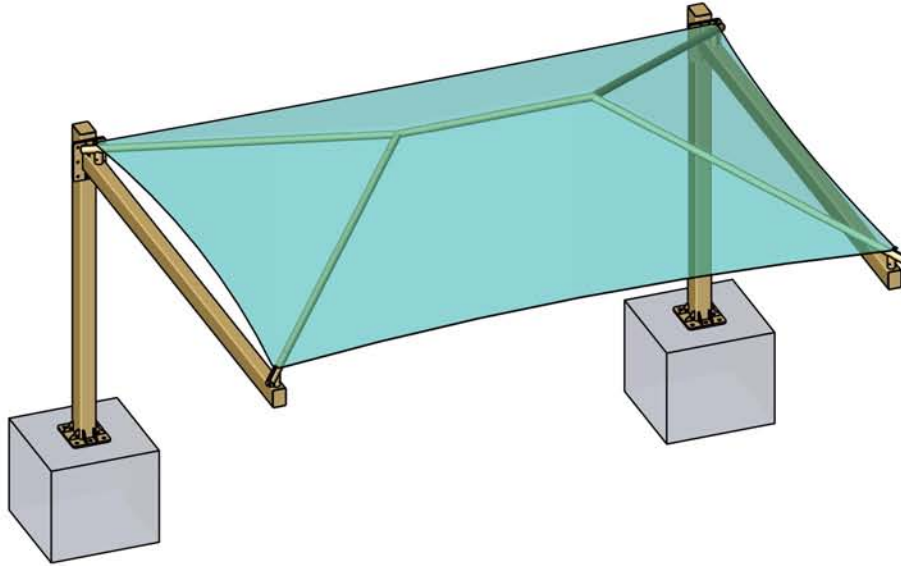
Item		Price
	Playground Equipment	
	Playground Installation	

TURNKEY TOTAL

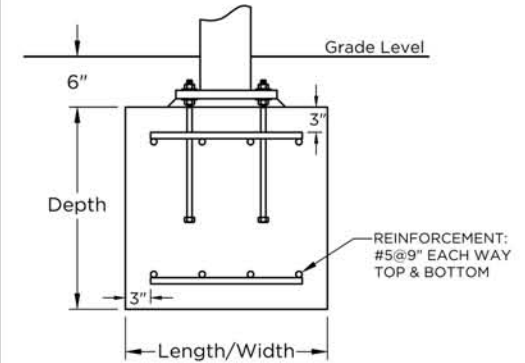
Contact

Hanging Cantilever Hip Shade

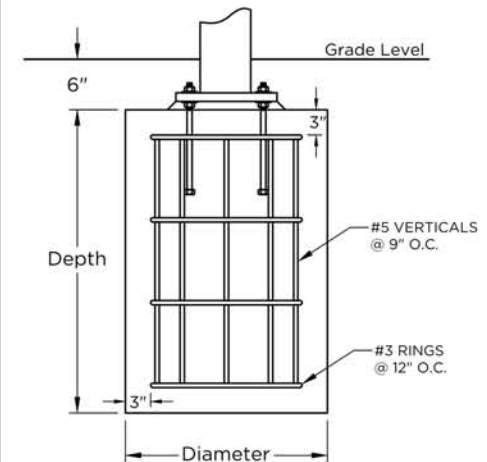
Length	24'	Width	14'	Entry Height	08'
Peak Height	10.83'	Elbow	Glide	Column Mount	Base Plate
Column Size	8"x6"x1/4"	Rafter Size	Ø2.875" 12-Ga	Ridge Size	Ø2.875" 12-Ga
Column Length	9.5'	Rafter Length	9.95'	Ridge Length	11.03'
Dome Qty.	1	Column Qty.	2	Beam Size	6"x4"x1/4"



Square Footing		
Column	Length & Width	Depth
Single Cap	3.74	3
Double Cap	N/A	3



Auger Footing		
Diameter	Single Cap Depth	Double Cap Depth
1'-6"		
2'-0"	Out of range	N/A
2'-6"	Out of range	N/A
3'-0"	4.75	N/A



These drawings are for reference only and should not be used as construction details. They show the general character and rough dimensions of the structural features. Exact spans, fasteners, materials, and foundations can be determined by a licensed professional engineer upon request. Estimated footing size above is based on 1,500 PSF soil bearing pressure.

SuperiorShade

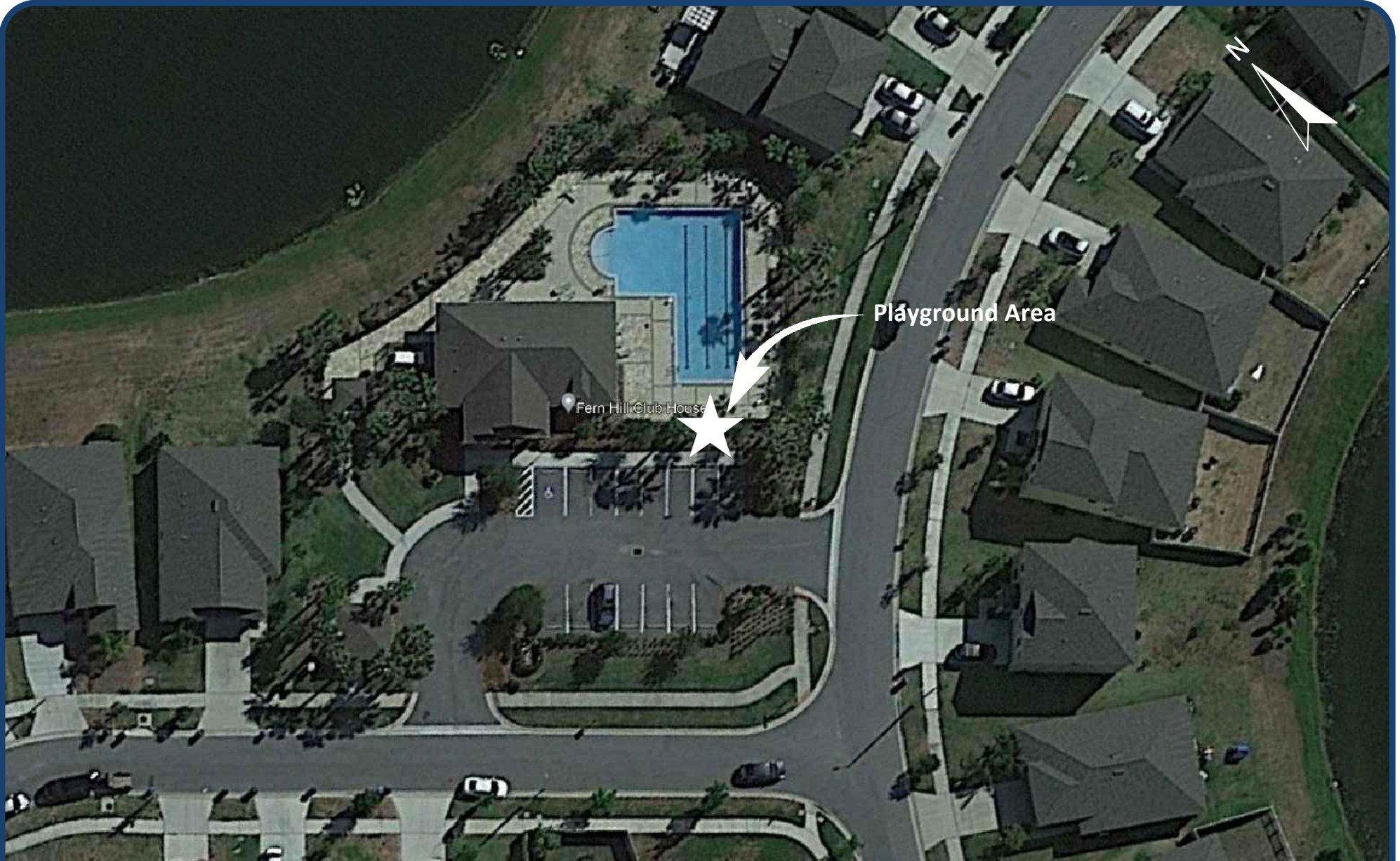
QUOTE

SHADE SIZE

24 X 14

SHADE STYLE

**Hanging Cantilever
Hip Shade**



Summit at Fern Hill - Pool Shade Addition

Signature: _____

Location Map

Sheet Number

1

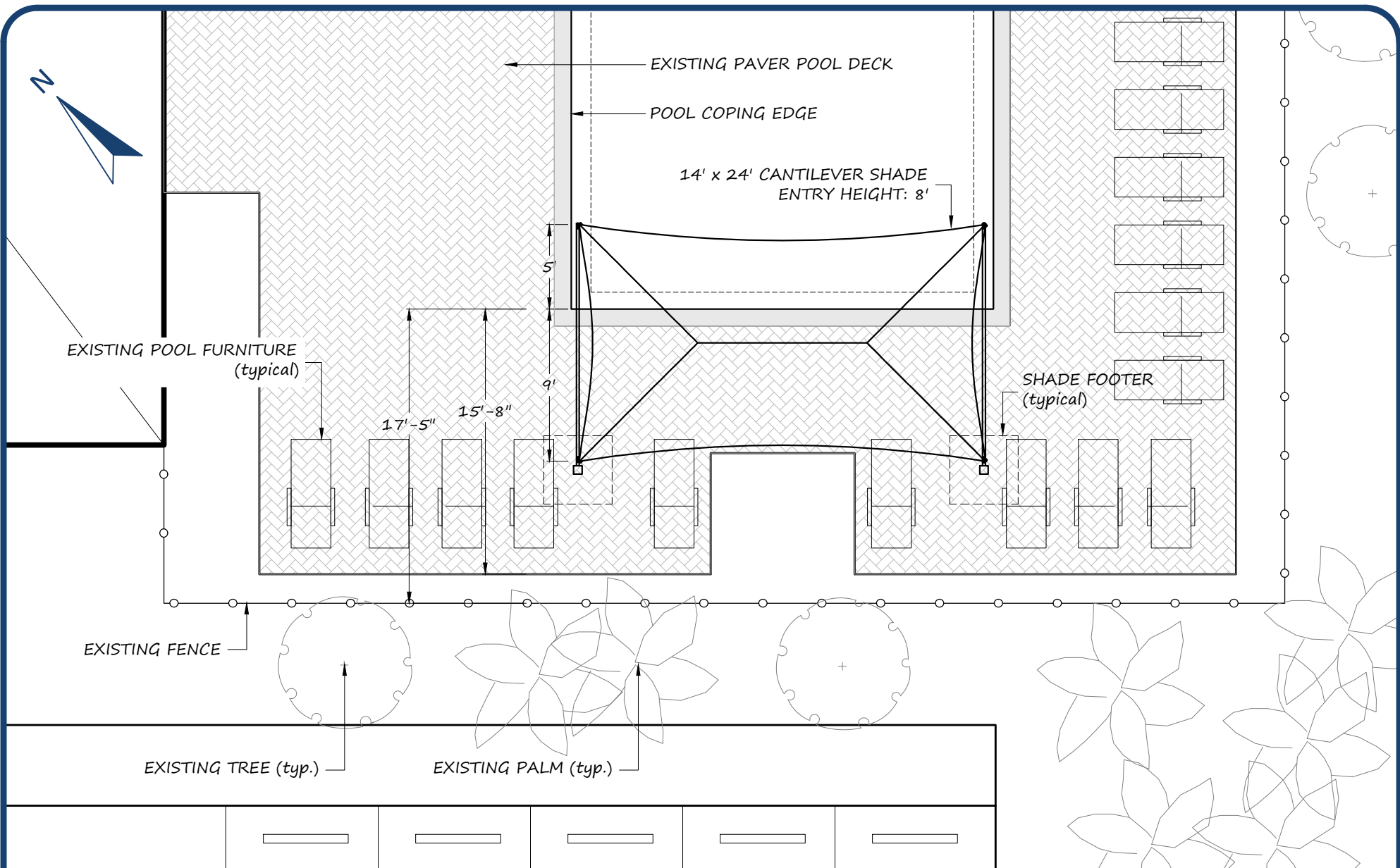
Drawn By: S. Nance

Date: 11/15/2023

Revision: 1

Scale: Not to Scale
Drawing scaling possible only
when in 8.5" x 11" format





Summit at Fern Hill - Pool Shade Addition

Signature: _____

NOTE: Conditions under paver pool deck are unknown. Customer responsible for ensuring no underground utilities existing in the areas of the proposed shade footers prior to installation.

NOTE: Layout orientation and dimensions taken from Google Earth and are not accurate. Measurements must be verified in the field by customer to ensure adequate space available.

Shade Area

Sheet Number

2

Drawn By: S. Nance

Date: 11/15/2023

Revision: 1

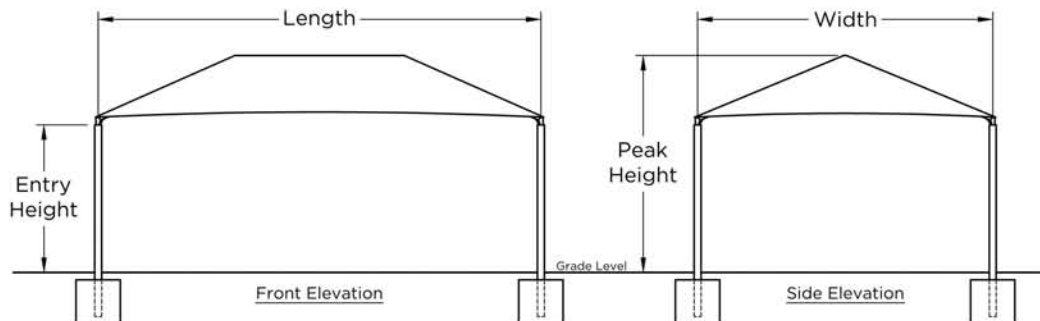
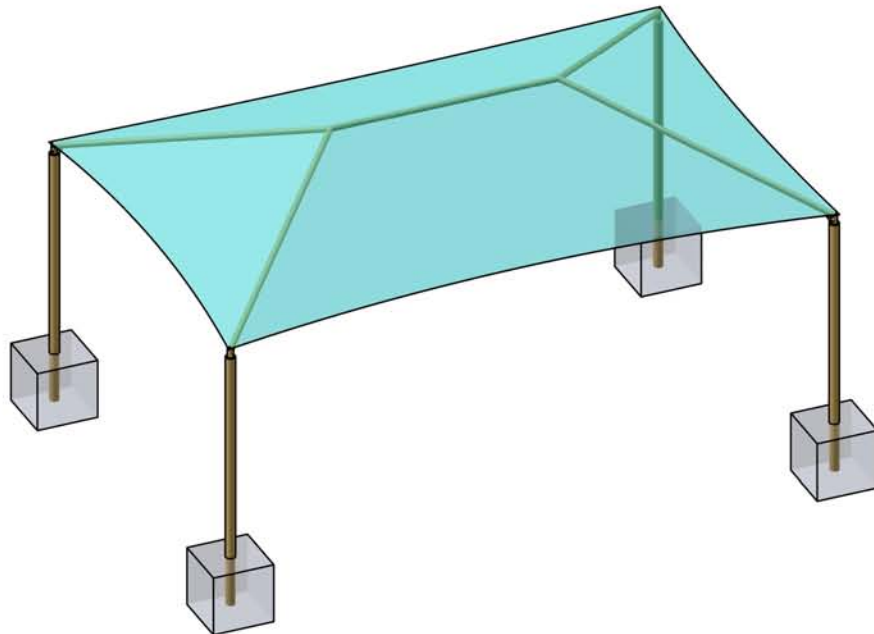
Scale: 1/8" = 1'-0"

Drawing scaling possible only when in 8.5" x 11" format

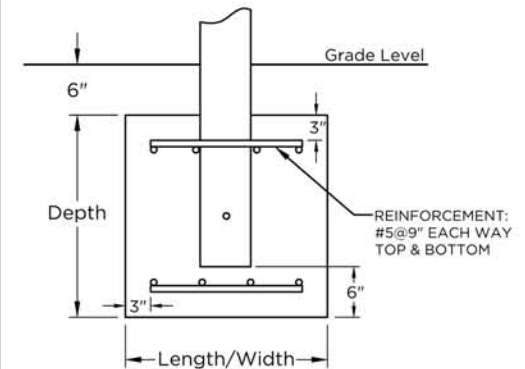


Hip Shade

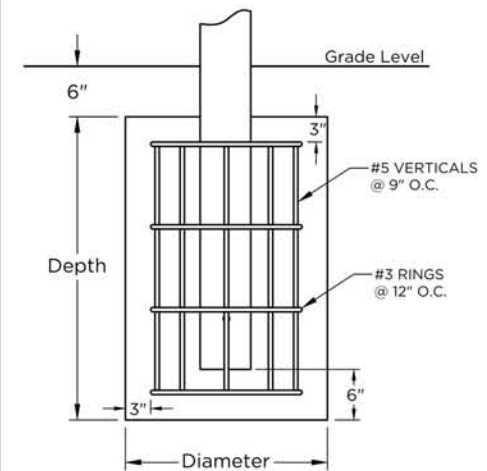
Length	34'	Width	22'	Entry Height	14'
Peak Height	18.44'	Elbow	Standard	Column Mount	Embedded
Column Size	Ø6.6" Sch-40	Rafter Size	Ø3.5" 11-Ga	Ridge Size	Ø3.5" 11-Ga
Column Length	17'	Rafter Length	15.64'	Ridge Length	13.62'
Dome Qty.	1	Column Qty.	4		



