

**SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
MAY 3, 2018**

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT AGENDA

MAY 3, 2018 at 2:00 p.m.

The Offices of Meritus

Located at 2005 Pan Am Circle Suite 120 Tampa, FL 33607

District Board of Supervisors	Chairman Supervisor Supervisor Supervisor Supervisor	Jeff Hills Vacant Laura Coffey Ben Gainer Ryan Motko
District Manager	Meritus	Brian Lamb
District Attorney	Straley Robin Vericker	John Vericker
District Engineer	Stantec	Tonja Stewart

All cellular phones and pagers must be turned off while in the meeting room

The District Agenda is comprised of four different sections:

The meeting will begin at **2:00 p.m.** with the third section called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Agendas can be reviewed by contacting the Manager's office at (813) 397-5120 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The final section is called **Supervisor Comments and Public Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to **three (3) minutes** for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINSTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.**

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 397-5120, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

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

May 3, 2018

Board of Supervisors
Summit at Fern Hill Community Development District

Dear Board Members:

The Regular Meeting of Summit at Fern Hill Community Development District will be held on **Thursday, May 3, 2018 at 2:00 p.m.** at the offices of Meritus, located at 2005 Pan Am Circle Suite 120, Tampa, FL 33607. Following is the Agenda for the Meeting:

Call In Number: 1-866-906-9330

Access Code: 4863181

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
- 4. BUSINESS ITEMS**
 - A. Acceptance of Board Resignation – Brady Lefere Tab 01
 - B. Appointment of Board Supervisor, Seat 2
 - C. Consideration of Resolution 2018-02; Re-Designating Officers Tab 02
 - D. Consideration of Resolution 2018-03; Approving Fiscal Year 2019 Proposed Budget
& Setting Public Hearing Tab 03
 - E. Annual Disclosure of Qualified Electors..... Tab 04
 - F. Announcement of Landowners Election in November 2018 Tab 05
 - i. Sample Ballot & Proxy
 - G. Consideration of Resolution 2018-04; Landowners Election Tab 06
 - H. Consideration of Resolution 2018-05; Adopting the Final Terms of the 2018
Special Assessment Revenue Bonds Tab 07
 - I. Consideration of Resolution 2018-06; Construction Account Allocation..... Tab 08
 - J. Consideration of Development Acquisition Agreement – Phase 3 Improvements Tab 09
 - K. General Matters of the District
- 5. CONSENT AGENDA**
 - A. Consideration of Minutes of the Public Hearing and Regular Meeting August 03, 2017 Tab 10
 - B. Consideration of Minutes of the Special Meeting December 04, 2017..... Tab 11
 - C. Consideration of Minutes of the Continued Meeting December 18, 2017..... Tab 12
 - D. Consideration of Operations and Maintenance Expenditures July 2017 – September 2017..... Tab 13
 - E. Consideration of Operations and Maintenance Expenditures Oct. 2017 – March 2018 Tab 14
 - F. Review of Financial Statements through March 31, 2018 Tab 15
- 6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 7. ADJOURNMENT**


We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 397-5120.

Sincerely,

Brian Lamb
District Manager

RESIGNATION

I, Brady Lefere, hereby resign from The Summit at Fern Hill CDD, effective April 24, 2018.



Brady Lefere

RESOLUTION 2018-02

**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:

_____	Chairman
_____	Vice-Chairman
<u>Brian Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Brian Howell</u>	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

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

PASSED AND ADOPTED THIS 3rd DAY OF MAY, 2018.

ATTEST:

**SUMMIT AT FERN HILL COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairman

RESOLUTION 2018-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2018/2019; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“Board”) of the Summit at Fern Hill Community Development District (“District”) prior to June 15, 2018, a proposed operations and maintenance budget for Fiscal Year 2018/2019; and

WHEREAS, the Board has considered the proposed budget and desires to set the required public hearing thereon.

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

1. **BUDGET APPROVED.** The operating budget proposed by the District Manager for Fiscal Year 2018/2019 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said approved budget is hereby declared and set for the following date, hour and location:

DATE: August 2, 2018
HOUR: 2:00 p.m.
LOCATION: Meritus
2005 Pan Am Circle, Suite 120
Tampa, Florida 33607

3. **TRANSMITTAL OF BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the proposed budget to Hillsborough County, Florida at least 60 days prior to the hearing date set above.

4. **POSTING OF BUDGETS.** In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the approved proposed budget on the District's website at least two days before the budget hearing date as set forth in section 2.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 3RD DAY OF MAY, 2018.

ATTEST:

**SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT
DISTRICT**

Signature

Signature

Printed Name

Printed Name

Title:

- ☐ Secretary
- ☐ Assistant Secretary

Title:

- ☐ Chair of the Board of Supervisors
- ☐ Vice Chair of the Board of Supervisors

Exhibit A: Proposed FY 2018/2019 Budget

2019



SUMMIT AT FERN HILL

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2019
PROPOSED ANNUAL OPERATING BUDGET

MAY 3, 2018



SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2019 PROPOSED ANNUAL OPERATING BUDGET

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MAY 3, 2018

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

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

The following report represents the District budget for Fiscal Year 2019, which begins on October 1, 2018. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
001	General Fund	Operations and Maintenance of Community Facilities Financed by Non-Ad Valorem Assessments
200	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2016 Capital Improvement Revenue Bonds
300	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2018 Capital Improvement Revenue Bonds

Facilities of the District

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

Maintenance of the Facilities

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

SUMMIT AT FERN HILL

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2018 Final Operating Budget	Current Period Actuals 10/1/2017 - 3/31/2018	Projected Revenues & Expenditures 4/1/2018 - 9/30/2018	Total Actuals & Projections Through 9/30/2018	Over/(Under) Budget Through 09/30/2018
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Tax Roll	89,817.60	89,139.41	678.19	89,817.60	0.00
Operations & Maintenance Assmts-Off Roll	0.00	63,620.80	37,527.10	101,147.90	101,147.90
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$89,817.60	\$152,760.21	\$38,205.29	\$190,965.50	\$101,147.90
INTEREST EARNINGS					
Interest Earnings	0.00	35.26	0.00	35.26	35.26
TOTAL INTEREST EARNINGS	\$0.00	\$35.26	\$0.00	\$35.26	\$35.26
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	138,107.40	15,910.47	16,407.96	32,318.43	(105,788.97)
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	\$138,107.40	\$15,910.47	\$16,407.96	\$32,318.43	(\$105,788.97)
OTHER MISCELLANEOUS REVENUES					
Miscellaneous	0.00	300.00	0.00	300.00	300.00
TOTAL OTHER MISCELLANEOUS REVENUES	\$0.00	\$300.00	\$0.00	\$300.00	\$300.00
TOTAL REVENUES	\$227,925.00	\$169,005.94	\$54,613.25	\$223,619.19	(\$4,305.81)
EXPENDITURES					
FINANCIAL & ADMINISTRATIVE					
District Manager	33,750.00	16,875.00	16,875.00	33,750.00	0.00
District Engineer	3,000.00	0.00	1,000.00	1,000.00	(2,000.00)
Disclosure Report	3,500.00	0.00	4,200.00	4,200.00	700.00
Trustees Fees	5,500.00	4,040.63	0.00	4,040.63	(1,459.37)
Auditing Services	4,500.00	523.00	6,000.00	6,523.00	2,023.00
Postage, Phone, Faxes, Copies	500.00	48.00	400.00	448.00	(52.00)
Public Officials Insurance	1,500.00	0.00	1,500.00	1,500.00	0.00
Legal Advertising	750.00	763.00	350.00	1,113.00	363.00
Bank Fees	250.00	212.42	212.42	424.84	174.84
Dues, Licenses & Fees	175.00	175.00	12,336.42	12,511.42	12,336.42
Office Supplies	250.00	208.22	0.00	208.22	(41.78)
TOTAL FINANCIAL & ADMINISTRATIVE	\$53,675.00	\$22,845.27	\$42,873.84	\$65,719.11	\$12,044.11
LEGAL COUNSEL					
District Counsel	6,000.00	3,078.95	2,921.05	6,000.00	0.00
TOTAL LEGAL COUNSEL	\$6,000.00	\$3,078.95	\$2,921.05	\$6,000.00	\$0.00
ELECTRIC UTILITY SERVICES					
Electric Utility Services	35,000.00	10,980.42	15,000.00	25,980.42	(9,019.58)
TOTAL ELECTRIC UTILITY SERVICES	\$35,000.00	\$10,980.42	\$15,000.00	\$25,980.42	(\$9,019.58)
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	2,500.00	1,487.73	1,012.27	2,500.00	0.00
TOTAL WATER-SEWER COMBINATION SERVICES	\$2,500.00	\$1,487.73	\$1,012.27	\$2,500.00	\$0.00
OTHER PHYSICAL ENVIRONMENT					
Waterway Management Program	7,750.00	2,040.00	2,040.00	4,080.00	(3,670.00)
Property & Casualty Insurance	7,000.00	0.00	7,000.00	7,000.00	0.00
Club Facility Maintenance	10,500.00	7,124.48	4,924.48	12,048.96	1,548.96
Landscape Maintenance - Contract	75,000.00	32,497.50	42,502.50	75,000.00	0.00
Landscape Maintenance - Other	7,500.00	6,132.00	1,368.00	7,500.00	0.00
Plant Replacement Program	2,500.00	6,700.00	1,500.00	8,200.00	5,700.00
Irrigation Maintenance	3,500.00	605.72	540.00	1,145.72	(2,354.28)
Pool Maintenance	10,000.00	3,000.00	3,000.00	6,000.00	(4,000.00)
Park Facility Maintenance	7,000.00	944.98	1,500.00	2,444.98	(4,555.02)
TOTAL OTHER PHYSICAL ENVIRONMENT	\$130,750.00	\$59,044.68	\$64,374.98	\$123,419.66	(\$7,330.34)
TOTAL EXPENDITURES	\$227,925.00	\$97,437.05	\$126,182.14	\$223,619.19	(\$4,305.81)
EXCESS REVENUES OVER (UNDER) EXPENDITURES	\$0.00	\$71,568.89	(\$71,568.89)	\$0.00	(\$0.00)

FISCAL YEAR 2018 BUDGET ANALYSIS

SUMMIT AT FERN HILL

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2018 Final Operating Budget	Total Actuals & Projections Through 9/30/2018	Over/(Under) Budget Through 09/30/2018	Fiscal Year 2019 Proposed Operating Budget	Increase / (Decrease) from FY 2018 to FY 2019
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Tax Roll	89,817.60	89,817.60	0.00	150,046.97	60,229.37
Operations & Maintenance Assmts-Off Roll	0.00	101,147.90	101,147.90	78,463.58	78,463.58
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$89,817.60	\$190,965.50	\$101,147.90	\$228,510.55	\$138,692.95
INTEREST EARNINGS					
Interest Earnings	0.00	35.26	35.26	0.00	0.00
TOTAL INTEREST EARNINGS	\$0.00	\$35.26	\$35.26	\$0.00	\$0.00
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	138,107.40	32,318.43	(105,788.97)	0.00	(138,107.40)
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	\$138,107.40	\$32,318.43	(\$105,788.97)	\$0.00	(\$138,107.40)
OTHER MISCELLANEOUS REVENUES					
Miscellaneous	0.00	300.00	300.00	0.00	0.00
TOTAL OTHER MISCELLANEOUS REVENUES	\$0.00	\$300.00	\$300.00	\$0.00	\$0.00
TOTAL REVENUES	\$227,925.00	\$223,619.19	(\$4,305.81)	\$228,510.55	\$585.55
EXPENDITURES					
FINANCIAL & ADMINISTRATIVE					
District Manager	33,750.00	33,750.00	0.00	33,750.00	0.00
District Engineer	3,000.00	1,000.00	(2,000.00)	3,000.00	0.00
Disclosure Report	3,500.00	4,200.00	700.00	8,400.00	4,900.00
Trustees Fees	5,500.00	4,040.63	(1,459.37)	8,500.00	3,000.00
Auditing Services	4,500.00	6,523.00	2,023.00	6,000.00	1,500.00
Postage, Phone, Faxes, Copies	500.00	448.00	(52.00)	500.00	0.00
Public Officials Insurance	1,500.00	1,500.00	0.00	1,500.00	0.00
Legal Advertising	750.00	1,113.00	363.00	750.00	0.00
Bank Fees	250.00	424.84	174.84	430.00	180.00
Dues, Licenses & Fees	175.00	12,511.42	12,336.42	12,600.00	12,425.00
Office Supplies	250.00	208.22	(41.78)	250.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$53,675.00	\$65,719.11	\$12,044.11	\$75,680.00	\$22,005.00
LEGAL COUNSEL					
District Counsel	6,000.00	6,000.00	0.00	6,000.00	0.00
TOTAL LEGAL COUNSEL	\$6,000.00	\$6,000.00	\$0.00	\$6,000.00	\$0.00
ELECTRIC UTILITY SERVICES					
Electric Utility Services	35,000.00	25,980.42	(9,019.58)	35,000.00	0.00
TOTAL ELECTRIC UTILITY SERVICES	\$35,000.00	\$25,980.42	(\$9,019.58)	\$35,000.00	\$0.00
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	2,500.00	2,500.00	0.00	2,500.00	0.00
TOTAL WATER-SEWER COMBINATION SERVICES	\$2,500.00	\$2,500.00	\$0.00	\$2,500.00	\$0.00
OTHER PHYSICAL ENVIRONMENT					
Waterway Management Program	7,750.00	4,080.00	(3,670.00)	7,750.00	0.00
Property & Casualty Insurance	7,000.00	7,000.00	0.00	7,000.00	0.00
Club Facility Maintenance	10,500.00	12,048.96	1,548.96	10,500.00	0.00
Landscape Maintenance - Contract	75,000.00	75,000.00	0.00	75,000.00	0.00
Landscape Maintenance - Other	7,500.00	7,500.00	0.00	7,500.00	0.00
Plant Replacement Program	2,500.00	8,200.00	5,700.00	2,500.00	0.00
Irrigation Maintenance	3,500.00	1,145.72	(2,354.28)	3,500.00	0.00
Pool Maintenance	10,000.00	6,000.00	(4,000.00)	10,000.00	0.00
Park Facility Maintenance	7,000.00	2,444.98	(4,555.02)	7,000.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$130,750.00	\$123,419.66	(\$7,330.34)	\$130,750.00	\$0.00
TOTAL EXPENDITURES	\$227,925.00	\$223,619.19	(\$4,305.81)	\$249,930.00	\$22,005.00
EXCESS REVENUES OVER (UNDER) EXPENDITURES	\$0.00	\$0.00	(\$0.00)	(\$21,419.45)	(\$21,419.45)

FISCAL YEAR 2019

PROPOSED ANNUAL OPERATING BUDGET

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Financial & Administrative

District Manager

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

District Engineer

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

Disclosure Reporting

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

Trustees Fees

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

Auditing Services

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

Postage, Phone, Fax, Copies

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

Miscellaneous Administration

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

Public Officials Insurance

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

Legal Advertising

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

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

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

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

Investment Reporting Fees

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

Office Supplies

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

Technology Services

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

Website Administration

This is for maintenance and administration of the District's official website.

Capital Outlay

This is to purchase new equipment as required.

Legal Counsel

District Counsel

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

Electric Utility Services

Electric Utility Services

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

Garbage/Solid Waste Control Services

Garbage Collection

This item is for pick up at the recreation facility and parks as needed.

Water-Sewer Combination Services

Water Utility Services

This item is for the potable and non-potable water used for irrigation.

Other Physical Environment

Waterway Management System

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

Property & Casualty Insurance

The District carries \$1,000,000 in general liability and also has sovereign immunity.

Entry & Walls Maintenance

This item is for maintaining the main entry feature and other common area walls.

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Landscape Maintenance

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

Miscellaneous Landscape

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

Plant Replacement Program

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

Property Taxes

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

Irrigation Maintenance

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

Pool Maintenance

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

Clubhouse Maintenance

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

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND SERIES 2016

REVENUES

CDD Debt Service Assessments	\$	243,761
TOTAL REVENUES	\$	243,761

EXPENDITURES

Series 2016 May Bond Principal Payment	\$	69,000
Series 2016 May Bond Interest Payment	\$	88,028
Series 2016 November Bond Interest Payment	\$	86,734
TOTAL EXPENDITURES	\$	243,761
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2018	\$	3,737,000
Principal Payment Applied Toward Series 2016 Bonds	\$	69,000
Bonds Outstanding - Period Ending 11/1/2019	\$	3,668,000

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND SERIES 2018

REVENUES

CDD Debt Service Assessments	\$	137,870
TOTAL REVENUES	\$	137,870

EXPENDITURES

Series 2018 May Bond Principal Payment	\$	33,000
Series 2018 May Bond Interest Payment	\$	52,765
Series 2018 November Bond Interest Payment	\$	52,105
TOTAL EXPENDITURES	\$	137,870
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2018	\$	2,155,000
Principal Payment Applied Toward Series 2018 Bonds	\$	33,000
Bonds Outstanding - Period Ending 11/1/2019	\$	2,122,000

SUMMIT AT FERN HILL

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS

Lot Size	EBU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2019 Total Assessment	Total Increase / (Decrease) in Annual Assmt	FY 2018 Total Assessment
SERIES 2016 BONDS							
Single Family 40'	1.00	0	\$1,000.00	\$696.13	\$1,696.13	\$59.66	\$1,636.47
Single Family 50'	1.25	205	\$1,302.08	\$870.15	\$2,172.23	\$74.57	\$2,097.66
SERIES 2018 BONDS							
Single Family 40'	1.00	59	\$1,041.67	\$696.13	\$1,737.80	\$1,101.33	\$636.47
Single Family 50'	1.25	60	\$1,432.29	\$870.15	\$2,302.45	\$1,506.86	\$795.58

FISCAL YEAR 2019
PROPOSED ANNUAL OPERATING BUDGET



Craig Latimer
Supervisor of Elections

Our Vision: To be the best place in America to vote

GOVERNOR'S
STERLING
AWARD
RECIPIENT

April 20, 2018

Brian Lamb
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

Dear Brian Lamb,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2018, listed below.

Community Development District	Number of Registered Electors
Summit at Fern Hill CDD	107

We ask that you respond to our office with a current list of CDD office holders by **June 1, 2018**, and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 384-3944 or ewhite@hcsoc.org.

Respectfully,

Enjoli White
Candidate Services Liaison

**SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2005 Pan Am Circle ♦ Suite 120 ♦ Tampa, Florida 33607 ♦ (813) 397-5120 ♦ Fax (813) 873-7070

To: Board of Supervisors
From: Brian Lamb
Re: Landowner Election November 2018
Date: May 3, 2018

A Landowner's Election will be held on November 1, 2018. The seats that are expiring November 2018 are Seats 3,4, and 5.

Seat 3 is held by Jeffery Hills.

Seat 4 is held by Ben Gainer.

Seat 5 is held by Ryan Motko.

Thank you.

LANDOWNER PROXY

**THE SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
LANDOWNERS' MEETING – November 1, 2018 at 2:00 p.m.**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“**Proxy Holder**”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Summit at Fern Hill Community Development District to be held at the offices of Meritus, located at 2005 Pan Am Circle Suite 120, Tampa, FL 33607, on November 1, 2018 at 2:00 p.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

Parcel Description

Acreage

Authorized Votes

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes:

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2017), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
THE SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
LANDOWNERS' MEETING - NOVEMBER 1, 2018

For Election (3 Supervisors): The candidates receiving the highest number of votes will receive a four (4) year term, with the term of office for the successful candidate commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Summit at Fern Hill Community Development District and described as follows:

Description

Acreage

_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
3		
4		
5		

Date: _____

Signed: _____
Printed Name: _____

RESOLUTION 2018-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, pursuant to Section 190.006(1), *Florida Statutes*, the District's Board of Supervisors ("**Board**") "shall exercise the powers granted to the district pursuant to [Chapter 190, *Florida Statutes*]," and the Board shall consist of five members; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

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

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Laura Coffey	2020
2	Kelly Evans	2020
3	Jeffery Hills	2018
4	Ben Gainer	2018
5	Ryan Motko	2018

This year, Seat 3, currently held by Jeffery Hills, Seat 4, currently held by Ben Gainer and Seat 5, currently held by Ryan Motko are subject to a landowner election. The term of office for the successful landowner candidates shall commence upon election and shall be for a four-year period.