Square Footing		
Column	Length & Width	Depth
Single Cap	4.14	3
Double Cap	N/A	3



Auger Footing		
Diameter	Single Cap Depth	Double Cap Depth
1'-6"		
2'-0"	Out of range	N/A
2'-6"	Out of range	N/A
3'-0"	5.82	N/A



SuperiorShade

QUOTE

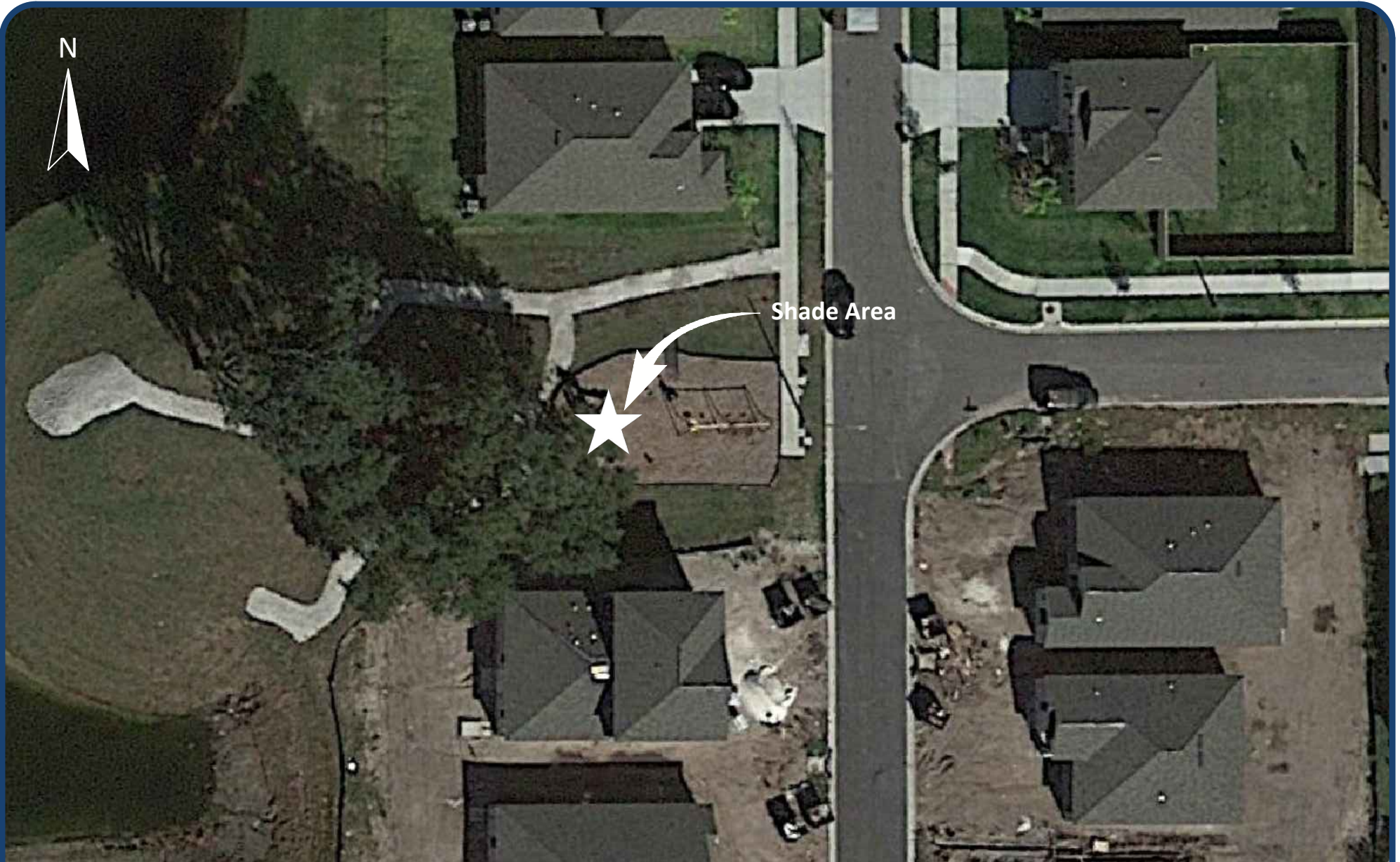
SHADE SIZE

34 X 22

SHADE STYLE

Hip Shade

These drawings are for reference only and should not be used as construction details. They show the general character and rough dimensions of the structural features. Exact spans, fasteners, materials, and foundations can be determined by a licensed professional engineer upon request. Estimated footing size above is based on 1,500 PSF soil bearing pressure.



Summit at Fern Hill - Playground Shade

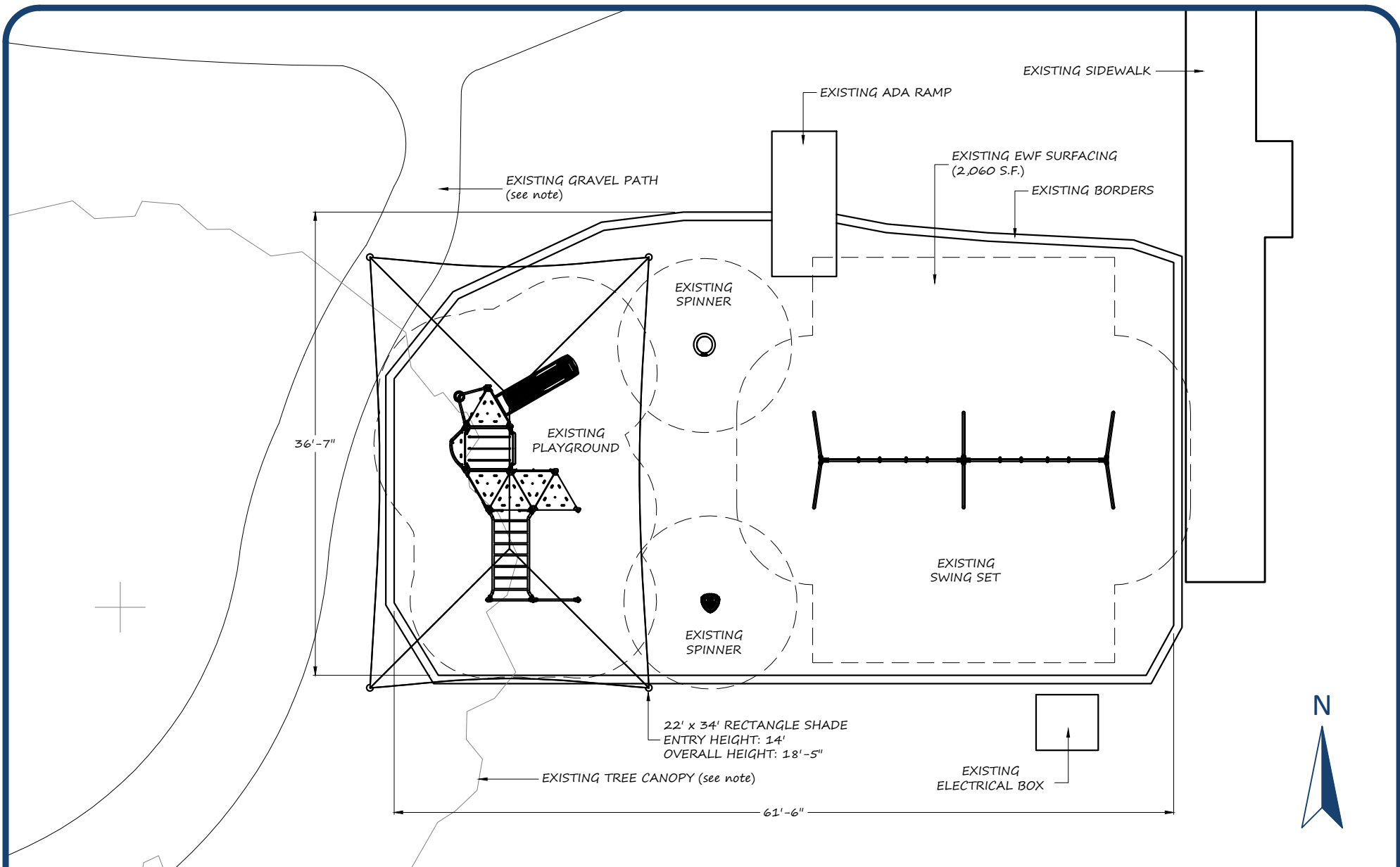
Signature: _____

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Location Map
Sheet Number
1

Drawn By: S. Nance
Date: 11/9/2023
Revision:
Scale: Not to Scale
Drawing scaling possible only
when in 8.5" x 11" format

 www.BYOPlayground.com
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Summit at Fern Hill - Playground Shade

Signature: _____

NOTE: Location of existing equipment and hardscape taken from Google Earth and is not accurate. To ensure ASTM & CPSC compliance, measurements must be verified in the field by customer to ensure adequate space available.

NOTE: Existing gravel path may need to be reconfigured to avoid the proposed shade structure (by others).

NOTE: Existing tree canopy must be trimmed back to allow for installation of the proposed shade structure. (by others)

Shade Area

Sheet Number

2

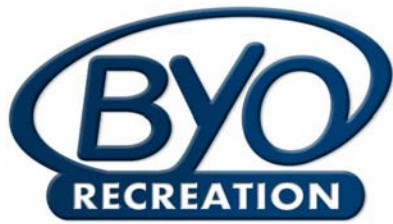
Drawn By: S. Nance

Date: 11/9/2023

Revision:

Scale: 3/32" = 1'-0"
Drawing scaling possible only
when in 8.5" x 11" format





Beyond
Your
Ordinary

PROPOSAL #: 111859

ACCOUNT:
INFRAMARK

DATE CREATED:
12/04/2023

ACCOUNT REP:
Mary Serrao

PREPARED FOR:

PRIMARY CONTACT:
Lisa Castoria

EMAIL:
Lisa.castoria@inframark.com

PHONE NUMBER:
+16562237011

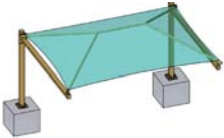




ORGANIZATION:
Inframark

BILLING & SHIPPING:

BILLING ADDRESS:
Inframark
Saint Augustine, FL 32095

SHIPPING ADDRESS:
Inframark
Summit at Fern Hill
10340 Boggy Moss Dr
Riverview, FL 33578



Qty	Product	Price	Total
1	 HANGING CANTILEVER SHADE 24' X 14' WITH 8' ENTRY HEIGHT, SURFACE MOUNT Model: CUSTOM-HC241408SN Hanging Cantilever Shade for over Pool area	\$9,266.00	\$9,266.00
1	 RECTANGLE HIP SHADE 34' X 22' WITH 14' ENTRY HEIGHT INGROUND MOUNT Model: CUSTOM-RD342214IN Rectangle Hip Shade for over Playground area	\$12,077.00	\$12,077.00
2	 DIGITAL - ENGINEERED DRAWINGS - SRP SHADE Model: DIGITALDRAWINGS.srp	\$1,174.00	\$2,348.00
1	 FREE SHIPPING PROMOTION Model: FREESHIPPING ALL ADDITIONAL DISCOUNTS AND FREE SHIPPING VALID ONLY THROUGH DECEMBER 22, 2023	\$0.00	\$0.00
1	 DECEMBER - END OF YEAR SAVINGS Model: FACTORY REBATE ALL ADDITIONAL DISCOUNTS AND FREE SHIPPING VALID ONLY THROUGH DECEMBER 22, 2023	\$-1,000.00	\$-1,000.00

I Accept!
Let's Go

Have questions about this quote?
Call **800-853-5316** or visit BYOPLAYGROUND.COM

Sub Total: \$22,691.00

Sales Tax: \$1,531.68

Shipping: \$0.00

I APPROVE THIS PROJECT AND AM READY TO PLACE MY ORDER:

Thank you for the opportunity to quote your playground project. We accept Visa, Mastercard, Discover, personal & business checks and purchase orders from government entities. All items must be paid for in advance of order unless prior arrangements are approved. Approval and acceptance of this proposal may be executed by signing below and faxing or emailing back to the contact information listed above. By signing below you agree to the terms and conditions found here:

<https://www.byoplayground.com/byo-terms-and-conditions>

Please note, sales tax calculations are calculated upon invoicing due to tax rate changes and/or change orders. If you believe you should be tax-exempt, please provide a tax exemption certificate prior to submitting a purchase order.

Authorized Purchaser: _____ Date: _____



PREPARED FOR:

PRIMARY CONTACT:

Lisa Castoria

EMAIL:

Lisa.castoria@inframark.com

PHONE NUMBER:

+16562237011

ORGANIZATION:

Inframark

BILLING & SHIPPING:

BILLING ADDRESS:

Inframark
Saint Augustine, FL 32095



SHIPPING ADDRESS:

Inframark
Summit at Fern Hill
10340 Boggy Moss Dr
Riverview, FL 33578

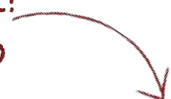


COMMENTS & DETAILS:

Price quoted for delivery coordination and installation. NPC shall not be responsible for removing existing trees, limbs, roots etc. Unless otherwise noted price excludes: sitework, site security, core drilling or cutting concrete or asphalt, permits, lift gates, impact fees, debris/trash removal, and prevailing wages. Site must be clear, level and accessible at time of installation. The customer is responsible for marking all Private underground utilities, NPC will call for Public Utility Locate.

Qty	Product	Price	Total
1	 <p>PROFESSIONAL CERTIFIED INSTALLATION Model: Installation Certified installation by professional playground installers. Price includes coordinating deliveries and unloading large equipment at the delivery address listed on this proposal/purchase order.</p>	\$19,355.00	\$19,355.00
<p>Installation for BYO Quote #111859</p> <p>This installation quote covers the following items:</p> <ul style="list-style-type: none"> - DIGITAL - Engineered Drawings - SRP Shade (DIGITALDRAWINGS.srp) - Hanging Cantilever Shade 24' x 14' with 8' entry height, surface mount (CUSTOM-HC241408SN) - Rectangle Hip Shade 34' x 22' with 14' entry height inground mount (CUSTOM-RD342214IN) - FREE SHIPPING PROMOTION (FREESHIPPING) - December - End of Year Savings (FACTORY REBATE) <p>*** PRICE INCLUDES DEBRIS DISPOSAL</p>			
2	 <p>PERMITTING Model: Permit Permitting required for installation of playground equipment, shades, shelters, etc. NOTE: THE BUILDING DEPARTMENT REQUIRES A RECENT SITE PLAN OR SURVEY OF THE PROPERTY FOR PERMITTING THAT MUST BE PROVIDED BY THE CLIENT.</p>	\$1,500.00	\$3,000.00

I Accept!
Let's Go



Have questions about this quote?

Call **800-853-5316** or visit BYOPLAYGROUND.COM

Sub Total: \$22,355.00

Sales Tax: \$0.00

Shipping: \$0.00

I APPROVE THIS PROJECT AND AM READY TO PLACE MY ORDER:

Approval and acceptance of this proposal may be executed by signing below and faxing or emailing back to the contact information listed above. Unless prior arrangements are approved, a 50% deposit for NPC is due upon ordering. Balance is due Net 15 upon substantial completion. By signing below you agree to the terms and conditions found here:
<https://www.npcinstall.com/npc-terms-and-conditions>

Please note, sales tax calculations are calculated upon invoicing due to tax rate changes and/or change orders. If you believe you should be tax-exempt, please provide a tax exemption certificate prior to submitting a purchase order.

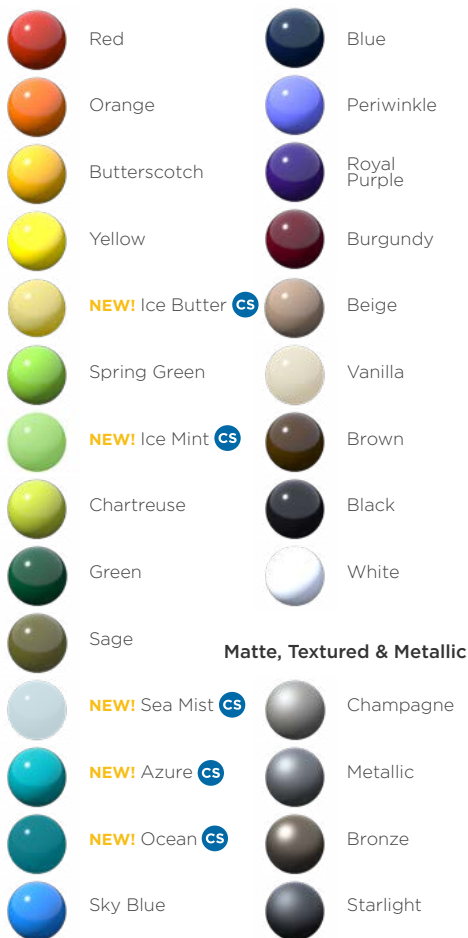
Authorized Purchaser: _____ Date: _____

Color Options

Frames

Backed by a [5-year limited warranty](#).

Gloss



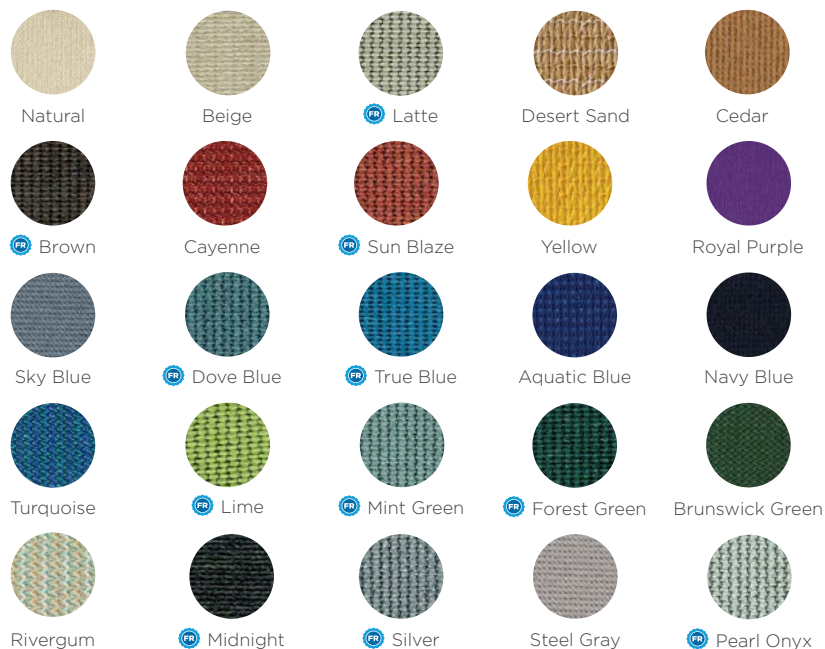
Waterproof Shade Fabric

For our Arched Cantilever, Flower, and Single Post and Cantilever Waterproof Umbrellas. Backed by a [10-year limited warranty](#).



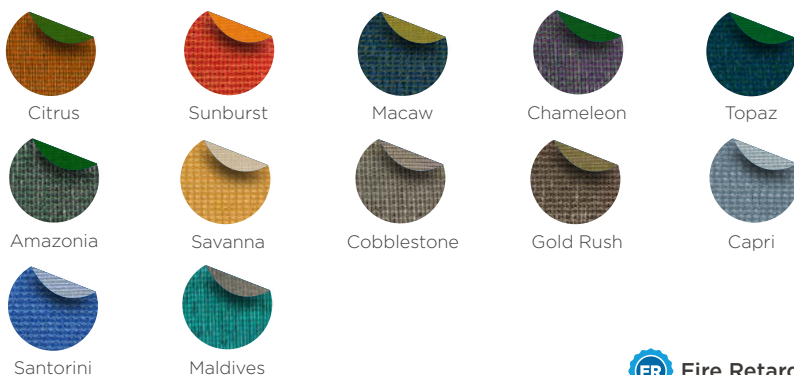
Traditional Fabric

This selection of fabric options includes colors that are California Fire Marshal certified and pass the NFPA 701 or ASTM E84 tests. Select color options are noted as flame retardant. Backed by a [10-year limited warranty](#).



Dual Shade Fabric

Available for an upcharge for our Hypar Umbrella, Triangle Sail, and Hyperbolic Sail. Backed by a [10-year limited warranty](#).



CS Color Coming Soon! Ask your representative about availability.

Complete Your Space

When combined, Superior Recreational Products' product lines create complete site environments. Design your space using one superior company.

Visit srpshade.com, srpplayground.com, and srpsiteamenities.com to learn more.



Material Features

Fabric

- Made from UV stabilized high density polyethylene fabric that prevents fading from the sun
- Raschel-knitted to prevent fraying and shades 34' and larger receive Kevlar® reinforced corners
- Blocks up to 98% of harmful UV rays, depending upon color choice
- Fabric breathes allowing hot air to rise and escape
- Available fabric to meet California State Fire Marshal requirements, NFPA 701, and ASTM E84

Frames

- Engineered to withstand wind speeds up to 150 mph with fabric removed
- Structural tubing complies with ASTM standards
- Finished product includes 6 to 8 mils of combined primer and powder coat — all backed by 5,000 hours of testing per ASTM Method B117



Glide Elbow™



Our Glide Elbow™ quick release mechanism allows for easy installation and removal of your fabric — in the case of a fabric refresh or inclement weather. All you need is a wrench or cordless drill (with the right sized socket). What's more, metal-on-metal wear is minimized with our fabric hook connection. Our Glide Elbow™ is backed by a [1-year limited warranty](#).



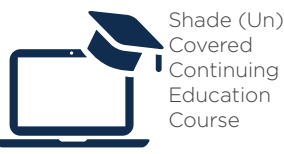
Certified Fabricator/Products

- LADBS Certified Fabricator*
- City of Houston Registered Fabricator*



*Certificate available upon request.

Designer's Corner



CAD files of our shades are available on CADdetails



View in 360° and choose colors with our Color Applier

Warranty

Superior Recreational Products (SRP) warrants that its product will be free from defects in materials and workmanship as well as maintain structural integrity for the periods listed below from the date of invoice and once SRP has been paid in full. This warranty is in effect only if the product has been assembled and installed strictly in accordance with the setup instructions provided by SRP, good construction practices, general maintenance and care is provided as per instructions in the customer packet, and has been subjected only to normal use and exposure. Product should be maintained per the instructions given at time of delivery.

- LW** Lifetime* Warranty on stainless steel hardware
- 20** 20-Year Limited Warranty on framework
- 10** 10-Year Limited Warranty on fabric
- 5** 5-Year Limited Warranty on powder coat
- 1** 1-Year Limited Warranty on cables
- 1** 1-Year Limited Warranty on materials not above

Pricing Policy

All prices are F.O.B. factor and do not include freight, installation, shipping, handling, surfacing, or applicable taxes. Prices are subject to change without notice.

Cancellation and Return Policy

To view our return policy, please visit superiorrecreationalproducts.com/returns.

Shipping Policy

To view our shipping policy, please visit superiorrecreationalproducts.com/shipping.

***View our complete warranty at srpshade.com/srp-shade-warranty.**

Color Options

Frames

Backed by a [5-year limited warranty](#).

Gloss

	Red		Royal Purple
	Orange		Burgundy
	Butterscotch		Beige
	Yellow		Vanilla
	Spring Green		Brown
	Chartreuse		Black
	Light Green		White
	Green	Matte, Textured & Metallic	
	Sage		Champagne
	Sky Blue		Metallic
	Blue		Bronze
	Periwinkle		Starlight

Rain Guard® Waterproof Shade Fabric

For our Single Post Waterproof Umbrella. Backed by a [10-year limited warranty](#).



Traditional Fabric

This selection of fabric colors are California Fire Marshal certified, fire retardant, and pass the NFPA 701 or ASTM E84 tests. Colors marked with an asterisk are available as both flame retardant and non-flame retardant. Backed by a [10-year limited warranty](#).

Natural* Shade Factor: 76.2% UV Blocking: 93%	Beige Shade Factor: 87% UV Blocking: 97%	NEW! Desert Sand* Shade Factor: 86% UV Blocking: 93%	Latte Shade Factor: 90% UV Blocking: 95%	Rivergum Green* Shade Factor: 88.7% UV Blocking: 92.9%	Lime Shade Factor: 79% UV Blocking: 95%
Mint Green Shade Factor: 93% UV Blocking: 95%	Forest Green Shade Factor: 94% UV Blocking: 96%	Brunswick Green* Shade Factor: 94% UV Blocking: 94.7%	Turquoise* Shade Factor: 91.5% UV Blocking: 91.5%	True Blue Shade Factor: 89% UV Blocking: 93%	Sky Blue* Shade Factor: 89% UV Blocking: 92.2%
NEW! Aquatic Blue* Shade Factor: 85.6% UV Blocking: 91.1%	Navy Blue* Shade Factor: 93.6% UV Blocking: 94.4%	NEW! Royal Purple* Shade Factor: 87.7% UV Blocking: 91.1%	Sun Blaze Shade Factor: 91% UV Blocking: 94%	Cayenne* Shade Factor: 85.3% UV Blocking: 92.4%	Cedar* Shade Factor: 87.3% UV Blocking: 93.6%
Yellow* Shade Factor: 77.6% UV Blocking: 95.5%	Brown Shade Factor: 93% UV Blocking: 95%	Pearl Onyx Shade Factor: 86% UV Blocking: 94%	Silver Shade Factor: 93% UV Blocking: 95%	Steel Gray* Shade Factor: 90.9% UV Blocking: 94.3%	Midnight Shade Factor: 98% UV Blocking: 98%

Dual Shade Fabric

Available for an upcharge for our Hypar Umbrella, Triangle Sail, and Hyperbolic Sail. Backed by a [10-year limited warranty](#).

Citrus Shade Factor: 87% UV Blocking: 91.9%	Sunburst Shade Factor: 75.2% UV Blocking: 90.6%	Macaw Shade Factor: 83.3% UV Blocking: 90.7%	Chameleon Shade Factor: 86.4% UV Blocking: 90.3%	Topaz Shade Factor: 85.8% UV Blocking: 90.6%	Amazonia Shade Factor: 91.1% UV Blocking: 92.4%
Savanna Shade Factor: 80.1% UV Blocking: 92.3%	Cobblestone Shade Factor: 90.3% UV Blocking: 93.6%	Gold Rush Shade Factor: 88.3% UV Blocking: 91.5%	Capri Shade Factor: 83.9% UV Blocking: 92.1%	Santorini Shade Factor: 83.3% UV Blocking: 92.2%	Maldives Shade Factor: 88.4% UV Blocking: 90.9%

2 REASONS TO CHOOSE FLAME RETARDANT FABRIC

① Helps meeting appropriate federal, state, and local building codes.

② Permanent and reliable flame retardant properties, as opposed to fabrics treated with FR additives in a post-production application.

- **Signed Documents:** The pertinent documents signed and scanned back to me. If electronic signature works better, I can also send via DocuSign. It's important to have the 3D rendering signed in color since that is what is used to order the equipment.
- **Payment:** Because all products are custom made to order, BYO Recreation asks 100% of the cost of product up front, and NPC (construction division) requires a 50% deposit. Though this is standard in our industry, however, if you would like terms, we have a couple other options that we can pursue (in house credit approval for terms, OR 3rd party financing that allows you to pay monthly).

Once I have those two things, I can place the order, and begin the permitting process. From there, here is a loose schedule of events that will take place between your order date and the date of installation (may not be in this exact order, and timeframe is dependent on how quickly everything moves through the permitting process and installation schedule once permitting is approved).

- **Installation Meeting:** Within 24-48 hours of your order date, I will meet with your Project Manager (Caprice) and our Permit Coordinator (Donna). We will discuss the details of your project in full to ensure that there is a firm understanding of the project. From there we will reach out to you or your appointed contact person to discuss any additional details (many of which I will be describing below). At this point, the project will be managed by Caprice and Donna to a successful completion. I, by no means disappear, so if you need anything, you are welcome to still use me as a resource.
- **Engineered Drawings are ordered:** Typically, once the order is placed, PM will immediately order the Engineered Drawings. They typically take about 2 weeks to come back to the office. They are a necessary submission in the permitting package, so typically, this period is utilized for collecting other necessary permitting documents.
- **Notice of Commencement:** You will be sent a Notice of Commencement which MUST be signed by an authorized representative of your company (a list will be included so that it is clear who is authorized to do so). This must be submitted to the permitting agency by the authorized representative of the organization. Essentially, this is the company's way of saying "we are starting a project."
- **Site Plan:** A site plan will be sent to you for approval. Then sign and send back as it must be submitted for permitting as well.
- **Submission for Permitting:** Donna will submit the complete permitting package to the permitting agency. From there, it is entirely out of our hands as to how quickly the permit comes back. During this time, the playground equipment is usually ordered and put into manufacturing. Somewhere while the permitting agency is in process, we MAY set a tentative installation date that is dependent on permit approval.
- **Permit Approval:** When the permit is finally approved, a firmer installation date will be scheduled. Keep in mind though that this is a type of construction, so dates are subject to change due to factors outside of our control (weather, issues with delivery, acts of God, etc.).
- **Installation:** On our part, the install will take place over several days, possibly up to 1 week. They will dig the footer holes and then call the inspector out from the permitting agency to inspect the footers before they continue with the installation process.

HELPFUL CONTACT INFORMATION:

Your Project Manager - Caprice Lill - 904-417-6086 direct - caprice.lill@npcinstall.com

Your Permit Coordinator - Donna Sanders - 904-417-6129 direct - donna.sanders@npcinstall.com

Your Sales Consultant - Mary Serrao - 904-417-6110 direct - mary@byoplayground.com

BYO Sales Manager – Ingrid Vargas - 904-417-6128 direct - ingrid@byoplayground.com

Here's What's Next | Helpful Tips

Congratulations on your new BYO Recreation play equipment & installation!
Here are some helpful tips to let you know what to expect during this process.



- 1. Permitting** – Know if your equipment needs to be permitted through your county. Because permitting can be a lengthy process, call your building department early to find out what steps you need to take.
- 2. Ship Dates** – Ship dates are ALWAYS estimates. Unexpected delays can happen during production and we work to resolve them as quickly as possible.
- 3. Lead/Shipping Times** – If you have ordered multiple pieces of equipment, there is a chance that some of the pieces may come from different manufacturers, so expect multiple shipments and different lead times.
- 4. Shipment Tracking** – Getting tracking information from our manufacturing facility typically takes 24-48 hours from the time your product ships. We will email you this tracking information as soon as it's available.
- 5. Address Change** – If you request an address change after your product has shipped, the shipping company will charge a reconsignment fee. To avoid having to pay this fee, please review your sales order for accuracy.
- 6. Scheduling Delivery** – All freight carriers that we do business with are instructed to give a 24HR call ahead to make sure you are prepared for delivery. Once you receive the call from the freight carrier, you will be able to schedule an actual delivery appointment.
- Appointments will be a window of time (e.g. 1pm-3pm on your specified date).
- 7. Delivery** – Certified installation by NPC includes coordinating deliveries and unloading large equipment at the delivery address listed on the proposal/purchase order.
- 8. Inspection/Inventory** – Inspect and inventory your equipment as soon as possible. Note and take pictures of any box, crate, or equipment damage on the delivery receipt the delivery driver has you sign. All damage/shortage claims must be made within 10 days of delivery.
- 9. Maintenance** – Once your equipment is installed, proper maintenance is required so no warranties are voided. Complete a brief, daily visual check for structural defects and signs of vandalism or litter that needs to be removed, and a more thorough, weekly inspection of all play equipment (e.g. clamps, metals, bolts, plastics, and moving parts).
- 10. Warranty Claims** – Make sure to notify your sales consultant or project manager immediately of any damage to properly process any warranty claims. Barricade damaged equipment to keep children from playing on it during repairs.



| BYOPLAYGROUND.COM

| PLAYGROUNDINSTALLATIONS.COM

Frequently Asked Questions About Shade

General Questions

Q: What are the differences in residential and commercial shade structures?

A: Superior Shade manufactures commercial-quality shade structures to IBC (International Building Code) 2012 standards no matter if it's for commercial or residential use. Residential shade sails are typically available online or by awning manufacturers and typically include a canopy with a D-ring attachment. The canopy can be tensioned using hardware or other means such as rope and is secured as desired by the end-user, as opposed to commercial shade structures which will require an engineered footing to support the structure.

Q: Where are these structures manufactured?

A: Our shade structures are proudly made in the USA. Our shade manufacturing facility is located in Carrollton, Ga.

Q: What is the timeline for purchasing a shade structure?

A: The answer for this can vary by the type of structure being purchased and the complexity of the design. There are two main processes that take place to create and deliver shade structures: engineering and production. The simple answer is 2 to 3 weeks for engineering and 4-5 weeks for production but read on if you'd like a more in-depth explanation.

Engineering Process: On custom shade orders without sealed drawings, it typically takes 2-3 weeks to produce shop drawings/BOMs and workloads for the shop. Once that is complete, the order is scheduled for production. The estimated shipping date will be available to allow for installation planning.

Production Process: At the time your order is scheduled for production, we typically have 3 weeks of other shade orders already on the schedule. A typical order will require one week to build and ship. In total, your shipping date will most likely be 4-5 weeks after the engineering process is complete. Certain orders containing custom aspects, such as custom powder coat colors that carry longer lead times from our vendors, may impact these dates.

Q: What is the best way to optimize shade for my space?

A: Keeping the entry height as low as possible and utilizing the largest shade structure that can fit in your space are two of the simplest ways to maximize shade for your area.

Q: Why choose Superior for my shade needs?

A: Here are three great reasons to choose Superior Shade:

1. Superior Shade offers over 1,000 standard shade structures at very affordable prices
2. We're proudly manufactured in the USA
3. We have the ability to create custom shade structures for nearly any unique space

Q: What height is considered above a person's reach to avoid vandalism to the shade fabric?

A: The minimum requirement is normally 84 inches above the standing surface. In areas where vandalism is more prevalent, consider adding another foot or so.

Q: What type of frame would you recommend in a beach environment: powder coated or galvanized?