2. **LANDOWNER'S ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on the 1st day of November, 2018, at 2:00 p.m., and located at the offices of Meritus, located at 2005 Pan Am Circle Suite 120, Tampa, FL 33607.

3. **PUBLICATION.** The District's Secretary is hereby directed to publish notice of the landowners' meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election have been announced by the Board at its August 2, 2018 meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and

are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the District's Local Records Office, located at, Meritus, 2005 Pan Am Circle Drive, Suite 120, Tampa, Florida 33607, Ph: (813) 397-5120.

5. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 3rd DAY OF MAY, 2018.

**SUMMIT AT FERN HILL COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

CHAIRMAN / VICE CHAIRMAN

SECRETARY / ASST. SECRETARY

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
THE SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: 1st day, November 2018

TIME: 2:00 P.M.

LOCATION: The offices of Meritus, located at 2005 Pan Am Circle Suite 120, Tampa, FL 33607

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District (“**District**”) has been established and the landowners have held their initial election, there shall be a subsequent landowners’ meeting for the purpose of electing members of the Board of Supervisors (“**Board**”) every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners’ meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners’ meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election in a landowner seat for a four-year period. The term of office for the successful landowner candidates shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

RESOLUTION 2018 - 05

A RESOLUTION OF THE SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT SETTING FORTH THE FINAL TERMS OF THE SPECIAL ASSESSMENTS WHICH SECURE ITS SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2018 AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Summit at Fern Hill Community Development District (the “**District**”) previously indicated its intention to construct and/or acquire assessable improvements described in the Report of the District Engineer, dated March 1, 2018, (the “**2018 Project**”) and attached as **Exhibit A**; and

WHEREAS, the Board of Supervisors of the District (the “**Board**”) previously indicated its intention to finance a portion of the 2018 Project through the issuance of a series of bonds, which bonds would be repaid by the imposition of special assessments on the benefited property within the District; and

WHEREAS, the District previously adopted Resolution 2015-30 equalizing, approving, confirming and levying special assessments on property within the District, (the “**Assessment Resolutions**”), still in full force and effect; and

WHEREAS, the District issued its \$2,155,000 Special Assessment Revenue Bonds, Series 2018 (“**Series 2018 Bonds**”) in accordance with the terms outline in the Second Supplemental Assessment Methodology Report dated March 8, 2018 (the “**Supplemental Report**”) and attached as **Exhibit B**; and

WHEREAS, the District desires to set forth the final terms of the Series 2018 Bonds as outlined in the Supplemental Report.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

Section 1. Authority for this resolution. This Resolution is adopted pursuant to Chapters 170 and 190, Florida Statutes.

Section 2. Findings. The Board hereby finds and determines as follows:

- (a) The Engineer’s Report is hereby approved and adopted.
- (b) The 2018 Project serves a proper, essential, and valid public purpose.
- (c) The 2018 Project will specially benefit the developable acreage located within the District as set forth in the Engineer’s Report. It is reasonable, proper, just and right to assess the portion of the costs of the 2018 Project financed with the Series 2018 Bonds to the specially benefited properties within the District as set forth in the Supplemental Report.

(d) The Series 2018 Bonds will finance the construction and acquisition of a portion of the 2018 Project.

(e) The Supplemental Report is hereby approved and adopted.

Section 3. Assessment Lien for the Series 2018 Bonds. The Series 2018 Special Assessments shall be allocated in accordance with the Supplemental Report.

Section 4. Severability. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

Section 5. Conflicts. This Resolution is intended to supplement the Assessment Resolutions, which remain in full force and effect. This Resolution and the Assessment Resolutions shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

Section 6. Effective date. This Resolution shall become effective upon its adoption.

Approved and adopted this 3rd day of May, 2018.

Attest:

**Summit at Fern Hill Community
Development District**

Brian Lamb
Secretary

Jeffery Hills
Chairman of the Board of Supervisors

Exhibit A: Report of the District Engineer dated March 1, 2018

Exhibit B: Second Supplemental Assessment Methodology Report dated
March 8, 2018

**Summit at Fern Hill Community
Development District**

Special Assessment Revenue Bonds, Series 2018

Report of the District Engineer



Prepared for:
Board of Supervisors
Summit at Fern Hill Community
Development District

Prepared by:
Stantec Consulting Services Inc.
777 S. Harbour Island Boulevard
Suite 600
Tampa, FL 33602
(813) 223-9500

March 1, 2018

1.0 INTRODUCTION

The Summit at Fern Hill Community Development District ("the District") encompasses approximately 83 acres within Sections 19 and 30, Township 30, Range 20, Hillsborough County, Florida. The District is located on vacant land with subdivided land to the north and east, Ring Power Corporation to the west and un-developed agricultural lands to the south.

A Report of the District Engineer, dated October 23, 2015, was approved by the Summit at Fern Hill Community Development District which described the public improvements and community facilities for Phases 1, 2, and 3. A Supplemental Report of the District Engineer was issued on February 16, 2016 describing a portion of the improvements which constituted the 2016 public improvements and community facilities to Phases 1A and 1B.

See Appendix A for a Vicinity Map and Legal Description of the District.

2.0 PURPOSE

The District was established by Hillsborough County Ordinance 15-8 on March 25, 2015 for the purpose of constructing and/or acquiring, maintaining, and operating all or a portion of the public improvements and community facilities within the District.

The purpose of this Report of the District Engineer is to provide a description and the estimated construction costs of the public improvements and community facilities within Phases 2 and 3.

See Appendix B for Phase 2 and Phase 3 Site Plans.

3.0 THE DEVELOPER AND DEVELOPMENT

The District encompasses the Fern Hill General Site Development Plan (MM 16-0210 RV/PD 14-0324 BOCC approved September 13, 2016), the Bailey Parcel General Site Development Plan (RZ-14-0455 RV BOCC approved July 22, 2014), and a portion of the Ventana Option "B" Rezoning Plan (MM 16-1084 RV/PD 87-0110 BOCC approved December 13, 2016).

The property owners, Eisenhower Property Group, LLC and Ventana Holdings, LLC the land developer (the "Developer"), currently plan to build 119 residential units within Phases 2 and 3.

Phases 1A and 1B have been platted (Hillsborough County Plat Book 126, Page 65 and Plat Book 130 Page 75). Phase 2 is planned for 60- 50 foot wide lots, and Phase 3 is planned for 59- 40 foot wide lots.

The Master Amenity is also complete and is owned by the District.

4.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

Detailed descriptions of the Proposed Public Improvements and Community Facilities are provided in the following sections.

SUBDIVISION PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

4.1 SUBDIVISION WATER MANAGEMENT AND CONTROL

The design criteria for the Subdivision Water Management and Control is also regulated by Hillsborough County and SWFWMD. The water management and control plan for the District focuses on utilizing newly constructed ponds within upland areas and on-site wetlands for stormwater treatment and storage, as well as, storm sewer systems and other conveyance systems that direction runoff to the ponds and wetlands. The Subdivision Improvements include ponds, wetlands, and conveyance systems related to Subdivision District Roads and the remaining upland areas within Phases 2 and 3.

Subdivision Water Management and Control has been designed in accordance with Hillsborough County and SWFWMD technical standards. The District is anticipated to own and maintain the ponds and wetlands and any conveyance systems within easements provided to the District. Hillsborough County is anticipated to own the storm sewer systems related to the Subdivision District Roads.

Any excavated soil from the ponds is anticipated to remain within the development for use in building public infrastructure including roadways, landscape berming, drainage pond bank fill requirements, utility trench backfill, and filling and grading of public property.

4.2 SUBDIVISION WATER SUPPLY

The District is located within the Hillsborough County Public Utilities service area which will provide water supply for potable water service and fire protection throughout the subdivision. The Subdivision Water Supply improvements are on-site looped water mains and appurtenances located within Subdivision District Roads rights-of-way and/or easements that function together to provide service.

The Subdivision Water Supply has been designed in accordance with Hillsborough County Public Utilities technical standards. Hillsborough County will own and maintain these facilities.

4.3 SUBDIVISION SEWER AND WASTEWATER MANAGEMENT

The District is located within the Hillsborough County Public Utilities service area which will provide sewer and wastewater management service to the District. The Subdivision Sewer and

Wastewater Management improvements include 8" gravity sanitary sewer systems within the Subdivision District Road rights-of-way and/or easements.

All Subdivision Sewer and Wastewater Management facilities have been be designed in accordance with the Hillsborough County Public Utilities technical standards. Hillsborough County will own and maintain these facilities.

4.4 SUBDIVISION DISTRICT ROADS

Subdivision District Roads are the on-site subdivision streets and include the roadway asphalt, base, and subgrade, roadway curb and gutter, and sidewalks within rights-of-way abutting common areas.

All Subdivision District Roads have been designed in accordance with the Hillsborough County technical standards and will be owned and maintained by the Hillsborough County.

4.5 SUBDIVISION PROFESSIONAL SERVICES AND PERMITTING FEES

Hillsborough County and SWFWMD impose fees for construction permits and plan reviews. These fees vary with the magnitude and size of the development. Additionally, engineering, surveying, and landscape architecture services are needed for the subdivision, landscape, and hardscape design, permitting, and construction. As well, development/construction management services are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

Fees associated with performance and warranty financial securities covering Hillsborough County infrastructure may also be required.