A: For a coastal environment where salt spray is prevalent, a galvanized frame is recommended. In a coastal location, there can be cosmetic maintenance requirements to ensure that a shade structure maintains its coating. If a galvanized coating is not possible, a traditional powder coated frame can be installed but some annual touchup paint and rust inhibitor primer may be required to be applied as needed. In a freshwater beach environment, a traditional powder coating option will suffice.

Installation & Building Code Questions

Q: Can you engineer the shade structures to meet local requirements?

A: Yes, Superior Shade structures can be engineered to meet local wind requirements upon request should they exceed the standard design.

Q: What types of foundations will the shade structure require?

A: The amount of concrete required for the shade structure depends on:

- Type of Structure
- Size of the Structure
- Location
- Elevation

Larger structures or structures with higher entry heights can expect to have larger foundation requirements due to the additional loads put upon the frame. Foundations for your structure can be designed to meet your preferred method of installation be it a spread footer or pier footing style.

Q: What building codes apply to my structure?

A: Depending on where the permitting will take place, the structure may need to meet the building code specified by either the city or the county. When engineering a structure, Superior will request information regarding the installation location of the shade structure to ensure the structure and foundations are engineered to meet local building code.

Q: Will permits be needed? If so, what is the process?

A: Permitting requirements are often determined by the end-user. Traditionally HOAs, churches, and multi-housing applications will not require permitting unless done as part of an in-house procedure. City projects will normally require permitting. The process for this consists of obtaining stamped drawings for applying for a local permit that adheres to the required building codes at the local permitting office.

Q: What are the wind loads?

A: Standard shade structures are engineered and designed to withstand 75mph sustained winds and 90mph winds for 3-second gusts. Our structures can be engineered to meet higher wind loads upon request.

Fabric Questions

Q: Are fabrics fireproof or waterproof?

A: Fabrics are neither fireproof nor waterproof. All the fabric we use is fire retardant and passes the NFPA 701 or ASTM E84 tests. The majority of the fabric we use is also California Fire Marshal certified (with the exception of a few specific colors). Approximately 80% of water will shed off of a shade structure with the rest coming through as a fine mist.

Q: How long does the fabric last?

A: Superior Shade fabrics carry a ten-year limited manufacturer's warranty from the date of delivery against failure from significant fading, deterioration, breakdown, outdoor heat, cold, or discoloration. Should the fabric need to be replaced under the warranty, Superior Shade will manufacture and ship a new fabric at no charge for the first six years, thereafter pro-rated at 18% per annum over the last four years.

Q: Are there any colors that fade faster than others?

A: Yes. As with many outdoor products, you can expect to see more significant fading with the colors yellow and red. Most manufacturers, including Superior Shade, actually carry a separate warranty against fading specifically for those colors for a shorter duration of about two years.

Q: What kind of maintenance does the fabric require?

A: The canopy itself requires very little maintenance over the course of its life. The most important aspect of maintenance is ensuring the canopy cable remains properly tensioned over time. This may require the replacement of a cable every 5 years. Additionally, northern and coastal customers should be aware of inclement weather such as snow and hurricanes and ensure the canopy has been removed.

Q: Do your shade structures protect against harmful UV rays?

A: This varies by color and fabric type. See our [Shade Color Options](#) page for additional information.

3B.



December 06, 2023

Contract No. - 372610

Summit at Fern Hill

Standard pruning of 47 palm trees throughout the property.

9/3 palm tip positioning

Loose boots and seed pods removed.

All debris removed.

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Arbor Cost	1.00	\$2,253.49	\$2,253.49
			\$2,253.49

WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
Arbor	\$0.00	\$2,253.49
		\$0.00
		\$2,253.49

Sale	\$2,253.49
Sales Tax	\$0.00
Total	\$2,253.49

By _____
Aaron Frazier Sr.

Date 12/6/2023

Yellowstone Landscape

By _____

Date _____
Summit at Fern Hill



Proposal #372621

Date: 12/06/2023

From: Aaron Frazier Sr.

Proposal For

Summit at Fern Hill

c/o Inframark
210 N University Dr
Suite 702
Coral Springs, FL 33071

main:
mobile:
inframark@avidbill.com

Location

10612 Fuzzy Cattail St
Riverview, FL 33578

Property Name: Summit at Fern Hill

Raised planter box installation

Terms: Net 30

DESCRIPTION	QUANTITY	AMOUNT
Demo, prep and labor fees	6.00	\$342.85
Croton Petra	30.00	\$471.42

Client Notes

Estimate provided for installation of petra crotons in the raised planter boxes located in the entrances of Summit at Fern Hill.

Signature

x

SUBTOTAL \$814.27

SALES TAX \$0.00

TOTAL \$814.27

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Aaron Frazier Sr.

Office:
afrazier@yellowstonelandscape.com

3C

Yellowstone Landscape (Tampa)



YELLOWSTONE
LANDSCAPE

Excellence
IN COMMERCIAL LANDSCAPING

30319 Commerce Drive, San Antonio, FL 33576 - 813.223.6999

Property

Summit at Fern Hill
10612 Fuzzy Cattail St
Riverview, FL 33578

Inspection

Date:
Inspector:

12/14/2023
Jason Mixell

Estimate Summary

Labor: 6 hours - \$450.00
Materials: \$330.00

Total: \$780.00
(plus applicable taxes)

Service Summary

Service	Quantity	Cost
Troubleshoot Valve	2	\$780.00
Total (plus applicable taxes):		\$780.00

Signature

Date

Service Detail

Controller 1					
Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 1 > Zone 1					
Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 1 > Zone 2					
Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 1 > Zone 3					
Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 2					
Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 2 > Zone 1					
Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 2 > Zone 2					
Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 2 > Zone 3					
Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 2 > Zone 4					
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Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 2 > Zone 5					
Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 3 > Zone 1					
Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 3 > Zone 2					
Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 3 > Zone 3					
Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 3 > Zone 4					
Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 3 > Zone 5					
Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 3 > Zone 6					
Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 3 > Zone 7					
Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 3 > Zone 8					
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Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 3 > Zone 9					
Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 3 > Zone 10					
Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 3 > Zone 11					
Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 3 > Zone 12					
Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 3 > Zone 13					
Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 3 > Zone 14					
Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 3 > Zone 15					
Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 3 > Zone 16					
Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 3 > Zone 17					
------------------------	--	--	--	--	--

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 3 > Zone 18					
Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 3 > Zone 23					
Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 3 > Zone 26					
Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 3 > Zone 27					
Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 3 > Zone 30					
Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 3 > Zone 31					
Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 3 > Zone 33					
Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 3 > Zone 34					
Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 3 > Zone 37					
------------------------	--	--	--	--	--

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 3 > Zone 38

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 3 > Zone 39

Asset	Service	Notes	Labor	Materials	Total
Valve 1	<u>Troubleshoot</u>	Hours: 3 alarming at controller need to troubleshoot	\$225.00	\$165.00	\$390.00

Controller 3 > Zone 40

Asset	Service	Notes	Labor	Materials	Total
Valve 1	<u>Troubleshoot</u>	Hours: 3 alarming at controller need to troubleshoot	\$225.00	\$165.00	\$390.00

Controller 3 > Zone 41

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 3 > Zone 42

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 3 > Zone 43

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 3 > Zone 44

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 3 > Zone 45

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 3 > Zone 46					
Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 3 > Zone 47					
Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 3 > Zone 48					
Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 3 > Zone 49					
Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 3 > Zone 50					
Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 3 > Zone 51					
Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 3 > Zone 52					
Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 4					
Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 5					
Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 6					
Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 7					
Asset	Service	Notes	Labor	Materials	Total
No Services					

3D.

RESOLUTION 2024-01

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

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

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

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

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

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

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

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

PASSED AND ADOPTED THIS 8th DAY OF January 2024

ATTEST:

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chairman/ Vice Chairman

Fourth Order of Business

4A

**MINUTES OF MEETING
SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Summit at Fern Hill Community Development District was held on Monday, November 13, 2023, and called to order at 6:01 p.m. at the Summit at Fern Hill Clubhouse located at 10340 Boggy Moss Drive, Riverview, FL 33578.

Present and constituting a quorum were:

Antonio Bradford	Chairperson
Angela White	Vice Chairperson
Douglas Smith	Assistant Secretary

Also present were:

Jayna Cooper	District Manager
Lisa Castoria	District Manager
Aaron Frazier	Yellowstone
Residents	

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

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

SECOND ORDER OF BUSINESS **Public Comments Agenda Items**

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

THIRD ORDER OF BUSINESS **Business Items**

A. Discussion of Audit Report

The Board reviewed the Audit Report.

On MOTION by Mr. Smith seconded by Mr. Bradford, with all in favor, the Audit Report was accepted as presented. 3-0

B. Discussion on Pool/Playground Shades

The Board considered additional proposals for shade coverage.

C. Discussion on Pool Filter Leakage

The Board reviewed the proposal as presented.

On MOTION by Mr. Smith seconded by Mr. Bradford, with all in favor, the pool filter leakage proposal from A-Quality Pool Service for \$1,281.01 was approved as presented. 3-0
--

UNAPPROVED

D. Ratification of Actions taken at the October 9, 2023, Meeting**i. Approval of the Restroom Lock Proposal****ii. Approval of the Minutes of the September 11, 2023 Meeting, O&M Expenditures for August 2023, and the Financial Statements for Month Ending August 31, 2023****iii. Approval of B & F Lawn and Landscaping proposal**

The Board reviewed the Ratification of Actions taken on the October 9, 2023 meeting as presented.

On MOTION by Mr. Bradford seconded by Mr. Smith, with all in favor, Ratification of Action Items i through iii taken at the October 9, 2023, Meeting were ratified as presented. 3-0

E. General Matters of the District

Mr. Aaron Frazier, representative from Yellowstone, reviewed and discussed the Community Inspection Report. Proposal item #18 was reviewed with a not to exceed amount of \$1,000. The irrigation electrical repair has been completed and the bench installation dates will be on November 11, 2023 and November 15, 2023.

On MOTION by Mr. Bradford seconded by Ms. White, with all in favor, Proposal #18 from Yellowstone Landscaping with in an not to exceed \$1,000, was approved. 3-0

FOURTH ORDER OF BUSINESS**Consent Agenda****A. Consideration of the Board of Supervisors' Meeting Minutes September 11, 2023****B. Consideration of Operation and Maintenance Expenditures August 2023****C. Review of Financial Statements Month Ending August 31, 2023**

The Board reviewed the consent agenda items as presented with no revisions.

On MOTION by Ms. White seconded by Mr. Smith, with all in favor, the Consent Agenda, was approved. 3-0

FIFTH ORDER OF BUSINESS**Staff Reports****A. District Counsel****B. District Engineer**

There being no reports, the next order of business followed.

C. District Manager**i. Community Inspection Reports**

The Community Inspection Report was reviewed and discussed under the third order of business.

ii. First Choice Aquatics

The Board reviewed the First Choice Aquatics report as presented and had no questions.

SIXTH ORDER OF BUSINESS**Board of Supervisors' Requests and
Comments**

- The Board requested proposals for installation of four new trash cans and an additional dog station.

SEVENTH ORDER OF BUSINESS**Adjournment**

There being no further business,

On MOTION by Mr. Bradford seconded by Mr. Smith, with all in favor, the meeting was adjourned at 6:58 p.m. 3-0

Jayna Cooper
Assistant Secretary

Antonio Bradford
Chairperson

4B

SUMMIT AT FERN HILL CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
A-QUALITY POOL SERVICE	968058	\$2,047.00		POOL SERVICE - OCTOBER 2023
FIRST CHOICE AQUATIC WEED MGMT LLC	89127	\$445.00		WATERWAY SERVICE - OCTOBER 2023
FRONTIER	2379 101623 ACH	\$127.74		PHONE SERVICE - 10/16/23-11/15/23
YELLOWSTONE LANDSCAPE	TM 606516	\$6,333.50		LANDSCAPE - OCTOBER 2023
Monthly Contract Subtotal		\$8,953.24		
Variable Contract				
ANGELA WHITE	AW 100923	\$200.00		SUPERVISOR FEE 10/09/23
ANTONIO DEON BRADFORD, SR.	AB 100923	\$200.00		SUPERVISOR FEE 10/09/23
STRALEY ROBIN VERICKER	23701	\$1,545.86		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 09/15/23
Variable Contract Subtotal		\$1,945.86		
Utilities				
BOCC	0149 101623 ACH	\$1,078.47		WATER SERVICE - 09/13/23-10/12/23
TAMPA ELECTRIC	7513 100623 ACH	\$38.10		ELECTRICITY SERVICE - 09/01/23-10/02/23
TAMPA ELECTRIC	7729 100623 ACH	\$2,626.56		ELECTRICITY SERVICE - 09/01/23-10/02/23
TAMPA ELECTRIC	7901 100623 ACH	\$785.73		ELECTRICITY SERVICE - 09/01/23-10/02/23
TAMPA ELECTRIC	8520 100623 ACH	\$475.02	\$3,925.41	ELECTRICITY SERVICE - 09/01/23-10/02/23
Utilities Subtotal		\$5,003.88		
Regular Services				
ADA SITE COMPLIANCE	2975	\$1,100.00		COMPLIANCE
AFFORDABLE LOCK & SECUIRTY SOLUTIONS	0000248317	\$41.50		STANDARD ACCESS
A-QUALITY POOL SERVICE	968071-R	\$5,210.14		BLACK ALGAE TREATMENT
BOARD OF CNTY COMR	BOCC 100423	\$200.00		WATERING VIOLATION
BOARD OF CNTY COMR	BOCC 101123	\$100.00	\$300.00	CASE WR2301024 WATERING RESTRICTION VIOLATION
DEPARTMENT OF ECONOMIC OPPORTY	DEO 100223 ACH	\$175.00		FY 24 SPECIAL DISTRICT FEE
FLORIDA NATIVES NURSERY, INC.	19310	\$3,500.00		INITIAL HERBICIDE TREATMENT
ITZ ELECTRIC CORP	20640	\$275.00		SUPPLY/INSTALL RECEPTACLE FOR X-MAS LIGHTS
SPEAREM ENTERPRISE	5885	\$530.00		LABOR - 09/16/23-10/16/23 - PAPER GOODS
Regular Services Subtotal		\$11,131.64		
Additional Services				
AFFORDABLE LOCK & SECUIRTY SOLUTIONS	0000249224	\$529.00		LABOR - CARD READER INSTALLATION
AFFORDABLE LOCK & SECUIRTY SOLUTIONS	0000249741	\$4,325.10	\$4,854.10	BATHROOM DOORS SERVICE
Additional Services Subtotal		\$4,854.10		

SUMMIT AT FERN HILL CDD Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
TOTAL		\$31,888.72		

Approved (with any necessary revisions noted):

Signature:

Title (Check one):

[☐] Chariman [☐] Vice Chariman [☐] Assistant Secretary



A-Quality Pool Service
1246 Highwood Place
Wesley Chapel, FL. 33543
info@a-qualitypools.net
813-453-5988

Invoice

Invoice Date	Invoice #
9/18/2023	968058
Balance	\$2,047.00

Bill To
The Summit at Fern Hill CDD C/OJayna Cooper 10340 Boggy Moss Dr. Riverview, FL 33578

Ship To
The Summit at Fern Hill CDD 10340 Boggy Moss Dr. Riverview, FL 33578

P.O. Number	Terms	Rep	Due Date	Via	F.O.B.	Project
	Net 20		10/8/2023			
Quantity	Description				Price Each	Amount
	OCTOBER Commercial Pool Service, MWF service - no enzymes included				1,400.00	1,400.00
	SEPTEMBER Commercial Pool Service - prorated - service started 09/18/2023				647.00	647.00
	Sales Tax				7.00%	0.00
					Total \$2,047.00	
					Payments/Credits	\$0.00
					Balance Due	\$2,047.00

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



Received
OCT 23 2023

SUMMIT AT FERN HILL CDD

Page 1 of 4

Your Monthly Invoice

Account Summary

New Charges Due Date	11/09/23
Billing Date	10/16/23
Account Number	813-741-2379-121620-5
PIN	1485
Previous Balance	127.21
Payments Received Thru 10/10/23	-127.21
Thank you for your payment!	
Balance Forward	.00
New Charges	127.74
Total Amount Due	\$127.74



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

frontier.com/resources/myfrontier-mobile-app

WAYS TO PAY YOUR BILL



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



800-801-6652



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App Store

MyFrontier® app



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

6790 0007 NO RP 16 10172023 NNNNNNNN 01 000226 0001

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



You are all set with Auto Pay! To review your account, go to frontier.com or MyFrontier mobile app.



Date of Bill
Account Number

10/16/23
813-741-2379-121620-5

CURRENT BILLING SUMMARY

Local Service from 10/16/23 to 11/15/23

Qty Description

813/741-2379.0

Basic Charges

Federal Subscriber Line Charge - Bus
Frontier Roadwork Recovery Surcharge
Access Recovery Charge-Business
Federal USF Recovery Charge
FL State Communications Services Tax
County Communications Services Tax
Federal Excise Tax
FL State Gross Receipts Tax
FL State Gross Receipts Tax

Total Basic Charges**Non Basic Charges**

Business Fiber Internet 500
1 Usable Static IP Address

Total Non Basic Charges**TOTAL 127.74****Charge**

6.50
2.75
2.50
3.10
.74
.71
.36
.07
.02
16.75

105.99
5.00
110.99

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 \$16.75 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 October 1, 2023, the Federal USF Recovery Charge and the Frontier Long Distance Federal USF Surcharge are increasing from 29.2% to 34.5% 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





INVOICE

INVOICE #	INVOICE DATE
TM 606516	10/1/2023
TERMS	PO NUMBER
Net 30	

Bill To:

Summit at Fern Hill
c/o Inframark
210 N University Dr
Suite 702
Coral Springs, FL 33071

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Summit at Fern Hill

Invoice Due Date: October 31, 2023

Invoice Amount: \$6,333.50

Description	Current Amount
Monthly Landscape Maintenance October 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.

Summit at Fern Hill CDD

MEETING DATE: October 9, 2023

DMS Staff Signature Jayma Cooper

AW 100923

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Antonio Bradford	✓	Salary Accepted	\$200
Angela White	✓	Salary Accepted	\$200
Douglas Smith	N/A	Salary Accepted	\$200
Vacant		Salary Accepted	\$200
Vacant		Salary Accepted	\$200

Summit at Fern Hill CDD

MEETING DATE: October 9, 2023

DMS Staff Signature Jayma Cooper

AB 100923

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Antonio Bradford	✓	Salary Accepted	\$200
Angela White	✓	Salary Accepted	\$200
Douglas Smith	N/A	Salary Accepted	\$200
Vacant		Salary Accepted	\$200
Vacant		Salary Accepted	\$200

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

October 13, 2023

Client: 001462

Matter: 000001

Invoice #: 23701

Page: 1

RE: General

For Professional Services Rendered Through September 15, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
8/22/2023	MB	REVIEW CORRESPONDENCE FROM DISTRICT MANAGER REGARDING POOL MAINTENANCE AGREEMENT; ANALYZE A-QUALITY POOL SERVICE SWIMMING POOL SERVICE PROPOSAL; ANALYZE POOL VENDOR CORPORATE RECORDS; ANALYZE DISTRICT MANAGEMENT INFORMATION; PREPARE POOL MAINTENANCE AGREEMENT.	1.9	\$617.50
8/30/2023	MB	REVIEW CORRESPONDENCE FROM DISTRICT MANAGER; ANALYZE DISTRICT AGREEMENT WITH ZEBRA POOL CLEANING; ANALYZE ZEBRA POOL CLEANING CORPORATE INFORMATION; PREPARE TERMINATION LETTER TO ZEBRA POOL CLEANING.	0.8	\$260.00
9/8/2023	MB	REVIEW DISTRICT BOARD MEETING AGENDA; ANALYZE CORRESPONDENCE FROM DISTRICT MANAGER; ANALYZE A-QUALITY POOLS PROPOSAL; EVALUATE POOL SERVICES AGREEMENT; CORRESPONDENCE TO DISTRICT MANAGER REGARDING DISTRICT MEETING AND POOL SERVICES AGREEMENT.	0.7	\$227.50
9/15/2023	MB	REVIEW CORRESPONDENCE FROM DISTRICT MANAGER REGARDING POOL MAINTENANCE AGREEMENT; ANALYZE PROPOSED CHANGES TO POOL MAINTENANCE AGREEMENT FROM A-QUALITY POOLS; EVALUATE POOL MAINTENANCE AGREEMENT; CORRESPONDENCE TO DISTRICT MANAGER REGARDING POOL MAINTENANCE AGREEMENT CHANGES; CONFERENCE CALL WITH REPRESENTATIVE FROM A-QUALITY POOLS.	1.3	\$422.50
Total Professional Services			4.7	\$1,527.50

DISBURSEMENTS

Date	Description of Disbursements	Amount
8/31/2023	Postage	\$18.36
	Total Disbursements	\$18.36
	Total Services	\$1,527.50
	Total Disbursements	\$18.36
	Total Current Charges	\$1,545.86
	Previous Balance	\$1,843.50
	Less Payments	(\$1,843.50)
	PAY THIS AMOUNT	\$1,545.86

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	10/16/2023	11/06/2023



Summary of Account Charges

Previous Balance	\$525.71
Net Payments - Thank You	\$-525.71
Bill Adjustments	\$1.25
Total Account Charges	\$1,077.22

AMOUNT DUE	\$1,078.47
-------------------	-------------------

Important Message

This account has ACH payment method

BOCC approved rate increases are effective Oct. 1, 2023.
Residential customers using 6,000 gallons of water monthly will
have an average bill increase of approximately \$5.00 per month.
Visit [HCFLGov.net/Water](https://www.hcflgov.net/Water), Water Rates & Fees tab for details.

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://www.hcflgov.net/WaterBill)

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



THANK YOU!



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

1,815 8

DUE DATE	11/06/2023
AMOUNT DUE	\$1,078.47
AMOUNT PAID	

0064402601492 00001078476



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	10/16/2023	11/06/2023

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	09/13/2023	6168	10/12/2023	6207	3900 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$5.28
Purchase Water Pass-Thru	\$11.78
Water Base Charge	\$25.03
Water Usage Charge	\$3.51
Total Service Address Charges	\$45.60



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	10/16/2023	11/06/2023

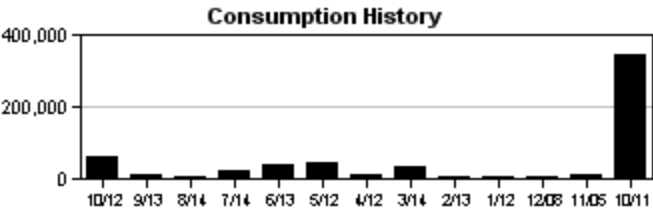
Service Address: 10340 BOGGY MOSS DR

S-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53708598	09/13/2023	22355	10/12/2023	22975	62000 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$5.28
Purchase Water Pass-Thru	\$187.24
Water Base Charge	\$30.74
Water Usage Charge	\$166.40
Sewer Base Charge	\$90.30
Sewer Usage Charge	\$354.02
Total Service Address Charges	\$833.98





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	10/16/2023	11/06/2023

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	09/13/2023	11573	10/12/2023	11871	29800 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$5.28
Purchase Water Pass-Thru	\$90.00
Water Base Charge	\$42.71
Water Usage Charge	\$43.39
Late Payment Charge	\$0.39
Total Service Address Charges	\$181.77



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	10/16/2023	11/06/2023

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	09/13/2023	0	10/12/2023	0	0 GAL	ACTUAL	WATER

Service Address Charges

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



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

Statement Date: October 06, 2023

Amount Due: \$38.10

Due Date: October 27, 2023

Account #: 211000167513

DO NOT PAY. Your account will be drafted on October 27, 2023

Account Summary

Current Service Period: September 01, 2023 - October 02, 2023

Previous Amount Due	\$142.15
Payment(s) Received Since Last Statement	-\$142.15

Current Month's Charges	\$38.10
-------------------------	---------

Amount Due by October 27, 2023	\$38.10
--------------------------------	---------

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 **62.5% lower** than the same period last year.



Your average daily kWh used was **88.46% lower** than it was in your previous period.

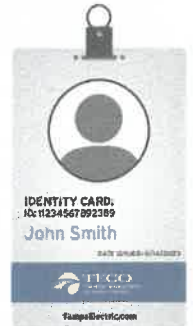


Scan here to view your account online.

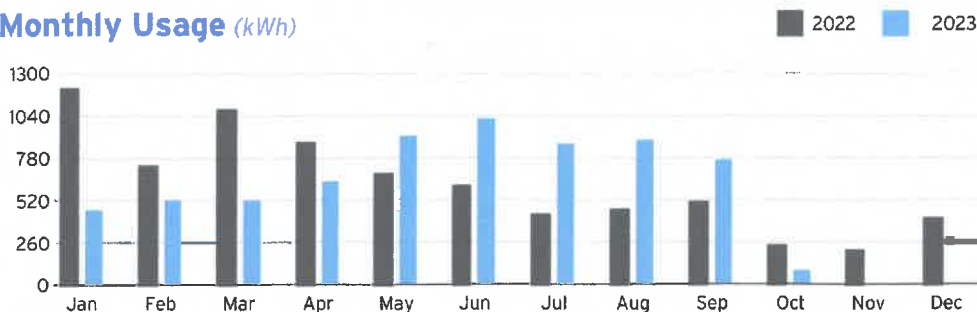
SAFETY TIP:

Ask for identification

Please remember, if someone visits your home or business and claims to be an employee of Tampa Electric, ask to see his or her company badge.



Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



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

Account #: 211000167513

Due Date: October 27, 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 to enroll now.

Amount Due: \$38.10

Payment Amount: \$

619285335192

Your account will be drafted on October 27, 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: October 06, 2023
Charges Due: October 27, 2023

Meter Read

Service Period: Sep 01, 2023 - Oct 02, 2023 Rate Schedule: General Service - Non Demand

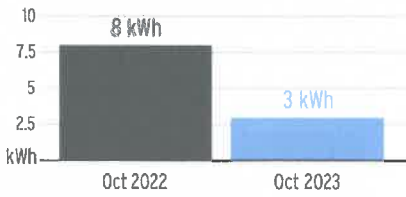
Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000824160	10/02/2023	22,570	22,483	87 kWh	1	32 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	87 kWh @ \$0.07990/kWh	\$6.95
Fuel Charge	87 kWh @ \$0.05239/kWh	\$4.56
Storm Protection Charge	87 kWh @ \$0.00400/kWh	\$0.35
Clean Energy Transition Mechanism	87 kWh @ \$0.00427/kWh	\$0.37
Storm Surcharge	87 kWh @ \$0.01061/kWh	\$0.92
Florida Gross Receipt Tax		\$0.95
Electric Service Cost		\$38.10

Total Current Month's Charges \$38.10

Avg kWh Used Per Day





Important Messages


Don't get "tricked" by scammers.
October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. A common tactic is requesting payment through mobile applications. Visit TampaElectric.com/Scam to report a scam and learn more.


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

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

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

Statement Date: October 06, 2023

Amount Due: \$2,626.56

Due Date: October 27, 2023

Account #: 211000167729

DO NOT PAY. Your account will be drafted on October 27, 2023

Account Summary

Current Service Period: September 01, 2023 - October 02, 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 October 27, 2023 \$2,626.56

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

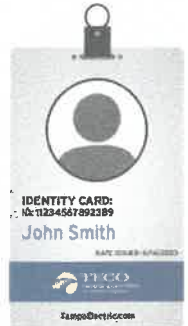


Scan here to view
your account online.

SAFETY TIP:

Ask for identification

Please remember,
if someone visits
your home or
business and claims
to be an employee
of Tampa Electric,
ask to see his or her
company badge.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



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

Account #: 211000167729

Due Date: October 27, 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 to enroll now.

Received

OCT 11 2023

Amount Due: \$2,626.56

Payment Amount: \$

619285335193

Your account will be
drafted on October 27, 2023

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

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

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

00000042-0000420-Page 3 of 18



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

Account #: 211000167729
 Statement Date: October 06, 2023
 Charges Due: October 27, 2023

Service Period: Sep 01, 2023 - Oct 02, 2023

Rate Schedule: Lighting Service

Charge Details

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

Important Messages

Don't get "tricked" by scammers.
 October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. A common tactic is requesting payment through mobile applications. Visit TampaElectric.com/Scam to report a scam and learn more.

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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 for free recurring or one time payments via checking or savings account.
- In-Person**
 Find list of Payment Agents at 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. 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

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

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



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

Statement Date: October 06, 2023

Amount Due: \$785.73

Due Date: October 27, 2023

Account #: 211000167901

DO NOT PAY. Your account will be drafted on October 27, 2023

Account Summary

Current Service Period: September 01, 2023 - October 02, 2023

Previous Amount Due	\$871.64
Payment(s) Received Since Last Statement	-\$871.64

Current Month's Charges	\$785.73
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Amount Due by October 27, 2023	\$785.73
--------------------------------	----------

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 **10% lower** than the same period last year.

Your average daily kWh used was **15.93% lower** than it was in your previous period.



Scan here to view your account online.

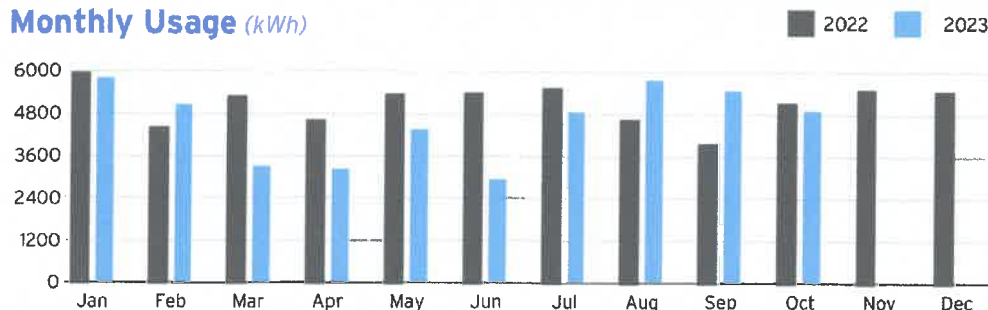
SAFETY TIP:

Ask for identification

Please remember, if someone visits your home or business and claims to be an employee of Tampa Electric, ask to see his or her company badge.



Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



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

Account #: 211000167901

Due Date: October 27, 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 to enroll now.

Amount Due: \$785.73

Payment Amount: \$ _____

619285335194

Your account will be drafted on October 27, 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:
10340 BOGGY MOSS DR
RIVERVIEW, FL 33578-9502

Account #: 211000167901
Statement Date: October 06, 2023
Charges Due: October 27, 2023

Meter Read

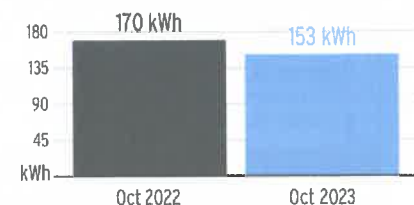
Service Period: Sep 01, 2023 - Oct 02, 2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000503846	10/02/2023	89,778	84,869	4,909 kWh	1	32 Days

Charge Details

Avg kWh Used Per Day



Important Messages

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Electric Charges

Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	4,909 kWh @ \$0.07990/kWh	\$392.23
Fuel Charge	4,909 kWh @ \$0.05239/kWh	\$257.18
Storm Protection Charge	4,909 kWh @ \$0.00400/kWh	\$19.64
Clean Energy Transition Mechanism	4,909 kWh @ \$0.00427/kWh	\$20.96
Storm Surcharge	4,909 kWh @ \$0.01061/kWh	\$52.08
Florida Gross Receipt Tax		\$19.64

Electric Service Cost

\$785.73

Total Current Month's Charges

\$785.73

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at 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. 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

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
FERN HILL 2 CONE GROVE RD, LIGHTS
RIVERVIEW, FL 33578

Statement Date: October 06, 2023

Amount Due: \$475.02

Due Date: October 27, 2023

Account #: 221007748520

DO NOT PAY. Your account will be drafted on October 27, 2023

Account Summary

Current Service Period: September 01, 2023 - October 02, 2023

Previous Amount Due \$475.02

Payment(s) Received Since Last Statement -\$475.02

Current Month's Charges \$475.02

Amount Due by October 27, 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.

SAFETY TIP:

Ask for identification

Please remember,
if someone visits
your home or
business and claims
to be an employee
of Tampa Electric,
ask to see his or her
company badge.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



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

Account #: 221007748520

Due Date: October 27, 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 to enroll now.

Amount Due: \$475.02

Payment Amount: \$ _____

640272959766

Your account will be
drafted on October 27, 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: October 06, 2023
Charges Due: October 27, 2023

Service Period: Sep 01, 2023 - Oct 02, 2023

Rate Schedule: Lighting Service

Charge Details

Important Messages

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Electric Charges

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

00000042-0000426-Page 16 of 18

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at 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. 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

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

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

ADA Site Compliance
6400 Boynton Beach Blvd 742721
Boynton Beach, FL 33474
accounting@adasitecompliance.com



Invoice

BILL TO
Summit at Fern Hill CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
2975	10/12/2023	\$1,100.00	10/26/2023	14	

DESCRIPTION	QTY/HRS	RATE	AMOUNT
Technological Auditing, Compliance Shield, Customized Accessibility Policy, and Consulting with Accessibility and Compliance Experts	1	1,100.00	1,100.00

BALANCE DUE

\$1,100.00



INVOICE

DATE

10/1/2023

INVOICE #

0000248317

CUSTOMER #

0058838

Licenses EG13000564 HCLOC14001
sales@affordablelock.com

BILL TO:

Summit At Fern Hill
10340 Boggy Moss Dr
Riverview FL 33578

SERVICE ADDRESS:

Summit At Fern Hill
10340 Boggy Moss Dr
Riverview FL 33578

P.O. NUMBER	TERMS	TECHNICIAN	SALES PERSON	
	NET 10			
QUAN	DESCRIPTION	PRICE EACH	AMOUNT	
1.00	Brivo Standard Access Monthly Service - Per Door - Includes Unlimited Remote Access to Manage the System - Includes a Service Agreement. Service Agreement Includes : 1. Lifetime Warranty on all installed hardware as long as your monthly service is paid on time. (Excludes Vandalism and Acts of God) 2. Free Software Updates as long as your monthly service is paid on time 3. Annual System Check Thank you for your business Please ask about other services we offer: *Locksmith Services* *High Security Locks* *Key Card Access Control Systems* *Security Cameras* *Automatic Door Operators* Safes, Alarms, Doors, and More...	41.50	41.50	
TOTAL			\$41.50	

REMIT TO ADDRESS: P.O. Box 31261 Tampa Florida 33631-3261 (Payments Only Please!)