These fees associated with Subdivision Public Improvements and Community Facilities may be funded by the District.

5.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES COSTS

See Appendix C for the Construction Cost Estimate of the Public Improvements and Community Facilities.

6.0 SUMMARY AND CONCLUSION


The District, as outlined above, is responsible for the functional development of the lands within the District and, except as noted above in this report, such public improvements and facilities are located within the boundary of the District.

The planning and design of the District has been and will continue to be in accordance with current governmental regulatory requirements.

Items of construction cost in this report are based on our review and analysis of the construction plans for Fern Hill Phase 2 and the Preliminary Plat for Fern Hill Phase 3 and contractor bids provided by the Developer and other recent costs expended in similar projects of nature and size. It is our professional opinion that the estimated infrastructure costs provided herein for the development are conservative to complete the construction of the Public Improvements and Community Facilities described herein. All such Infrastructure costs are public improvements or community facilities as set forth in Section 190.012(1) and (2) of the Florida Statutes.

The estimate of the construction costs is only an estimate and not a guaranteed maximum cost. The estimated cost is based on historical unit prices or current prices being experienced for on-going and similar items of work in Hillsborough County. The labor market, future costs of equipment and materials, and the actual construction process are all beyond our control. Due to this inherent possibility for fluctuation in costs, the total final cost may be more or less than this estimate.

The professional service for establishing the Construction Cost Estimate are consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.

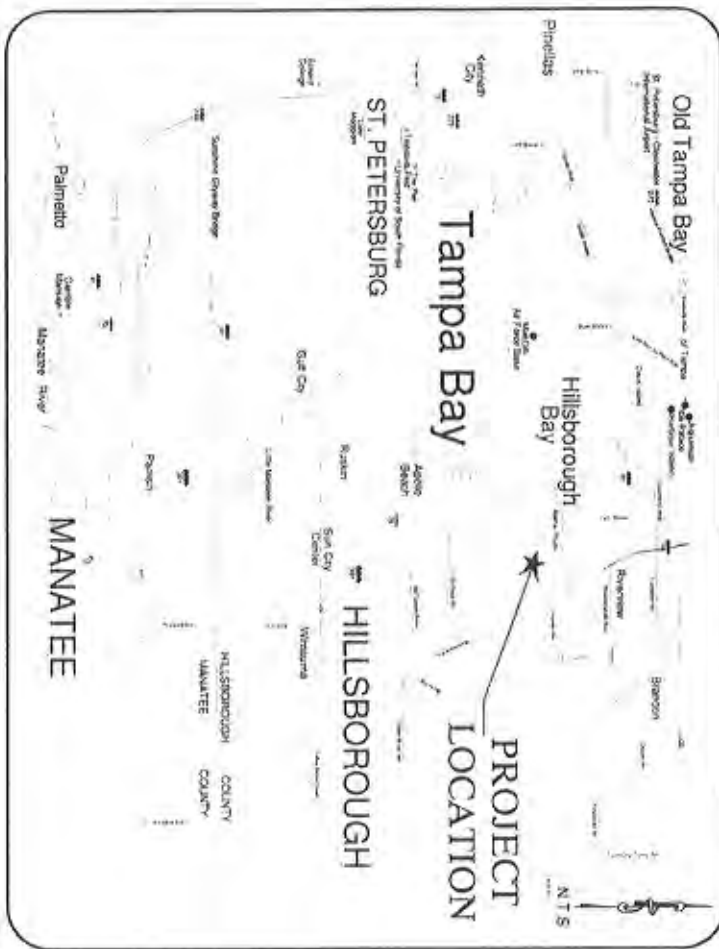


Tonja A. Stewart, P.E.
Florida License No. 47704

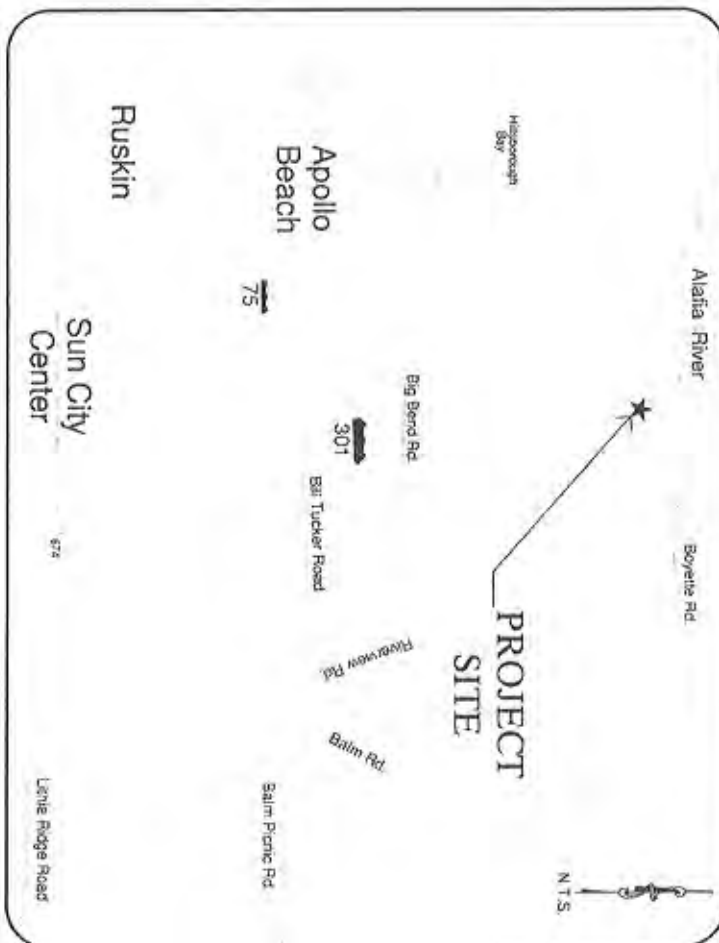
**SUMMIT AT FERN HILL COMMUNITY
DEVELOPMENT DISTRICT**

Appendix A Vicinity Map and Legal Description of the District
March 1, 2018

**Appendix A VICINITY MAP AND LEGAL DESCRIPTION OF THE
DISTRICT**



LOCATION MAP
N.T.S.



VICINITY MAP
N.T.S.

EXHIBIT "A"

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

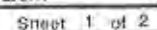
LEGAL DESCRIPTION: (BY KING ENGINEERING)

A PARCEL OF LAND LYING AND BEING IN SECTIONS 19 AND 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE NORTH 89°14'31" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, A DISTANCE OF 1,012.44 FEET; THENCE SOUTH 03°04'01" EAST, A DISTANCE OF 88.08 FEET; THENCE NORTH 88°35'23" EAST, A DISTANCE OF 316.53 FEET TO THE EAST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, SAME ALSO BEING THE WEST RIGHT-OF-WAY LINE OF CONE GROVE ROAD (50.00 FEET WIDE), AS RECORDED IN OFFICIAL RECORD BOOK 1710, PAGE 114, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 00°27'35" EAST, ALONG SAID EAST LINE, A DISTANCE OF 692.39 FEET TO THE NORTH LINE OF THE SOUTH 590.00 FEET OF THE EAST 600.00 FEET OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30; THENCE SOUTH 89°51'25" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 600.00 FEET TO THE WEST LINE OF SAID SOUTH 590.00 FEET OF THE EAST 600.00 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30; THENCE SOUTH 00°29'43" EAST, ALONG SAID WEST LINE, A DISTANCE OF 547.66 FEET TO THE PROPOSED NORTH RIGHT-OF-WAY LINE OF CONE GROVE ROAD; THENCE ALONG SAID PROPOSED NORTH RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES: 1) NORTH 89°45'00" WEST, A DISTANCE OF 1375.10 FEET; 2) NORTH 89°44'04" WEST, A DISTANCE OF 100.72 FEET; 3) NORTH 88°06'25" WEST, A DISTANCE OF 266.26 FEET; 4) SOUTH 89°28'45" WEST, A DISTANCE OF 244.78 FEET TO A POINT ON A CURVE TO THE RIGHT; 5) NORTHWESTERLY 39.38 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°14'58", AND A CHORD BEARING AND DISTANCE OF NORTH 45°23'46" WEST, 35.43 FEET TO THE PROPOSED EAST RIGHT-OF-WAY LINE OF FERN HILL DRIVE; THENCE ALONG SAID PROPOSED EAST RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: 1) NORTH 00°16'17" WEST, A DISTANCE OF 229.30 FEET; 2) NORTH 06°00'01" EAST, A DISTANCE OF 280.50 FEET; 3) NORTH 00°16'17" EAST, A DISTANCE OF 745.13 FEET TO THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 30; 4) THENCE NORTH 00°56'31" EAST, A DISTANCE OF 782.63 FEET; THENCE SOUTH 89°18'16" EAST, A DISTANCE OF 376.56 FEET; THENCE NORTH 00°34'43" EAST, A DISTANCE OF 230.00 FEET; THENCE SOUTH 89°17'53" EAST, A DISTANCE OF 251.34 FEET TO THE WEST LINE OF KENLAKE SUBDIVISION, AS RECORDED IN PLAT BOOK 46, PAGE 50, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 00°38'16" WEST, ALONG SAID WEST LINE, A DISTANCE OF 996.68 FEET TO THE SOUTHWEST CORNER OF SAID KENLAKE SUBDIVISION; THENCE NORTH 89°15'11" EAST, ALONG THE SOUTH LINE OF SAID KENLAKE SUBDIVISION, A DISTANCE OF 670.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 83.040 ACRES.