NOTE: A late charge of 1.5% per month will be charged if not paid within the terms stated above.

NOTE: Amounts over \$2,500 paid by credit card may be subject to a 4% fee.



A-Quality Pool Service

1246 Highwood Place
Wesley Chapel, FL. 33543
info@a-qualitypools.net
813-453-5988

Invoice

Invoice Date	Invoice #
9/26/2023	968071-R...
Balance	\$5,210.14

Bill To
The Summit at Fern Hill CDD- tax exempt C/OJayna Cooper 10340 Boggy Moss Dr. Riverview, FL 33578

Ship To
The Summit at Fern Hill CDD 10340 Boggy Moss Dr. Riverview, FL 33578

P.O. Number	Terms	Rep	Due Date	Via	F.O.B.	Project	
	Due on receipt		10/6/2023				
Quantity	Description				Price Each	Amount	
	Black Algae Treatment - drain and chemical washdown with TOTAL				1,995.00	1,995.00	
	rebalance of water to swim safe						
	ORP & PH Controller Upgrade Standard 16"x12" Mounting Board Single				1,906.13	1,906.13	
	Body IPS Controller						
	- *5 Years Electronics Parts Only Manufacturer Warranty With Professional						
	Installation. 30 Days Installation Warranty.						
	†1 Years Probes Parts Only Manufacturer Warranty With Professional						
	Installation. 30 Days Installation Warranty.						
	Deep Cleaning of Filter Pit				165.00	165.00	
	Throw Rope Buoy Holder with 30' Heaving Line TaylorMade				35.62	35.62	
	65 Gallon Chemical Tank - current one appears too small to hold sufficient				564.64	564.64	
	amounts needed						
Installation Labor Total				543.75	543.75		
- ALL WORK COMPLETED 09/25/2023							
Sales Tax Exempt #85-8016709260C-0							
Sales Tax				7.00%	0.00		
					Total		\$5,210.14
					Payments/Credits		\$0.00
					Balance Due		\$5,210.14

CHECK REQUEST FORM

District Name: Summit at Fern Hill CDD

Date: 10/4/23

Invoice Number:

Please issue a check to:

Vendor Name: BOCC

Vendor No.:

Check amount: \$200.00

Please code to:

Check Description/Reason: Watering Restriction Violation

Mailing instructions: Code Enforcement

3629 Queen Palm Drive

Tampa, FL 336919

Due Date for Check: ASAP

Requestor: Jayna Cooper

Manager's review:



CONSUMER & VETERANS SERVICES
PO Box 1110, Tampa, FL 33601-1110
(813) 635-8316

Citizen Boards Support
NOTICE OF HEARING
CASE#: WR2301232

August 25, 2023

SUMMIT AT FERN HILL CDD
5680 W CYPRESS ST, STE A
TAMPA, FL 33607

CERTIFIED MAIL: 9589 0710 5270 0159 7948 26

Re: Violation Address: 10340 BOGGY MOSS DR

You are hereby ordered to appear before the Hillsborough County Code Enforcement Board/Special Magistrate on **October 13, 2023, at 1:30 p.m. Brandon Regional Service Center, in the Training Room, 311 Pauls Drive, Brandon, FL 335511**, concerning the alleged violation(s) of the Hillsborough County codes and/or ordinances. **You must sign in and be seated in the hearing room 15 minutes prior to the hearing.** Please allow time for parking and security check.

What You Need to Know to Prepare for the Hearing

- Be prepared to answer these charges and to present your side of the case. Presentations must be limited to a maximum of 10 minutes.
- The County must keep for its records any evidence presented at the hearing.
 - All evidence submitted must be submitted at least five (5) business days prior to the hearing date.
- You must provide written authorization if you want to have someone else appear on your behalf.
- You have the right to obtain an attorney, at your expense, to represent you.
- Hearings are conducted in English. If you need language interpretation or other special assistance to communicate during the hearing, or ADA accommodations, you must call the Citizen Boards Support office at (813) 272-7181 no later than two business days prior to your scheduled appearance.
- Please be advised this proceeding is a public hearing and all documents are subject to Florida's public records laws. If you are claiming an exemption from disclosure under Florida Statutes, Chapter 119, you must inform the Citizen Boards Support office of your intent to claim said action prior to your scheduled hearing date.
- Your case will not be presented if you pay the Water Restriction Violation Penalty at least five (5) business days prior to the hearing. **Please Note:** Checks/Money Orders must be made payable to the Board of County Commissioners and mailed or delivered to: Hillsborough County Code Enforcement, 3629 Queen Palm Dr Tampa, FL 33619. Please ensure that the case number # WR2301232 is included on

BOARD OF COUNTY COMMISSIONERS

Donna Cameron Cepeda
Harry Cohen
Ken Hagan
Pat Kemp

Gwendolyn "Gwen" Myers
Michael Owen
Joshua Wostal

COUNTY ADMINISTRATOR
Bonnie M. Wise

COUNTY ATTORNEY
Christine M. Beck

COUNTY INTERNAL AUDITOR
Peggy Caskey

ASSISTANT COUNTY ADMINISTRATOR
Dexter L. Barge

your check/money order or with the payment. If you wish to make a payment by credit card, please go to www.hcflgov.net/code and click on Code Enforcement Fine and follow the link.

On the Day of the Hearing

- All new cases will be heard starting at 1:30 p.m. and will be taken in the order they appear on the agenda.
- Failure to appear may result in the Code Enforcement Special Magistrate proceeding in your absence.
- If you are found to be in violation of County Codes and/or Ordinances, you may have to pay fines. The Code Enforcement Special Magistrate has the power by law to levy fines up to \$1,000 per day for each new violation, and up to \$5,000 per day for repeat violations, for each day the violation(s) continue beyond that date set in the "Order."
- Per Florida Statute FSS 162.09(2) (d)], you may be required to pay all costs the County incurs in enforcing the Codes.

Additional Information

- Please check the Hillsborough County website calendar on the main page at the following link the day before the scheduled hearing to ensure the hearing has not been cancelled.
<https://www.hillsboroughcounty.org/en?h=right#right>
- If you have questions concerning the alleged violations, please call the Code Enforcement Office at (813) 274-6600.
- If you have questions regarding the hearing, or the Code Enforcement Special Magistrate and its procedures, call the Citizen Boards Support office at (813) 272-7181.

Sincerely,

Code Enforcement Board/Special Magistrate |

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE
HILLSBOROUGH COUNTY, FLORIDA

AFFIDAVIT OF VIOLATION

CASE #: WR2301232

FOLIO #: 077192.5484

PROPERTY OWNER: SUMMIT AT FERN HILL CDD
MAILING ADDRESS: 5680 W CYPRESS ST, STE A
TAMPA, FL33607

ADDRESS OF THE PROPERTY WHERE VIOLATION OCCURRED (AND LEGAL DESCRIPTION):

10340 BOGGY MOSS DR HBCO

30-30-20


FERN HILL PHASE 1A TRACTS A 1 1A 2 3 6 L1 THRU L5

FACTS BEHIND THE CASE,

CODE(S)/ORDINANCE(S) WHICH HAS BEEN VIOLATED: HILLSBOROUGH COUNTY ORDINANCE 06-32, SECTION 111-2: FAILURE TO PAY WATERING RESTRICTION VIOLATION PENALTY WITHIN TEN (10) DAYS OF RECEIPT OF NOTICE OF DEFAULT.

ORIGINAL DATE OF WATERING VIOLATION: 05/12/2023 TIME: 04:32am
NOTICE OF VIOLATION DATED: 05/15/2023
NOTICE OF DEFAULT: 06/27/2023

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true to the best of my knowledge and belief.



Marc Huey

(813) 352-2473

Affiant

CHECK REQUEST FORM

District Name: Summit at Fern Hill CDD

Date: 10/11/23

Invoice Number:

Please issue a check to:

Vendor Name: BOCC

Vendor No.:

Check amount: \$100.00

Please code to:

Check Description/Reason: Watering Restriction Violation - Case WR2301024

Mailing instructions: Code Enforcement

3629 Queen Palm Drive

Tampa, FL 336919

Due Date for Check: ASAP

Requestor: Jayna Cooper

Manager's review:

Water Resource Case Summary

Case#: WR2301024 **CEB #:** **Open Date:** 04/25/2023

Complaint Entered By: 105

Inspector: **Status:** ADJUDIC

Property to be Inspected: 10340 BOGGY MOSS DR HBCO , cone grove rd @ fern hill rd , 33578

Zoned: , **Parcel Number:** 077192.5484

Description of the Complaint: Watering on a restricted day

People Associated with Complaint:

OWNER SUMMIT AT FERN HILL CDD 04/25/2023
5680 W CYPRESS ST, STE A
TAMPA, FL 33607

AGENT HOMERIVER GROUP 04/25/2023
12906 TAMPA OAKS BLVD. SUITE 100
TEMPLE TERRACE, FL 33637

Case Comments:

105 04/25/2023 Baker, On Friday , 04/21/23 ,0419hrs:
, I arrived at cone grove road @ fern hill dr , to observe
the sprinkler system on in the area of the center island .
This is in violation of the County Water Ordinance for:
Watering during a Non-Watering Day This event is the 2nd
offense for this location. Assigned watering days are
Wednesdays and/or Saturdays only. All Irrigation must be
accomplished prior to 8:00am or after 6:00 PM Photographs
were taken of the above stated observations and placed in
the case file.

105 04/25/2023 CERT Requested (added by script)
SPAULDIN 04/26/2023 SpauldingM, 04/26/2023, 1330 hrs - On
04/26/2023 A NOV/CERT Water Violation Notice was printed,
mailed and added to the OnBase electronic folder.

SPAULDIN 04/26/2023 NOV SENT (added by script)
LAWTONS 06/05/2023 DFLT Requested (added by script)
LAWTONS 06/06/2023 Lawton, 06/06/23, 08:24:08hrs. - a
Default Notice of Violation was printed, mailed and added
to OnBase. The certified mail number is 7019 1640 0002 0947
0730

LAWTONS 06/06/2023 DFLT Sent 70191640000209470730 (added
by script)

LAWTONS 06/21/2023 Lawton, 06/21/23, 12:53:39hrs. -
Returned Mail dated 06.21.2023 was scanned and added to
this case's electronic folder in OnBase.

LAWTONS 06/21/2023 Lawton, 06/21/23, 12:53:39hrs. - 2
LTRS- Returned Mail dated 06.21.2023 was scanned and added
to this case's electronic folder in OnBase.

140 06/26/2023 Huey, 06/26/2023, 0837hrs

Case reviewed and new code board case affidavit sent to CBS
to schedule for the next hearing.

GAYP 07/25/2023 P. Gay 07.25.2023, 01122 hrs.

CEINFO

Print Date: 10-06-2023

Scheduled for 09/15/2023 CESM BA...WR Hearing.

NOH to be sent by Certified Mail.

GAYP 08/28/2023 P. Gay 08.28.2023 0829 hrs. 09.15.2023

BA.... returned mail from USPS as undelivered/unclaimed.

Mail saved to case files.

105 09/06/2023 Baker, 09/06/23 0958hrs:

Attempted to hand - deliver notice of hearing (notice was posted)

Violations Cited:

Cond: WRV1

WATERING ON A RESTRICTED DAY

Inspection Items (includes site visits and notices sent)

Item: 14320 INSPECTIONS ONLY

04/21/2023 By: 105 Action: SV Time Exp: 00:13

09/06/2023 By: 105 Action: SV Time Exp: 00:01 Comments:

POSTING PROPERTY

Item: 14312 Notice of Violation Ltr Sent

04/26/2023 By: SPAULDIN Action: CERT

06/06/2023 By: LAWTONS Action: DFLT

Item: 14330 Case Administration

Florida Department of Economic Opportunity, Special District Accountability Program

Fiscal Year 2023 - 2024 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/02/2023				Invoice No: 89175
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/01/2023: \$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

001644

Summit at Fern Hill Community Development District

Mr. Brian K. Lamb

2005 Pan Am Circle, Suite 300

Tampa, Florida 33607



OCT 05 2023

- 2. Telephone: 813-873-7300 Ext:
- 3. Fax: 813-873-7070
- 4. Email: brian.lamb@inframark.com
- 5. Status: Independent
- 6. Governing Body: Elected
- 7. Website Address: www.summitfernhillcdd.com
- 8. County(ies): Hillsborough
- 9. Special Purpose(s): Community Development
- 10. Boundary Map on File: 07/09/2015
- 11. Creation Document on File: 07/09/2015
- 12. Date Established: 03/25/2015
- 13. Creation Method: Local Ordinance
- 14. Local Governing Authority: Hillsborough County
- 15. Creation Document(s): County Ordinance 15-8
- 16. Statutory Authority: Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds: Yes
- 18. Revenue Source(s): Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: [Signature] Date 10/30/23

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Florida Department of Economic Opportunity.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: Denied: Reason:

STEP 4: Make a copy of this document for your records.

STEP 5: Mail this document and payment (if paying by check) to the Florida Department of Economic Opportunity, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to (850) 717-8430.

4115 Native Garden Drive
Plant City, Florida 33565
813-754-1900

Date	Invoice #
10/10/2023	19310

Inframark
Summit at Fern Hill CDD
2654 Cypress Ridge Blvd
Suite 101
Wesley Chapel, Fl. 33544

Ship To

Terms	Due Date	Project
Net 30	11/9/2023	Fern Hill

Date	Description	Qty	Rate	Amount
	Labor for initial herbicide treatment for cattails and torpedo grass, hand removal of hemp vine	1	3,500.00	3,500.00

We appreciate your business

Total	\$3,500.00
--------------	-------------------

A service charge will be added to past due accounts equal to 1.5% per month (18% annually) on previous month's balance less payments received during the month.

Payments/Credits	\$0.00
------------------	--------

Balance Due \$3,500.00

ITZ Electric Corp

PO Box 560027
College Point, NY 11356

Phone # (516)967-0093 itzelectric@earthlink.net

Invoice

Date	Invoice #
10/25/2023	20640

Bill To
Inframark 2654 Cypress Ridge Blvd. Wesley Chapel, FL 33544

Service For
Summit at Fern Hill 10340 Boggy Moss Road Riverview, FL 33578

P.O. No.	Project

Quantity	Description	Rate	Amount
	Supply and install GFCI Receptacle for Christmas Lights next to Mailbox	275.00	275.00
	Out-of-state sale, exempt from sales tax	0.00%	0.00
		Total	\$275.00

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 Inframark
2005 Pan Am Circle, Suite 300
Tampa , FL 33607

INVOICE 5885
DATE 10/12/2023
TERMS Net 15
DUE DATE 10/27/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor 9/16 to 10/16 2023 weekly cleaning Twice per week	4	100.00	400.00
Material Paper goods, Soap, Trash bags	1	55.00	55.00
Fuel Surcharge	1	75.00	75.00

BALANCE DUE \$530.00



INVOICE

DATE

10/16/2023

INVOICE #

0000249224

CUSTOMER #

0058838

Licenses EG13000564 HCLOC14001

sales@affordablelock.com

BILL TO:

Summit At Fern Hill
10340 Boggy Moss Dr
Riverview FL 33578

SERVICE ADDRESS:

Summit At Fern Hill
10340 Boggy Moss Dr
Riverview FL 33578

P.O. NUMBER		TERMS	TECHNICIAN	SALES PERSON	
		NET 10			
QUAN	DESCRIPTION			PRICE EACH	AMOUNT
	Invoice to replace vandalized Brivo Card Reader on Pool Gate. ***Reader was damaged in vandalism & is not covered by service agreement***				
1.00	Service for Electronic Security, Door Installation, or Safe work. Includes first half hour of labor.			154.00	154.00
1.00	Brivo Card Reader & Installation			375.00	375.00
Thank you for your business					
Please ask about other services we offer:					
Locksmith Services					
High Security Locks					
Key Card Access Control Systems					
Security Cameras					
Automatic Door Operators					
Safes, Alarms, Doors, and More...					
TOTAL					\$529.00

REMIT TO ADDRESS: P.O. Box 31261 Tampa Florida 33631-3261 (Payments Only Please!)

NOTE: A late charge of 1.5% per month will be charged if not paid within the terms stated above.

NOTE: Amounts over \$2,500 paid by credit card may be subject to a 4% fee.



AFFORDABLE LOCK & SECURITY SOLUTIONS

1-888-999-LOCK (5625)

www.affordablelock.com

INVOICE

DATE

10/24/2023

INVOICE #

0000249741

CUSTOMER #

0058838

Licenses EG13000564 HCLOC14001

sales@affordablelock.com

BILL TO:

Summit At Fern Hill
10340 Boggy Moss Dr
Riverview FL 33578

SERVICE ADDRESS:

Summit At Fern Hill
10340 Boggy Moss Dr
Riverview FL 33578

P.O. NUMBER		TERMS	TECHNICIAN	SALES PERSON	
		NET 10		Jordan Ludlam	
QUAN	DESCRIPTION			PRICE EACH	AMOUNT
Invoice to install Brivo Access Control on the Bathroom Doors					
2.00	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
2.00	Grade 2 Storeroom Lever			169.55	339.10
2.00	Latch Guard			20.00	40.00
2.00	Indicator Deadbolt			75.00	150.00
1.00	Additional Wire and Parts for runs over 100FT			115.00	115.00
2.00	Brivo Standard Access Monthly Service - Per Door - Includes Unlimited Remote Access to Manage the System - Includes a Service Agreement.			41.50	83.00
Service Agreement Includes :					
1. Lifetime Warranty on all installed hardware as long as your monthly service is paid on time. (Excludes Vandalism and Acts of God)					
2. Free Software Updates as long as your monthly service is paid on time					
3. Annual System Check					
Thank you for your business					
Please ask about other services we offer:					
Locksmith Services					
High Security Locks					
Key Card Access Control Systems					
Security Cameras					
Automatic Door Operators					
Safes, Alarms, Doors, and More...					
TOTAL					\$4,325.10

REMIT TO ADDRESS: P.O. Box 31261 Tampa Florida 33631-3261 (Payments Only Please!)