SECTIONS 19 AND 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST, AND
HILLSBOROUGH COUNTY, FLORIDA



THIS IS NOT A SURVEY

LEGAL DESCRIPTION: (BY KING ENGINEERING)

A PARCEL OF LAND LYING AND BEING IN SECTIONS 19 AND 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE NORTH 89°14'31" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, A DISTANCE OF 1,012.44 FEET; THENCE SOUTH 03°04'01" EAST, A DISTANCE OF 88.08 FEET; THENCE NORTH 88°35'23" EAST, A DISTANCE OF 316.53 FEET TO THE EAST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, SAME ALSO BEING THE WEST RIGHT-OF-WAY LINE OF CONE GROVE ROAD (50.00 FEET WIDE), AS RECORDED IN OFFICIAL RECORD BOOK 1710, PAGE 114, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 00°27'35" EAST, ALONG SAID EAST LINE, A DISTANCE OF 692.39 FEET TO THE NORTH LINE OF THE SOUTH 590.00 FEET OF THE EAST 600.00 FEET OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30; THENCE SOUTH 89°51'25" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 600.00 FEET TO THE WEST LINE OF SAID SOUTH 590.00 FEET OF THE EAST 600.00 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30; THENCE SOUTH 00°29'43" EAST, ALONG SAID WEST LINE, A DISTANCE OF 547.66 FEET TO THE PROPOSED NORTH RIGHT-OF-WAY LINE OF CONE GROVE ROAD; THENCE ALONG SAID PROPOSED NORTH RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES: 1) NORTH 89°45'00" WEST, A DISTANCE OF 1375.10 FEET; 2) NORTH 89°44'04" WEST, A DISTANCE OF 100.72 FEET; 3) NORTH 88°06'25" WEST, A DISTANCE OF 266.26 FEET; 4) SOUTH 89°28'45" WEST, A DISTANCE OF 244.78 FEET TO A POINT ON A CURVE TO THE RIGHT; 5) NORTHWESTERLY 39.38 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°14'58", AND A CHORD BEARING AND DISTANCE OF NORTH 45°23'46" WEST, 35.43 FEET TO THE PROPOSED EAST RIGHT-OF-WAY LINE OF FERN HILL DRIVE; THENCE ALONG SAID PROPOSED EAST RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: 1) NORTH 00°16'17" WEST, A DISTANCE OF 229.30 FEET; 2) NORTH 06°00'01" EAST, A DISTANCE OF 280.50 FEET; 3) NORTH 00°16'17" EAST, A DISTANCE OF 745.13 FEET TO THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 30; 4) THENCE NORTH 00°56'31" EAST, A DISTANCE OF 782.63 FEET; THENCE SOUTH 89°18'16" EAST, A DISTANCE OF 376.06 FEET; THENCE NORTH 00°34'43" EAST, A DISTANCE OF 230.00 FEET; THENCE SOUTH 89°17'53" EAST, A DISTANCE OF 251.34 FEET TO THE WEST LINE OF KENLAKE SUBDIVISION, AS RECORDED IN PLAT BOOK 46, PAGE 50, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 00°38'16" WEST, ALONG SAID WEST LINE, A DISTANCE OF 996.58 FEET TO THE SOUTHWEST CORNER OF SAID KENLAKE SUBDIVISION; THENCE NORTH 89°15'11" EAST, ALONG THE SOUTH LINE OF SAID KENLAKE SUBDIVISION, A DISTANCE OF 670.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 83.040 ACRES.

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST BEING NORTH 89°14'31" EAST, AS SHOWN HEREON.
5. ALL DISTANCES SHOWN HEREON ARE IN US FEET.

EISENHOWER PROPERTY GROUP

FERN HILL CDD

King
ENGINEERING ASSOCIATES, INC.

4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone 813 880-8881
Fax 813 880-8882
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L.D. #2610

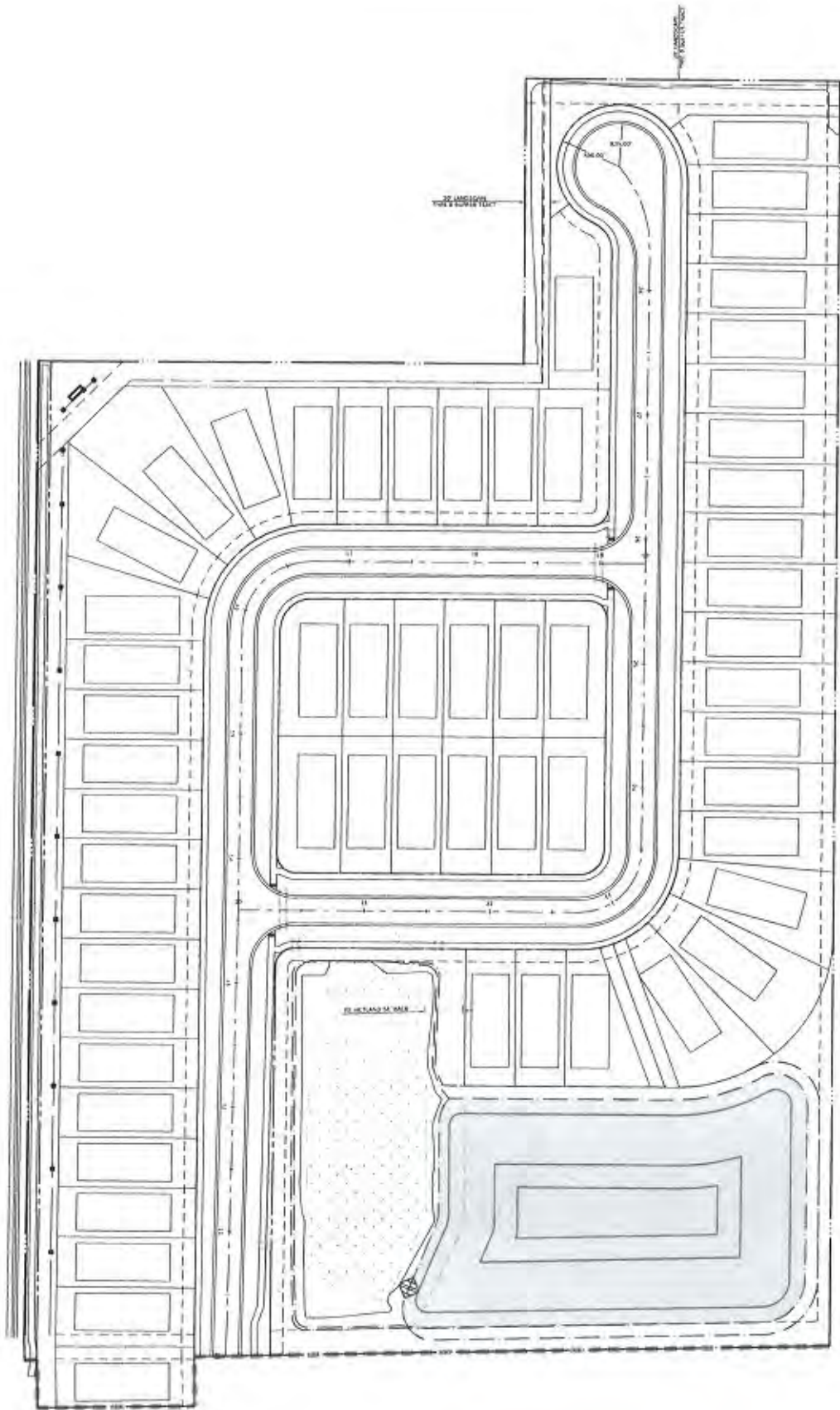
Sheet 2 of 2

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**SUMMIT AT FERN HILL COMMUNITY
DEVELOPMENT DISTRICT**

Appendix B Phase 2 and Phase 3 Site Plans
March 1, 2018

Appendix B PHASE 2 AND PHASE 3 SITE PLANS



FERN HILL PHASE 3 - CUL-DE-SAC
 EXHIBIT (59 LOTS)

**SUMMIT AT FERN HILL COMMUNITY
DEVELOPMENT DISTRICT**

Appendix C: Construction Cost Estimate of Public Improvements and Community Facilities
March 1, 2018

**Appendix C CONSTRUCTION COST ESTIMATE OF PUBLIC
IMPROVEMENTS AND COMMUNITY FACILITIES**

CONSTRUCTION COST ESTIMATE OF THE PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES
SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT
March 1, 2018

ITEMS	DESCRIPTION	
1	Water Management and Control	\$1,023,813.60
2	Roads	\$463,940.20
3	Water Supply	\$215,599.20
4	Sewer and Wastewater Management	\$220,180.80
5	Landscaping/Irrigation/Hardscaping	\$276,000.00
6	Professional Services and Fees	\$224,400.00
	TOTALS	\$2,423,933.80

2018



SUMMIT AT FERN HILL

COMMUNITY DEVELOPMENT DISTRICT

SECOND SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT

Compiled By:

Meritus
Districts

March 8, 2018

SECOND SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

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I. REPORT OBJECTIVE

This Second Supplemental Assessment Methodology Report (the “Second Supplemental Report”) serves to update and amend the basis of benefit allocation and assessment methodology to support the financing plan relating to Summit at Fern Hill Community Development District (the “District”) as detailed within the Master Assessment Methodology Report (the “Master Report”) dated May 7, 2015. The assignment of a special assessment lien within this Second Supplemental Report will be specific to those lands within the District generally described as Phase 2 and Phase 3 (herein collectively the “2018 Assessment Area”). The objective of this Supplemental Report is to:

1. Recognize the costs associated with the Capital Improvement Program (“CIP”) to develop the entire District and allocate all master costs and a portion of the subdivision costs to the 2018 Project (as defined below);
2. Identify the District’s capital improvement program for the entire project to be financed, constructed and/or acquired by the District and define the benefits to the 2018 Assessment Area properties (herein the “2018 Project”);
3. Determine a fair and equitable method of spreading the associated costs to the benefiting properties within the 2018 Assessment Area and ultimately to the individual units therein; and
4. Provide a basis for the placement of a lien on the assessable lands within the 2018 Assessment Area that benefit from the District’s CIP, as outlined by the Report of the District Engineer, dated October 23, 2015 and supplemented July 13, 2017 (the “Engineer’s Report”).