NOTE: A late charge of 1.5% per month will be charged if not paid within the terms stated above.

NOTE: Amounts over \$2,500 paid by credit card may be subject to a 4% fee.

4C

Summit at Fern Hill Community Development District

Financial Statements
(Unaudited)

Period Ending
October 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 October 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL		LONG-TERM		TOTAL	
	GENERAL	SERIES 2016	SERIES 2018	FIXED ASSETS		DEBT
	FUND	DEBT SERVICE	DEBT SERVICE	ACCOUNT		ACCOUNT
	FUND	FUND	FUND	GROUP FUND	GROUP FUND	
ASSETS						
Cash - Operating Account	\$ 216,581	\$ -	\$ -	\$ -	\$ -	\$ 216,581
Due From Other Funds	-	4,070	2,352	-	-	6,422
Investments:						
Reserve Fund	-	123,178	69,325	-	-	192,503
Revenue Fund	-	124,524	74,999	-	-	199,523
Deposits	2,935	-	-	-	-	2,935
Fixed Assets						
Equipment and Furniture	-	-	-	439,065	-	439,065
Construction Work In Process	-	-	-	4,882,476	-	4,882,476
Amount Avail In Debt Services	-	-	-	-	229,390	229,390
Amount To Be Provided	-	-	-	-	5,054,891	5,054,891
TOTAL ASSETS	\$ 219,516	\$ 251,772	\$ 146,676	\$ 5,321,541	\$ 5,284,281	\$ 11,223,786
LIABILITIES						
Accounts Payable	\$ 14,240	\$ -	\$ -	\$ -	\$ -	\$ 14,240
Accrued Expenses	6,000	-	-	-	-	6,000
Accounts Payable - Other	(900)	-	-	-	-	(900)
Deferred Revenue	23,256	-	29,435	-	-	52,691
Bonds Payable	-	-	-	-	5,284,281	5,284,281
Due To Other Funds	6,422	-	-	-	-	6,422
TOTAL LIABILITIES	49,018	-	29,435	-	5,284,281	5,362,734

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 31, 2023

(In Whole Numbers)

				GENERAL	GENERAL	
				FIXED ASSETS	LONG-TERM	
	GENERAL	SERIES 2016	SERIES 2018	ACCOUNT	DEBT	
ACCOUNT DESCRIPTION	FUND	DEBT SERVICE	DEBT SERVICE	GROUP FUND	ACCOUNT	TOTAL
<u>FUND BALANCES</u>						
Restricted for:						
Debt Service	-	251,772	117,241	-	-	369,013
Unassigned:	170,498	-	-	5,321,541	-	5,492,039
TOTAL FUND BALANCES	170,498	251,772	117,241	5,321,541	-	5,861,052
TOTAL LIABILITIES & FUND BALANCES	\$ 219,516	\$ 251,772	\$ 146,676	\$ 5,321,541	\$ 5,284,281	\$ 11,223,786

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 539,209	\$ -	\$ (539,209)	0.00%
TOTAL REVENUES	539,209	-	(539,209)	0.00%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	6,000	400	5,600	6.67%
ProfServ-Trustee Fees	8,100	-	8,100	0.00%
Disclosure Report	8,400	700	7,700	8.33%
District Counsel	8,000	692	7,308	8.65%
District Engineer	4,000	-	4,000	0.00%
District Manager	33,750	2,813	30,937	8.33%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,500	1,100	400	73.33%
Email Hosting Vendor	300	-	300	0.00%
Postage, Phone, Faxes, Copies	1,000	16	984	1.60%
Insurance - General Liability	5,834	3,409	2,425	58.43%
Public Officials Insurance	3,000	2,788	212	92.93%
Insurance -Property & Casualty	8,000	9,047	(1,047)	113.09%
Legal Advertising	2,500	-	2,500	0.00%
Bank Fees	200	-	200	0.00%
Website Administration	1,500	100	1,400	6.67%
Dues, Licenses, Subscriptions	175	475	(300)	271.43%
Total Administration	98,259	21,540	76,719	21.92%
<u>Electric Utility Services</u>				
Utility - Electric	41,000	3,882	37,118	9.47%
Total Electric Utility Services	41,000	3,882	37,118	9.47%
<u>Water-Sewer Comb Services</u>				
Utility - Water	3,500	1,078	2,422	30.80%
Total Water-Sewer Comb Services	3,500	1,078	2,422	30.80%

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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
<u>Other Physical Environment</u>				
Waterway Management	5,000	445	4,555	8.90%
Amenity Center Cleaning & Supplies	8,500	530	7,970	6.24%
Pest Control	550	-	550	0.00%
Contracts-Pools	6,500	-	6,500	0.00%
R&M-Clubhouse	5,900	-	5,900	0.00%
R&M-Other Landscape	2,000	3,500	(1,500)	175.00%
R&M-Plant Replacement	5,000	-	5,000	0.00%
R&M-Pools	1,500	363	1,137	24.20%
Amenity Maintenance & Repairs	3,500	4,896	(1,396)	139.89%
R&M-Boundary Walls/Fences/Monuments	1,500	-	1,500	0.00%
Landscape - Annuals	8,000	-	8,000	0.00%
Waterway Improvements & Repairs	3,000	-	3,000	0.00%
Landscape Maintenance	80,000	6,334	73,666	7.92%
Park Facility Maint. & Improvement	2,000	127	1,873	6.35%
Miscellaneous Maintenance	5,000	-	5,000	0.00%
Irrigation Maintenance	3,500	-	3,500	0.00%
Annual Mulching & Tree Trimming	13,500	-	13,500	0.00%
Holiday Decoration	6,500	2,960	3,540	45.54%
Capital Improvements	110,000	-	110,000	0.00%
Total Other Physical Environment	271,450	19,155	252,295	7.06%
<u>Reserves</u>				
Capital Reserve	125,000	-	125,000	0.00%
Total Reserves	125,000	-	125,000	0.00%
TOTAL EXPENDITURES & RESERVES	539,209	45,655	493,554	8.47%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(45,655)	(45,655)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		216,153		
FUND BALANCE, ENDING		\$ 170,498		

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2023
Series 2016 Debt Service Fund (200)
(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 242,370	\$ -	\$ (242,370)	0.00%
TOTAL REVENUES	242,370	-	(242,370)	0.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	81,000	-	81,000	0.00%
Interest Expense	161,370	-	161,370	0.00%
Total Debt Service	242,370	-	242,370	0.00%
TOTAL EXPENDITURES	242,370	-	242,370	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		251,772		
FUND BALANCE, ENDING		\$ 251,772		

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2023
Series 2018 Debt Service Fund (201)
(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 138,020	\$ -	\$ (138,020)	0.00%
TOTAL REVENUES	138,020	-	(138,020)	0.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	39,000	-	39,000	0.00%
Interest Expense	99,020	-	99,020	0.00%
Total Debt Service	138,020	-	138,020	0.00%
TOTAL EXPENDITURES	138,020	-	138,020	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		117,241		
FUND BALANCE, ENDING		\$ 117,241		

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		5,321,541		
FUND BALANCE, ENDING		<u>\$ 5,321,541</u>		

SUMMIT AT FERN HILL CDD

Bank Reconciliation

Bank Account No. 3620 TRUIST - GF Operating
Statement No. 10-23
Statement Date 10/31/2023

G/L Balance (LCY)	216,581.40	Statement Balance	217,308.61
G/L Balance	216,581.40	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	217,308.61
Subtotal	216,581.40	Outstanding Checks	727.21
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	216,581.40	Ending Balance	216,581.40
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
6/22/2023	Payment	2359	ANGELA WHITE	200.00	200.00	0.00
9/14/2023	Payment	2392	INFRAMARK LLC	3,619.25	3,619.25	0.00
9/14/2023	Payment	2395	ZEBRA CLEANING TEAM	575.00	575.00	0.00
9/21/2023	Payment	2397	ANGELA WHITE	400.00	400.00	0.00
9/21/2023	Payment	2399	DOUGLAS ROSS SMITH	400.00	400.00	0.00
9/21/2023	Payment	2402	INFRAMARK LLC	3,612.50	3,612.50	0.00
9/28/2023	Payment	2404	A-QUALITY POOL SERVICE	2,047.00	2,047.00	0.00
9/28/2023	Payment	2405	FIRST CHOICE AQUATIC WEED MGMT LLC	445.00	445.00	0.00
9/28/2023	Payment	2406	ILLUMINATIONS HOLIDAY LIGHTING	2,685.00	2,685.00	0.00
9/28/2023	Payment	2408	TIMES PUBLISHING COMPANY	505.50	505.50	0.00
10/5/2023	Payment	2409	INFRAMARK LLC	47.88	47.88	0.00
10/5/2023	Payment	2410	STANTEC CONSULTING SERVICES INC.	328.50	328.50	0.00
10/5/2023	Payment	2411	YELLOWSTONE LANDSCAPE	1,290.34	1,290.34	0.00
10/6/2023	Payment	2412	BOARD OF CNTY COMR	200.00	200.00	0.00
10/10/2023	Payment	DD126	Payment of Invoice 000516	127.21	127.21	0.00
10/12/2023	Payment	2413	AFFORDABLE LOCK & SECURTY	41.50	41.50	0.00
10/12/2023	Payment	2414	ANTONIO DEON BRADFORD, SR.	200.00	200.00	0.00
10/12/2023	Payment	2415	BOARD OF CNTY COMR	100.00	100.00	0.00
10/12/2023	Payment	2416	EGIS INSURANCE ADVISORS	15,244.00	15,244.00	0.00
10/23/2023	Payment	2417	ADA SITE COMPLIANCE	1,100.00	1,100.00	0.00
10/23/2023	Payment	2418	AFFORDABLE LOCK & SECURTY	529.00	529.00	0.00
10/23/2023	Payment	2419	ANGELA WHITE	200.00	200.00	0.00
10/23/2023	Payment	2420	A-QUALITY POOL SERVICE	5,210.14	5,210.14	0.00
10/23/2023	Payment	2421	FIRST CHOICE AQUATIC WEED MGMT LLC	445.00	445.00	0.00
10/23/2023	Payment	2422	FLORIDA NATIVES NURSERY, INC.	3,500.00	3,500.00	0.00
10/23/2023	Payment	2423	SPEAREM ENTERPRISE	530.00	530.00	0.00
10/23/2023	Payment	2424	STRALEY ROBIN VERICKER	1,545.86	1,545.86	0.00
10/23/2023	Payment	2425	YELLOWSTONE LANDSCAPE	6,333.50	6,333.50	0.00
10/27/2023	Payment	DD132	Payment of Invoice 000555	1,078.47	1,078.47	0.00
10/30/2023	Payment	DD127	Payment of Invoice 000548	2,626.56	2,626.56	0.00
10/30/2023	Payment	DD128	Payment of Invoice 000549	785.73	785.73	0.00
10/30/2023	Payment	DD129	Payment of Invoice 000550	475.02	475.02	0.00
10/30/2023	Payment	DD130	Payment of Invoice 000551	38.10	38.10	0.00

SUMMIT AT FERN HILL CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
Total Checks					56,466.06	56,466.06	0.00
Deposits							
10/31/2023		JE000220	FY23 Excess Fees	G/L	5,882.18	5,882.18	0.00
Total Deposits					5,882.18	5,882.18	0.00
Outstanding Checks							
6/22/2023	Payment	2370	ZEBRA POOL CLEANING TEAM INC		600.00	0.00	600.00
10/11/2023	Payment	DD131	Payment of Invoice 000557		127.21	0.00	127.21
Total Outstanding Checks.....					727.21		727.21

Summit at Fern Hill Community Development District

Financial Statements
(Unaudited)

Period Ending
November 30, 2023

Prepared by:



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

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of November 30, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	SERIES 2018 DEBT SERVICE FUND	GENERAL FIXED ASSETS ACCOUNT GROUP FUND	GENERAL LONG-TERM DEBT ACCOUNT GROUP FUND	TOTAL
ASSETS						
Cash - Operating Account	\$ 224,441	\$ -	\$ -	\$ -	\$ -	\$ 224,441
Cash in Transit	-	9,673	5,613	-	-	15,286
Due From Other Funds	-	10,380	6,013	-	-	16,393
Investments:						
Reserve Fund	-	123,178	69,325	-	-	192,503
Revenue Fund	-	48,957	28,325	-	-	77,282
Deposits	2,935	-	-	-	-	2,935
Fixed Assets						
Equipment and Furniture	-	-	-	439,065	-	439,065
Construction Work In Process	-	-	-	4,882,476	-	4,882,476
Amount Avail In Debt Services	-	-	-	-	229,390	229,390
Amount To Be Provided	-	-	-	-	5,054,891	5,054,891
TOTAL ASSETS	\$ 227,376	\$ 192,188	\$ 109,276	\$ 5,321,541	\$ 5,284,281	\$ 11,134,662

LIABILITIES

Accounts Payable	\$ 6,127	\$ -	\$ -	\$ -	\$ -	\$ 6,127
Accrued Expenses	5,100	-	-	-	-	5,100
Deferred Revenue	23,256	-	29,435	-	-	52,691
Bonds Payable	-	-	-	-	5,284,281	5,284,281
Due To Other Funds	16,393	-	-	-	-	16,393
TOTAL LIABILITIES	50,876	-	29,435	-	5,284,281	5,364,592

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of November 30, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	SERIES 2018 DEBT SERVICE FUND	GENERAL FIXED ASSETS ACCOUNT GROUP FUND	GENERAL LONG-TERM DEBT ACCOUNT GROUP FUND	TOTAL
<u>FUND BALANCES</u>						
Restricted for:						
Debt Service	-	192,188	79,841	-	-	272,029
Unassigned:	176,500	-	-	5,321,541	-	5,498,041
TOTAL FUND BALANCES	176,500	192,188	79,841	5,321,541	-	5,770,070
TOTAL LIABILITIES & FUND BALANCES	\$ 227,376	\$ 192,188	\$ 109,276	\$ 5,321,541	\$ 5,284,281	\$ 11,134,662

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Special Assmnts- Tax Collector	539,209	24,777	(514,432)	4.60%
TOTAL REVENUES	539,209	24,777	(514,432)	4.60%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	6,000	1,000	5,000	16.67%
ProfServ-Trustee Fees	8,100	-	8,100	0.00%
Disclosure Report	8,400	1,400	7,000	16.67%
District Counsel	8,000	692	7,308	8.65%
District Engineer	4,000	-	4,000	0.00%
District Manager	33,750	5,625	28,125	16.67%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,500	1,100	400	73.33%
Email Hosting Vendor	300	-	300	0.00%
Postage, Phone, Faxes, Copies	1,000	70	930	7.00%
Insurance - General Liability	5,834	3,409	2,425	58.43%
Public Officials Insurance	3,000	2,788	212	92.93%
Insurance -Property & Casualty	8,000	9,047	(1,047)	113.09%
Legal Advertising	2,500	-	2,500	0.00%
Bank Fees	200	-	200	0.00%
Website Administration	1,500	210	1,290	14.00%
Dues, Licenses, Subscriptions	175	475	(300)	271.43%
Total Administration	98,259	25,816	72,443	26.27%
<u>Electric Utility Services</u>				
Utility - Electric	41,000	7,771	33,229	18.95%
Total Electric Utility Services	41,000	7,771	33,229	18.95%
<u>Water-Sewer Comb Services</u>				
Utility - Water	3,500	1,526	1,974	43.60%
Total Water-Sewer Comb Services	3,500	1,526	1,974	43.60%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Waterway Management	5,000	890	4,110	17.80%
Amenity Center Cleaning & Supplies	8,500	530	7,970	6.24%
Pest Control	550	-	550	0.00%
Contracts-Pools	6,500	-	6,500	0.00%
R&M-Clubhouse	5,900	-	5,900	0.00%
R&M-Other Landscape	2,000	3,500	(1,500)	175.00%
R&M-Plant Replacement	5,000	-	5,000	0.00%
R&M-Pools	1,500	3,234	(1,734)	215.60%
Amenity Maintenance & Repairs	3,500	5,020	(1,520)	143.43%
R&M-Boundary Walls/Fences/Monuments	1,500	-	1,500	0.00%
Landscape - Annuals	8,000	-	8,000	0.00%
Waterway Improvements & Repairs	3,000	-	3,000	0.00%
Landscape Maintenance	80,000	12,667	67,333	15.83%
Park Facility Maint. & Improvement	2,000	255	1,745	12.75%
Miscellaneous Maintenance	5,000	-	5,000	0.00%
Irrigation Maintenance	3,500	260	3,240	7.43%
Annual Mulching & Tree Trimming	13,500	-	13,500	0.00%
Holiday Decoration	6,500	2,960	3,540	45.54%
Capital Improvements	110,000	-	110,000	0.00%
Total Other Physical Environment	271,450	29,316	242,134	10.80%
<u>Reserves</u>				
Capital Reserve	125,000	-	125,000	0.00%
Total Reserves	125,000	-	125,000	0.00%
TOTAL EXPENDITURES & RESERVES	539,209	64,429	474,780	11.95%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(39,652)	(39,652)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		216,152		
FUND BALANCE, ENDING		\$ 176,500		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 2,220	\$ 2,220	0.00%
Special Assmnts- Tax Collector	242,370	17,970	(224,400)	7.41%
TOTAL REVENUES	242,370	20,190	(222,180)	8.33%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	81,000	-	81,000	0.00%
Interest Expense	161,370	79,774	81,596	49.44%
Total Debt Service	242,370	79,774	162,596	32.91%
TOTAL EXPENDITURES	242,370	79,774	162,596	32.91%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(59,584)	(59,584)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		251,772		
FUND BALANCE, ENDING		\$ 192,188		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1,294	\$ 1,294	0.00%
Special Assmnts- Tax Collector	138,020	10,427	(127,593)	7.55%
TOTAL REVENUES	138,020	11,721	(126,299)	8.49%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	39,000	-	39,000	0.00%
Interest Expense	99,020	49,120	49,900	49.61%
Total Debt Service	138,020	49,120	88,900	35.59%
TOTAL EXPENDITURES	138,020	49,120	88,900	35.59%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(37,399)	(37,399)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		117,240		
FUND BALANCE, ENDING		<u>\$ 79,841</u>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		5,321,541		
FUND BALANCE, ENDING		<u>\$ 5,321,541</u>		

SUMMIT AT FERN HILL CDD

Bank Reconciliation

Bank Account No. 3620 TRUIST - GF Operating
Statement No. 11-23
Statement Date 11/30/2023

G/L Balance (LCY)	224,440.86	Statement Balance	244,456.20
G/L Balance	224,440.86	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	244,456.20
Subtotal	224,440.86	Outstanding Checks	20,015.34
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	224,440.86	Ending Balance	224,440.86
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
11/3/2023	Payment	2426	DEPARTMENT OF ECONOMIC OPPORTY	175.00	175.00	0.00
11/8/2023	Payment	2427	AFFORDABLE LOCK & SECUIRTY	4,449.60	4,449.60	0.00
11/8/2023	Payment	2428	A-QUALITY POOL SERVICE	1,762.88	1,762.88	0.00
11/8/2023	Payment	2429	INFRAMARK LLC	3,628.46	3,628.46	0.00
11/8/2023	Payment	2430	ITZ ELECTRIC CORP	275.00	275.00	0.00
11/8/2023	Payment	2431	SUMMIT AT FERN HILL CDD	3,141.34	3,141.34	0.00
11/8/2023	Payment	2432	YELLOWSTONE LANDSCAPE	6,333.50	6,333.50	0.00
11/9/2023	Payment	2433	GRAU AND ASSOCIATES	900.00	900.00	0.00
11/10/2023	Payment	DD137	Payment of Invoice 000618	127.74	127.74	0.00
11/16/2023	Payment	2434	STRALEY ROBIN VERICKER	691.50	691.50	0.00
11/22/2023	Payment	2435	ANGELA WHITE	200.00	200.00	0.00
11/22/2023	Payment	2436	ANTONIO DEON BRADFORD, SR.	200.00	200.00	0.00
11/22/2023	Payment	2439	ITZ ELECTRIC CORP	260.00	260.00	0.00
11/28/2023	Payment	DD133	Payment of Invoice 000590	475.02	475.02	0.00
11/28/2023	Payment	DD134	Payment of Invoice 000591	757.23	757.23	0.00
11/28/2023	Payment	DD135	Payment of Invoice 000593	2,626.56	2,626.56	0.00
11/28/2023	Payment	DD136	Payment of Invoice 000594	23.08	23.08	0.00
Total Checks				26,026.91	26,026.91	0.00
Deposits						
11/8/2023		JE000225	Debt Service/ Tax Revenue	G/L 586.24	586.24	0.00
11/17/2023		JE000226	Debt Service/ Tax Revenue	G/L 28,036.19	28,036.19	0.00
11/22/2023		JE000227	Debt Service/ Tax Revenue	G/L 24,552.07	24,552.07	0.00
Total Deposits				53,174.50	53,174.50	0.00
Outstanding Checks						
6/22/2023	Payment	2370	ZEBRA POOL CLEANING TEAM INC	600.00	0.00	600.00
10/11/2023	Payment	DD131	Payment of Invoice 000557	127.21	0.00	127.21
11/22/2023	Payment	2437	DOUGLAS ROSS SMITH	200.00	0.00	200.00
11/22/2023	Payment	2438	INFRAMARK LLC	3,612.50	0.00	3,612.50
11/22/2023	Payment	2440	SUMMIT AT FERN HILL CDD	15,285.63	0.00	15,285.63

SUMMIT AT FERN HILL CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
11/30/2023	Payment	2441	ITZ ELECTRIC CORP	190.00	0.00	190.00
Total Outstanding Checks.....				20,015.34		20,015.34

Fifth Order of Business

5Ci.

SUMMIT AT FERN HILL

Field Inspection - October 2023

Monday, October 9, 2023

Prepared For Summit At Fern Hill Board Of Supervisors

28 Items Identified



Item 1

Assigned To Yellowstone

The monument up front looks great. Healthy turf and the Firebush, along with all other landscaping, has more color than before. A couple of Bismarck husks need to be picked up.



Item 2

Assigned To Yellowstone

Turf, weeding, trimming, and edging looks good along Fern Hill Dr.



Item 3

Assigned To Yellowstone

Palmettos in the median are all trimmed up.



Item 4

Assigned To Yellowstone

Dog bags need refilling. Otherwise no issues here.



Item 5

Assigned To Yellowstone

Muhly and Fakahatchee beds were cleaned up around the first pond. Pond was just sprayed today for shoreline weeds.



Item 6

Assigned To Yellowstone

First monument looks good. All is healthy and trimmed. Proposal still needed to permanently fix trim piece.



Item 7

Assigned To Yellowstone

Still waiting on proposal to fill in Goldmounds, turf, and blue daze at the second monument. What is here is properly maintained.



Item 8

Assigned To Inframark

New benches are in and ready for installation.



Item 9

Assigned To Yellowstone

Pond looks good. Fakahatchee beds still need to be cleaned out.



Item 10

Assigned To Yellowstone

Viburnum were treated for scale but have dwindled further. Replacements will be needed.



Item 11

Assigned To Yellowstone

Weeds in the Coontie Palms, some separation is also needed with the Muhly grass and suckers need to be cut off the Crepe Myrtle.



Item 12

Assigned To Yellowstone

Crotons are flushing out. Proposal still needed for fill ins.



Item 13

Assigned To Yellowstone

A couple of chickens are hanging out at the clubhouse now.



Item 14

Assigned To Yellowstone

Front of the clubhouse looks good. Suckers need cutting on the Crepe Myrtles.



Item 15

Assigned To Yellowstone

Pond looks good. Muhly bed needs edging and weeding.



Item 16

Assigned To Yellowstone

Arboricola are struggling by the pool.



Item 17

Assigned To Yellowstone

Viburnum also struggling and a lot of trash by the pool.



Item 18

Assigned To A-Quality Pools

Pool looks good.



Item 19

Assigned To Spearem

No issues spotted inside.



Item 20

Assigned To Yellowstone

Palms have been trimmed on Boggy Moss Drive.



Item 21

Assigned To Yellowstone

Turf weeds need treatment on Boggy Moss Dr and tree circles need to be edged/weeded.



Item 22

Assigned To Aquatic Weed Control

Some Filamentous Algae in the boggy pond.



Item 23

Assigned To Yellowstone
Easement behind the houses on
Crested Fringe has gotten worse and
needs to be cleared ASAP.



Item 24

Assigned To Yellowstone
Weeding and trimming needed at
the end of Golden Wonder.



Item 25

Assigned To Yellowstone

Some new growth on the plants on Strawberry Tetra.



Item 26

Assigned To Yellowstone

Weeds still in the playground.



Item 27

Assigned To Yellowstone
Trail needs to be sprayed and
landscaping beds weeded.



Item 28

Assigned To Yellowstone
Pond needs to be string trimmed to
the water line.

SUMMIT AT FERN HILL CDD

Field Inspection -November 2023

Thursday, November 2, 2023

Prepared For Summit At Fern Hill Board Of Supervisors

24 Items Identified



Item 1

Assigned To Yellowstone

Irrigation check needed up front, St.
Augustine grass is dried out.



Item 2

Assigned To Yellowstone

Crotons are also starting to wilt.
Palm boots need to be removed.



Item 3

Assigned To Yellowstone

Trash is overflowing and dog bags are empty.



Item 4

Assigned To Aquatic Weed Control

Water level is low, but pond 1 looks good.



Item 5

Assigned To Yellowstone

Plant life is dry at the monuments.



Item 6

Assigned To Yellowstone/Inframark

Fill ins and benches still needed.



Item 7

Assigned To Spearem

Foam has gotten torn up.



Item 8

Assigned To Yellowstone

Pond 3 looks good, but plant beds around it are overgrown and out of control.



Item 9

Assigned To Yellowstone

The leaf blight on the Viburnum has been cured but now the leaves are wilting, looks like they aren't getting water either.



Item 10

Assigned To Yellowstone

Muhly grass are in bloom.



Item 11

Assigned To Aquatic Weed Control
Pond looks good, these
Fakahatchee/cypress beds look good.



Item 12

Assigned To Yellowstone
Weeding/edging needed by the
Muhly behind the clubhouse.



Item 13

Assigned To Yellowstone

Fill ins still needed at the clubhouse.



Item 14

Assigned To Yellowstone

The rest of the landscaping out front looks good.



Item 15

Assigned To A-Quality Pools
Pool looks good.



Item 16

Assigned To Aquatic Weed Control
Ponds 7 and 8 look good.



Item 17

Assigned To Yellowstone

Clearing behind the houses on Crested Fringe Dr has started.



Item 18

Assigned To Yellowstone

Clearing was stopped short of the whole distance.



Item 19

Assigned To Yellowstone

The plumbago need trimming at the end of Golden Wonder ln.



Item 20

Assigned To Yellowstone

Along Strawberry Tetra is maintained.



Item 21

Assigned To Yellowstone

The dead end is now being mowed.



Item 22

Assigned To Yellowstone

Weeds in the playground need to be treated.



Item 23

Assigned To Yellowstone

Trash around the playground isn't being picked up.



Item 24

Assigned To Aquatic Weed Control

Pond 5 looks good. Retaining wall needed in front of bench.

SUMMIT AT FERN HILL CDD

Field Inspection - December 2023

Monday, December 4, 2023

Prepared For Summit At Fern Hill Board Of Supervisors

25 Items Identified



Item 1

Assigned To Yellowstone

Front of the amenity center looks good. Coonties, Ti Plants, Palmettos, Arboricola, and trees all look healthy.



Item 2

Assigned To Yellowstone

Some fill-ins recommended out front in the spring after the colder months have passed.



Item 3

Assigned To Yellowstone

Some Viburnum is thin around the parking lot but new growth is healthy.



Item 4

Assigned To Yellowstone

Palms need trimming around the clubhouse.



Item 5

Lighting around the clubhouse.



Item 6

New lock system functioning properly for the bathrooms.



Item 7

Assigned To A-quality Pools
Pool looks good.



Item 8

Assigned To Aquatic Weed Control
Pond 1 looks good. Invasives have
died off along the shoreline.



Item 9

Assigned To Yellowstone
No bags at the dog park.



Item 10

Assigned To Yellowstone
Sod and landscaping is recovering up front fro the electrical issues that have been fixed in the irrigation system.



Item 11

Assigned To Yellowstone

Palmettos have been trimmed and thinned out in the median.



Item 12

Assigned To Yellowstone

Pond 3 looks good. Yellowstone still needs to clean up the Fakahatchee beds.



Item 13

Assigned To Yellowstone

Quotes still needed to fill in the landscaping at the Fuzzy Cattail St monuments.



Item 14

Assigned To Inframark

New bench installed.



Item 15

Assigned To Inframark

New bench at the other side as well.



Item 16

Assigned To Aquatic Weed Control

Ponds 7 and 8 look good.



Item 17

Assigned To Yellowstone

Clearing out of the land along the north side of the fence behind Crested Fringe Dr has been completed.



Item 18

Assigned To Yellowstone

The Plumbago need trimming and weeding at the end of Golden Wonder Ln.



Item 19

Assigned To Yellowstone

Strawberry Tetra Dr looks okay.

Mulch is being scheduled.



Item 20

Assigned To Yellowstone

Pond 6 looks good but the banks
need mowing.



Item 21

Assigned To Yellowstone

The end of Strawberry Tetra is being kept mowed.



Item 22

Assigned To B&F Landscaping

Mulch is being scheduled for the playground as well.



Item 23

Assigned To Yellowstone

The bank of the pond by the playground needs to be mowed ASAP.



Item 24

Assigned To Aquatic Weed Control

Pond looks good. Someone has been throwing bricks from the seating area into the pond.



Item 25

Assigned To Yellowstone
Trash is being taken care of.

SUMMIT AT FERN HILL CDD

Field Inspection - January 2024

Friday, December 29, 2023

Prepared For Summit At Fern Hill Board Of Supervisors

20 Items Identified



Item 1

Assigned To A-quality Pools

Pool looks good at the clubhouse.



Item 2

Assigned To Yellowstone

Front of the amenity center looks good. Palms need trimming.



Item 3

Assigned To B&F Landscaping
New mulch looks great.



Item 4

Assigned To Yellowstone
New mulch at the end of Golden
Wonder Ln. Plumbago and Viburnum
have been trimmed.



Item 5

Assigned To Aquatic Weed Control
Ponds 7 and 8 look good.



Item 6

Assigned To Yellowstone
The easement behind Crested Fringe
is mowed.



Item 7

Assigned To B&F Landscaping

New mulch along strawberry tetra looks good.



Item 8

Assigned To B&F Landscaping

New mulch around the playground.



Item 9

Assigned To Yellowstone

Overgrowth has been cut down along the pond and now needs to be continually maintained.



Item 10

More shell is needed around the playground, the sheeting underneath is showing.



Item 11

Assigned To B&F Landscaping
New playground mulch added.



Item 12

Assigned To Inframark
New trash cans are being quoted.



Item 13

Assigned To Inframark

New benches delivered, concrete still needs to be poured for anchors.



Item 14

Assigned To Yellowstone

Monument looks good, still needs fill-ins.



Item 15

Assigned To Aquatic Weed Control
Pond 3 looks good.



Item 16

Assigned To Yellowstone
The other monument looks good as well.



Item 17

Assigned To Yellowstone

Dog bags need to be refilled.



Item 18

Assigned To Yellowstone

Fakahatchee recently trimmed, all of the beds around the other ponds need to be trimmed as well. Pond looks good.



Item 19

Assigned To Yellowstone
Median is staying maintained.



Item 20

Assigned To Yellowstone
Some of the turf is still recovering,
the landscaping and decorations out
from all look good.

5Cii



Job Name: _____
Customer Number: 437 Customer: FCA - SUMMIT @ FERN HILL CDD
Technician: Aleksey and Dakota
Date: 11/09/2023 Time: 02:46 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"/> 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"/> Normal	<input checked="" type="checkbox"/> Cloudy
<input type="checkbox"/> 2-4'	<input type="checkbox"/> Visible	<input type="checkbox"/> Backpack	<input type="checkbox"/> Barrier Inspected	<input checked="" type="checkbox"/> Low	<input checked="" type="checkbox"/> Windy
<input type="checkbox"/> > 4'					<input type="checkbox"/> Rainy

<input type="checkbox"/> Alligator	<input type="checkbox"/> Catfish	<input type="checkbox"/> Gallinules	<input type="checkbox"/> Osprey	<input type="checkbox"/> Woodstork
<input type="checkbox"/> Anhinga	<input checked="" type="checkbox"/> Coots	<input type="checkbox"/> Gambusia	<input type="checkbox"/> Otter	<input type="checkbox"/> _____
<input 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 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 ☐



Job Name: _____
Customer Number: 437 Customer: FCA - SUMMIT @ FERN HILL CDD
Technician: Aleksey and Dakota
Date: 10/10/2023 Time: 03:00 PM
Customer Signature: _____

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

<input type="checkbox"/> Alligator	<input type="checkbox"/> Catfish	<input type="checkbox"/> Gallinules	<input type="checkbox"/> Osprey	<input type="checkbox"/> Woodstork
<input type="checkbox"/> Anhinga	<input checked="" 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 type="checkbox"/> Egrets	<input checked="" type="checkbox"/> Ibis	<input checked="" type="checkbox"/> Turtles	

<input checked="" 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 type="checkbox"/> Cordgrass	<input type="checkbox"/> Lily

☐ Naiad ☐ _____

☒ Pickerelweed

☐ Soft Rush ☐ _____