The basis of benefit received by properties within the 2018 Assessment Area relates directly to the District’s proposed CIP allocable to the 2018 Assessment Area. It is the District’s 2018 Project that will create the public infrastructure that enables properties within the 2018 Assessment Area to be developed and improved. Without these public improvements, which include storm water management, public roadways, water supply, sewer & wastewater management, landscape/hardscape/irrigation and professional fees and services, the development of lands within the 2018 Assessment Area could not be undertaken within the current legal development standards. The main objective of this Second Supplemental Report is to establish a basis on which to quantify and allocate the special benefit provided by the 2018 Project to the 2018 Assessment Area. A detailed allocation methodology and finance plan will be utilized to equitably distribute 2018 Project costs upon properties within the 2018 Assessment Area based upon the level of benefit received. This Second Supplemental Report updates the proposed financing structure and assessment methodology for the Bonds (as

defined below) to be issued by the District and identifies the maximum long term assessment associated with the portion of the CIP allocable to the 2018 Assessment Area. The methodology consultant will distribute supplemental report(s), as necessary, in connection with further updates and/or revisions to the finance plan, or in relation to the issuance of additional debt by the District. Supplemental reports will be created to stipulate amended terms, interest rates, developer contributions, issuance costs, and will detail the resulting changes in the level of funding allocated to the various trust accounts and subaccounts.

The District will issue Special Assessment Revenue Bonds, Series 2018 (the “Bonds”) to finance the construction and/or acquisition of a portion of the CIP which will provide special benefit to all assessable parcels within the 2018 Assessment Area. The Bonds will be repaid from and secured by non-ad valorem assessments levied on those properties benefiting from the improvements within the 2018 Assessment Area. Non-ad valorem assessments will be collected each year in order to provide the funding necessary to meet debt service payments on the Bonds and to fund operations and maintenance costs related to the capital improvements constructed and/or acquired by the District.

In summary, this Second Supplemental Report will determine the benefit, apportionment and financing structure for the Bonds to be issued by the District in accordance with Chapters 170, 190, and 197, Florida Statutes, as amended, to establish a basis for the levying and collecting of special assessments based on benefits received and is consistent with our understanding and experience with case law on this subject.

II. DISTRICT OVERVIEW

The District encompasses 83.040 +/- acres located in Hillsborough County, Florida, within Sections 19 and 30, Township 30, Range 20 East. The primary developers of the property within the District are Lennar Homes, LLC (Phase 1) and Eisenhower Property Group, LLC (Phases 2 and 3) (the “Developer(s)”), who have created the overall development plan as outlined and supported by the Engineer’s Report. The development plan for the District contemplates two phases of development, consisting of 205 single family units with the 56.705 gross acres which constitute the 2016 Assessment Area in addition to a planned 119 single family units within Phases 2 and 3. The public improvements, as described in the Engineer’s Report, include District infrastructure systems such as storm water management, public roadways, water supply, sewer & wastewater management, landscape/hardscape/irrigation and professional fees and services.

III. PROPOSED IMPROVEMENTS

The District and Developers are undertaking the responsibility of providing the public infrastructure necessary to develop the District's 2018 Assessment Area. As designed, the CIP is an integrated system of facilities. Each infrastructure facility works as a system to provide special benefit to assessable lands within the District. The potable water and sewer facilities are an example of a system that provides benefit to all units within the District. As a system of improvements, all private landowners of District property benefit in equal measure from the first few feet of pipe as they do from the last few feet. The same principal can be applied to the storm water management system; as an interrelated facility which, by its design and interconnected control structures, provides a consistent level of protection to the entire development program, and thus all landowners within the District.

The District Engineer has identified the infrastructure components to be acquired and/or constructed as part of the 2018 Project and their respective costs. The 2018 Project includes storm water management, public roadways, water supply, sewer & wastewater management, landscape/hardscape/irrigation and professional fees and services. As a portion of the overall CIP, 2018 Project costs total \$2,423,934.

IV. FINANCING

The District will finance a portion of the 2018 Project through the issuance of the Bonds. This Supplemental report will identify the par amount of Bonds to be issued by the District, and all uses of Bond proceeds. These uses may include any discount or premium applied to the par amount of Bonds sold, in addition to the level of funding allocated to: the construction/acquisition account, the capitalized interest account, the debt service reserve account, and the cost of issuance account.

V. ALLOCATION METHODOLOGY

The cost and benefit of the improvements constructed and/or acquired by the District is allocated to each assessable property within the 2018 Assessment Area based on the estimated special benefit received. This method of benefit allocation is based on the special benefit received from infrastructure improvements relative to the property's use and size as compared to other properties within the 2018 Assessment Area. According to F.S. 170.02, the methodology by which valid special assessments are allocated to specifically benefited property must be determined and adopted by the governing body of the District. This alone gives the District latitude in determining how special assessments will be allocated to specifically benefited properties. The

2018 Project benefit and special assessment allocation rationale is detailed below and provides a mechanism by which these costs, based on a determination of the estimated level of benefit conferred by the 2018 Project, are apportioned to the assessable lands within the 2018 Assessment Area for levy and collection. The allocation of benefits and assessments associated with the development program are demonstrated in Table 5 of this Supplemental Report.

EQUIVALENT ASSESSMENT UNITS (EAU) ALLOCATION: Storm water management, public roadways, water supply, sewer & wastewater management, landscape/hardscape/irrigation and professional fees and services, benefit all property within the 2018 Assessment Area. The level of relative benefit can be compared through the use of defining “equivalent” units of measurement by product type to compare dissimilar development product types. This is accomplished by determining an estimated relationship between the product types, based on a relative benefit received by each product type from the system of capital improvements as a whole. The use of equivalent assessment unit methodologies is well established throughout the State as a fair and reasonable proxy for estimating the benefit received by development units.

VI. DETERMINATION OF SPECIAL ASSESSMENT

There are three main requirements for valid special assessments: first, improvements to benefited properties that the special assessments encompass must be for an approved and assessable purpose (F.S. 170.01); second, special assessments can only be levied on those properties benefiting from the improvements (F.S. 170.01); and third, special assessments allocated to each benefited property cannot exceed the proportional benefit to each parcel. (F.S. 170.02)

The District’s 2018 Project contains “systems of improvements” including the funding, construction and/or acquisition of storm water management, public roadways, water supply, sewer & wastewater management, landscape/hardscape/irrigation and professional fees and services, all of which are considered to be for an approved and assessable purpose (F.S. 170.01); this satisfies the first requirement for a valid special assessment as described above. Additionally, the improvements will result in all properties within the 2018 Assessment Area receiving a direct and specific benefit, thereby making those properties legally subject to assessments (F.S. 170.01); this satisfies the second requirement, above. Finally, the benefit to the properties is equal to or exceeds the cost of the assessments levied on the benefited properties (F.S. 170.02); this satisfies the third requirement as outlined above.

The first requirement for determining the validity a special assessment is plainly demonstrable; eligible

improvements are found within the list provided in F.S. 170.01. However, the second and third requirements for a valid special assessment require a more analytical examination. As required by F.S. 170.02, and described in the preceding section entitled “Allocation Methodology,” this approach involves identifying and assigning value to specific benefits being conferred upon the various benefitting properties, while confirming the value of these benefits exceed the cost of providing the improvements. These special benefits include, but are not limited to, the added use of the property, added enjoyment of the property, probability of decreased insurance premiums and the probability of increased marketability and value of the property. The development program contains a mix of single family home sites. The method of apportioning benefit to the planned product mix can be related to development density and intensity where it “equates” the estimated benefit conferred to a specific single family unit type. This is done to implement a fair and equitable method of distributing benefit.

The second and third requirements are the key elements in defining a valid special assessment. A reasonable estimate of the proportionate special benefits received from the 2018 Project is expressed in terms of EAU factor in Table 2. For this Second Supplemental Report, the District’s single family units are assessed by product type, with each unit within its product type receiving the same EAU Factor.

The determination has been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the property. These benefits are derived from the acquisition and/or construction of the District’s 2018 Project. The allocation of responsibility for payment of the Bond debt service within the 2018 Assessment Area has been apportioned to the property according to reasonable estimates of the special benefits provided and is consistent within each land use category. Accordingly, no acre or parcel of property within the boundary of the District will be assessed for the payment of any non-ad valorem special assessment greater than the determined special benefit particular to that property.

Property within the 2018 Assessment Area that currently is not, or upon future development, will not be subject to the special assessments include publicly owned (State/County/City/CDD) tax-exempt parcels such as lift stations, road rights-of-way, waterway management systems, common areas, and certain lands owned by HOA(s). To the extent it is later determined that a property no longer qualify for an exemption, assessments will be levied based on an EAU factor proportionate to lot product average square footage. The Engineer’s Report describes a small commercial “outparcel” which will be utilized for public benefit.

VII.ASSIGNMENT OF ASSESSMENTS

This section sets out the manner in which special assessments will be assigned to the land within the 2018 Assessment Area.

It is useful to consider three distinct states or conditions of development within a community. The initial condition is the “undeveloped state.” At this point the infrastructure may or may not be installed but none of the units in the development program have been platted. This condition exists when the infrastructure program is financed prior to any development. In the undeveloped state all of the lands within the 2018 Assessment Area receive benefit from the 2018 Project and all of the land within the 2018 Assessment Area would be assessed to repay any bonds. While the land is an “undeveloped state,” special assessments will be assigned on an equal acre basis across all of the gross acreage within the 2018 Assessment Area. Debt will not be solely assigned to parcels which do not have development rights but will and may be assigned to undevelopable parcels to ensure integrity of development plans, rights and entitlements.

The second condition is “on-going development.” At this point, if not already in place, the installation of infrastructure has begun. Additionally, the development program has started to take shape. As components of the development program are platted and fully-developed, they are assigned specific assessments in relation to the estimated benefit that each unit receives from the 2018 Project, with the balance of the debt assigned on a per acre basis as described in the preceding paragraph. Therefore, each fully-developed, platted unit would be assigned a par debt assessment as prescribed in Table 5. It is not contemplated that any unassigned debt would remain once all of the lots associated with the improvements have been platted and fully-developed; if such a condition were to occur, the true-up provisions in section VIII of this Second Supplemental Report would be applicable.

The third condition is the “completed development state.” In this condition the entire development program for the 2018 Assessment Area has been platted and fully-developed and the total par value of the Bonds has been assigned as specific assessments to each of the platted lots within the 2018 Assessment Area.

VIII.TRUE-UP MODIFICATION

During the construction period of phases of development, it is possible that the number of residential units built may change, thereby necessitating a modification to the per unit allocation of assessment principal. In order to ensure the District’s debt does not build up on the unplatted developable land or undevelopable land, the District shall apply the following test as outlined within this “true up methodology.”

The debt per acre remaining on the unplatted land within the 2018 Assessment Area is never allowed to increase above its ceiling debt per developable acre. The ceiling level of debt per acre is calculated as the total amount of debt for each bond issue divided by the number of developable acres encumbered by those bonds. Thus, every time the test is applied, the debt encumbering the remaining un-platted developable acres must remain equal to or lower than the ceiling level of debt per developable acre as established by Exhibit “A”.

True-up tests shall be performed upon the acceptance of each recorded plat submitted to subdivide assessable lands within the 2018 Assessment Area. If, upon the completion of any true-up analyses, it is found the debt per developable acre exceeds the established maximum ceiling debt per developable acre, the District would require the immediate remittance of a density reduction payment, plus accrued interest as applicable, in an amount sufficient to reduce the remaining debt per developable acre to the ceiling amount per developable acre. The final test shall be applied at the platting of 100% of the development units within the 2018 Assessment Area.

True-up payment provisions may be suspended if the Developer can demonstrate, to the reasonable satisfaction of the District and bondholders, that there is sufficient development potential in the remaining acreage within the 2018 Assessment Area to produce the densities required to adequately service Bond debt. The Developers and District will enter into a true-up agreement to evidence the obligations as describe in this Section VIII.

All assessments levied run with the land and it is the responsibility of the District to enforce the true-up provisions and collect any required true-up payments due. The District will not release any liens on property for which true-up payments are due, until provision for such payment has been satisfactorily made.

TABLE 1. INFRASTRUCTURE COSTS

CONSTRUCTION COST ESTIMATES -- MASTER, PHASE 2 AND PHASE 3			
Description	SUBDIVISION PHASE 2	SUBDIVISION PHASE 3	TOTAL
Storm Water Management	\$480,566	\$543,248	\$1,023,814
Roads	\$242,574	\$221,366	\$463,940
Water Supply	\$111,277	\$104,322	\$215,599
Sewer & Wastewater Management	\$114,574	\$105,607	\$220,181
Landscape/Hardscape/Irrigation	\$0	\$276,000	\$276,000
Professional Services & Fees	\$101,342	\$123,058	\$224,400
TOTAL	\$1,050,333	\$1,373,601	\$2,423,934

⁽¹⁾ Per Engineer's Report Dated July 13, 2017

TABLE 2. DEVELOPMENT PROGRAM

Product Type	Planned Assessable Units	Equivalent Assessment Unit (EAU) Weighting Factor	Assessment Total EAUs	Percent of EAUs
Single Family 40'	59	1.00	59.0	44.03%
Single Family 50'	60	1.25	75.0	55.97%
	119		134.0	100.00%

TABLE 3. CAPITAL IMPROVEMENT PLAN

CAPITAL IMPROVEMENT PLAN	Funding Needs
Storm Water Management	\$1,023,814
Roads	\$463,940
Water Supply	\$215,599
Sewer & Wastewater Management	\$220,181
Landscape/Hardscape/Irrigation	\$276,000
Professional Services & Fees	\$224,400
CAPITAL IMPROVEMENT NEEDS FOR DEVELOPMENT WITHIN ASSESSMENT AREA	\$2,423,934
Net Proceeds From Bonds	\$1,847,493
Amount required from private contributions or other sources to complete	\$576,441

TABLE 4. BOND FINANCING

<u>LONG TERM SPECIAL ASSESSMENT REVENUE BONDS</u>		
(¹) Coupon Rate		4.98%
Term (Years)		30
Principal Amortization Installments		30
ISSUE SIZE		\$2,155,000
Construction Fund		\$1,847,493
(¹) Capitalized Interest (Months)	1	\$11,726
Debt Service Reserve Fund		\$69,325
+ Premium / - Discount		\$14,981
Cost of Issuance		\$211,475
Rounding		\$0
<u>ANNUAL ASSESSMENT</u>		
Annual Debt Service (Principal plus Interest)		\$138,670
(²) Collection Costs and Discounts @ 2%		\$2,830
TOTAL ANNUAL ASSESSMENT		\$141,500

TABLE 5. LONG TERM ASSESSMENT ALLOCATION

LONG TERM ASSESSMENT ALLOCATION ASSIGNMENT						
Product Type	Planned Units	EAU Value	Per Product		Per Unit	
			Total Principal	Total Annual Assessment	Total Principal	Total Annual Assessment
Single Family 40'	59	1.00	\$948,843.28	\$59,000	\$16,082.09	\$1,000.00
Single Family 50'	60	1.25	\$1,206,156.72	\$82,500	\$20,102.61	\$1,375.00
	119		\$2,155,000	\$141,500		

EXHIBIT A

The anticipated par amount of bonds to be issued by the District to pay for the public capital infrastructure improvements is \$2,155,000.00 payable in 30 annual installments of principal of \$5,767.98 per acre. The anticipated par debt is \$87,844.45 per acre and is outlined below.

Prior to platting, the debt associated with the CIP will initially be allocated within the folios listed below on a per acre basis. Upon platting, the principal and long term assessment levied on each benefited property will be allocated to platted lots and the remaining un-platted acres in accordance with the assessment methodology.

<u>Assessment Roll</u>				
TOTAL LONG TERM ASSESSMENT:		<u>\$2,155,000.00</u>		
ANNUAL LONG TERM ASSESSMENT:		<u>\$141,500.00</u>	(30 Installments)	
TOTAL ACRES +/-:		<u>24.532</u>		
TOTAL LONG TERM ASSESSMENT PER ACRE:		<u>\$87,844.45</u>		
ANNUAL LONG TERM ASSESSMENT PER ACRE:		<u>\$5,767.98</u>	(30 Installments)	
		<u>PER PARCEL ASSESSMENTS</u>		
		<u>Total</u>		
<u>Landowner Name, Parcel ID & Address</u>		<u>PAR Debt</u>	<u>Annual</u>	
		<u>Acres</u>		
EISENHOWER PROPERTY GROUP LLC	Phase 3	13.000	*	
FOLIO: 076371.0000				
111 S ARMENIA AVE STE 201				
TAMPA, FL 33609-3337				
VENTANA HOLDINGS, LLC	Phase 2	11.532	*	
FOLIO: 077171.0000				
10318 ORANGE GROVE DR				
TAMPA, FL 33618-4021				
Totals:		<u>24.532</u>		
		<u>\$2,155,000.00</u>		
				<u>\$141,500.00</u>

* The assessments only attach to the portion of the folio legally described in Exhibit B attached hereto.

RESOLUTION 2018-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT APPROVING THE DEVELOPMENT ACQUISITION AGREEMENT FOR THE PHASE 3 IMPROVEMENTS AND ALLOCATING \$_____ OF THE CONSTRUCTION FUNDS FROM THE \$2,155,000 SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2018 FOR THE CONSTRUCTION AND ACQUISITION OF PHASE 3 IMPROVEMENTS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Summit at Fern Hill Community Development District (the “**District**”) previously indicated its intention to construct and/or acquire assessable improvements, including Phases 2 and 3, described in the Engineer’s Report, dated March 1, 2018 (the “**Phase 3 Improvements**”).

WHEREAS, the Board of Supervisors of the District (the “**Board**”) issued the \$2,155,000 Summit at Fern Hill Community Development District Special Assessment Revenue Bonds, Series 2018 (the “**2018 Bonds**”); and

WHEREAS, the Board desires to approve the Development Acquisition Agreement for Phase 3 in the form attached as Exhibit “A” (the “**Phase 3 Development Acquisition Agreement**”); and

WHEREAS, the Board desires to allocate \$_____ from the 2018 Acquisition and Construction Account to finance the construction and acquisition of the Phase 3 Improvements from Lennar Homes, LLC pursuant to the Phase 3 Development Acquisition Agreement attached as **Exhibit “A”**.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

Section 1. Authority for This Resolution. This Resolution is adopted pursuant to Chapters 170 and 190, Florida Statutes.

Section 2. Approval of Development Acquisition Agreement. The Phase 3 Development Acquisition Agreement attached as **Exhibit “A”** for the conveyance of Phase 3 Improvements is hereby approved.

Section 3. Allocation of Construction Proceeds from 2018 Bonds. The District hereby allocates \$_____ from the 2018 Acquisition and Construction Account established pursuant to the Trust Indentures for the 2018 Bonds for the acquisition of Phase 3 Improvements from Lennar Homes, LLC pursuant to the Phase 3 Development Acquisition Agreement. Prior to approving any requisitions, the District Manager and District Engineer shall verify with the Trustee of the 2018 Bonds that there are sufficient funds remaining in the

Construction Account to cover the costs necessary to acquire the Phase 3 Improvements from Lennar Homes, LLC.

Section 4. Effective date. This Resolution shall become effective upon its adoption.

Approved and adopted this 3rd day of May, 2018.

Attest:

**Summit at Fern Hill Community
Development District**

Name: _____
Secretary/Assistant Secretary

By: _____
Jeff Hills
Chair of the Board of Supervisors

DEVELOPMENT ACQUISITION AGREEMENT FOR THE PHASE 3 IMPROVEMENTS

This Development Acquisition Agreement for the Phase 3 Improvements, dated as of the 3rd day of May, 2018, is between **Lennar Homes, LLC**, a Florida limited liability company (“**Developer**”) and the **Summit at Fern Hill Community Development District**, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes (the “**District**”).

Recitals

WHEREAS, the District has previously determined that it is in the best interests of the present and future landowners within the District to finance, construct and/or deliver certain community development services and facilities within the District (such facilities, systems, and improvements are more specifically described in the plans and specifications on file at the registered office of the District); and

WHEREAS, the District issued the \$2,155,000 Special Assessment Revenue Bonds, Series 2018 (“**Bonds**”), to finance the acquisition and construction of the capital improvement project described in the Special Assessment Revenue Bonds, Series 2018, Report of the District Engineer “**Engineer’s Report**”), dated March 1, 2018 (the “**Project**”); and

WHEREAS, subject to the terms and conditions hereof, the District is willing to acquire Phase 3 of the Project from the Developer, and the Developer has agreed to convey Phase 3 of the Project to the District for \$_____ which is the lesser of the actual cost of those assets or the fair market value of those assets.

Operative Provisions

NOW, THEREFORE, in consideration of the mutual covenants herein contained, and for \$10.00 and other good and valuable consideration, receipt of which is hereby acknowledged, the parties agree as follows:

1. **Conveyance of the Project.** From time to time as legally appropriate to effect a transfer to the District of a fee or non-exclusive easement estate in land owned, acquired or otherwise controlled by Developer (as the case may be) and relating to Phase 3 of the Project, and to the extent permitted by applicable laws and regulations, the Developer shall convey to the District such legal interest in and to Phase 3 of the Project, subject to non-exclusive easements as reasonably requested by Developer, free and clear of all liens and encumbrances except matters of record and current taxes. The Developer shall, at its expense, furnish the District an ownership and encumbrance report or other title evidence reasonably satisfactory to the District confirming that the Developer has fee simple title to that portion of Phase 3 of the Project (if any) that are realty, free and clear of liens and encumbrances except matters of record and current taxes. The conveyances shall be made by special warranty deed or non-exclusive easement (as appropriate), in recordable form, or by appropriate dedications upon recorded subdivision plats for the portion of Phase 3 of the Project which are realty and by absolute bill of sale or written assignment for those portions of Phase 3 of the Project which are tangible or intangible personalty. All such instruments of conveyance or assignment shall be in a form reasonably acceptable to the District and the

Developer, and shall be executed and delivered to the District from time to time hereafter as requested by the District.

2. **Conveyances of Reservations.** From time to time as reasonably requested by the District, but no later than the recordation of a plat for any portion of Phase 3 of the Project, and subject to applicable laws pertaining to such matters, the Developer shall transfer and assign to the District all existing reservations made by the Developer of conservation tracts, maintenance buffer easements, lake maintenance easements, water management tracts, drainage easements, sewer easements, ingress and egress easements, and like easements within the District to the extent constituting a portion of the Project and/or financed with the proceeds of the Bonds (collectively, the “**Reservations**”).

3. **Plan and Specifications.** The Developer shall provide the District with three sets of any and all plans and specifications relating to the Phase 3 of the Project developed by Developer.

4. **Purchase Price.** From available proceeds from the Construction Account of the Bonds, and in accordance with the terms hereof and the terms of the indentures pursuant to which the Bonds are issued, the District shall pay, in one or more installments, the Developer a not to exceed amount of \$_____ which amount is currently estimated to be the lesser of the actual cost or the fair market value of the portions of the Project constructed by the Developer, as determined by the District Engineer. Such payments shall be as soon as the Developer has satisfied the conditions precedent for payment set forth in this Agreement by transferring the Project to the District in accordance with this Agreement.

5. **Engineer's Certification.** Before any payment by the District as provided in paragraph 5 above, the District shall obtain from the District Engineer a certificate, signed by the District Engineer, certifying that: (i) the amount to be paid to the Developer is equal to the lesser of the fair market or the actual cost of the portion of the Project being acquired and (ii) the portion of the Project being acquired is in substantial conformity with the plans and specifications and all applicable laws governing the installation or construction thereof as certified to the Developer and the District by the District Engineer.

6. **Warranty.** The Developer shall assign to the District all or any remaining portion of the contractor's standard warranty warranting the contractor's work on the Project against defects in materials, equipment, or construction. Notwithstanding such assignment, the Developer shall cause any contractors to warrant their work on the Project is free of defects in materials, equipment, or construction for a period of one year from completion of their work on the Project.

7. **Damage to Phase 2 and 3 of the Project.** During construction, if the Developer or any of its agents damages the Project or any other property of the District, the Developer, at its sole cost and expense, shall immediately repair such damage.

8. **Closing Expenses and Tax Proration.** The Developer shall pay any and all Florida documentary stamps that may be due in connection with the conveyances hereunder of the Project.

9. **Further Assurances.** From and after the date hereof, the Developer shall make, do, execute, acknowledge, and deliver, all and every other further act, deed, easement conveyance, assignment, transfer, and assurance as may be reasonably required (i) to convey, grant, assign, and

confirm any and all of Developer's rights or interest in the Project Lands and Improvements that are intended or legally required to be acquired by or conveyed to the District as contemplated by this Agreement and the indentures governing the Bonds to be executed by the District in connection with the sale of the Bonds, (ii) to enable the District to operate and maintain the Project, and (iii) to permit the District to obtain the deed, easement, conveyance, assignment, transfer, or dedication of all real property or interest therein necessary for the construction, maintenance, and operation of the Project.

10. **Specific Enforcement.** The parties acknowledge that the District will be irreparably damaged (and that damages at law would be an inadequate remedy) if the covenants and agreements of the Developer contained herein are not specifically enforced. Therefore, in the event the Developer fails to comply with any covenant or agreement contained herein, the District, after delivering to the Developer written notice thereof and the Developer failing to remedy the same within sixty (60) days, in addition to all other rights and remedies, shall be entitled to a decree for specific performance of those covenants and agreements, without being required to show any actual damage or to post any bond or other security; provided, however, in no event shall the Developer be liable for punitive, consequential or other special damages.

11. **Attorneys' Fees.** In the event of any action or proceeding between the Developer and the District to enforce any provision of this Agreement, the losing party shall pay to the prevailing party all costs and expenses, including without limitation, reasonable attorneys' fees, costs, and expenses, incurred in such action or proceeding and in any appeal in connection by such prevailing party.

12. **Applicable Law.** This Agreement is made and shall be construed under the laws of the State of Florida with venue in Hillsborough County, Florida.

13. **Survival.** The terms and conditions hereof shall survive the closing of the transactions contemplated hereby.

14. **Third Party Beneficiaries.** The trustee for the Bonds (the "Trustee"), on behalf of the bondholders, shall be a direct third party beneficiary of the terms and conditions of this Agreement but only entitled to cause the District to enforce the Developer's obligations hereunder. This Agreement is solely for the benefit of the parties set forth in this Section, and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any other third party. The Trustee shall not be deemed to have assumed any obligations or duties under this Agreement.

15. **Amendments.** If the Project is not completed this Agreement cannot be terminated. This Agreement cannot be amended orally but only by writing executed by both parties. Only for material amendments the prior written consent of the Trustee, acting at the direction of the bondholders owning a majority of the aggregate principal amount of the Series 2018 Bonds then outstanding, must be obtained.

16. **Counterparts.** This Agreement may be executed in multiple counterparts, which, when taken together, shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above.

**Summit at Fern Hill
Community Development District**

Lennar Homes, LLC,
a Florida limited liability company

Jeff Hills
Chair of the Board of Supervisors

Marvin L. Metheny, Jr.
Vice President

SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT

August 3, 2017 Minutes of Regular Meeting, Audit Committee Meeting, and Public Hearing

Minutes of the Audit Committee Meeting, Regular Meeting, and Public Hearing

The Audit Committee Meeting, Regular Meeting, and Public Hearing of the Board of Supervisors of the Summit at Fern Hill Community Development District was scheduled to be held on Thursday, August 3, 2017 at 2:00 p.m. at The Offices of Meritus located at 2005 Pan Am Circle Suite 120, Tampa, FL 33607.

1. CALL TO ORDER/ROLL CALL

Mr. Lamb called the Audit Committee Meeting, Regular Meeting, and Public Hearing of the Board of Supervisors of the Summit at Fern Hill Community Development District to order on Thursday, August 3, 2017 at 2:00 p.m. and identified the Supervisors present constituting a quorum.

Supervisors Present and Constituting a Quorum at the onset of the meeting:

Brady Lefere Vice Chairman

Ryan Motko Supervisor

Laura Coffey Supervisor

Staff Members Present:

Brian Lamb Meritus

Nicole Chamberlain Meritus

John Vericker District Counsel

via conference call

Tonja Stewart District Engineer

via conference call

There were no members of the general public present.

2. AUDIENCE QUESTIONS OR COMMENTS ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

3. AUDIT COMMITTEE MEETING

Mr. Lamb briefly went over the Audit Committee Meeting agenda.

A. Appoint Chairman

MOTION TO:	Appoint Mr. Lamb the Chair for the meeting.
MADE BY:	Supervisor Coffey
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

B. Selection of Criteria for Evaluation of Proposals

Mr. Lamb said the three criteria items he recommends using are price, experience, and timeliness, with each weighted equally.

MOTION TO:	Approve price, experience, and timeliness as the criteria for evaluation of proposals.
MADE BY:	Supervisor Lefere
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

C. Determine Date, Time and Location; RFP Required; Consider Notice of Requests for Proposals for Annual Audit Services

D. Consider Sending RFP to Interested Firms

MOTION TO:	Authorize staff to finalize the RFP to include the three criteria items and send it out to interested and qualified firms.
MADE BY:	Supervisor Lefere
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

E. Determine Date of Next Committee Meeting

Mr. Lamb said that the intent will be to hold the next Audit Committee Meeting at the same day and time as next month's meeting. At that time, the Audit Committee will rank the proposals and make a recommendation to the Board after the Audit Committee meeting for consideration.

4. SERIES 2017 BONDS/SPECIAL ASSESSMENTS

A. 2017 Engineer's Report

Ms. Stewart summarized the 2017 Engineer's Report.

MOTION TO:	Approve the 2017 Engineer's Report in substantial form, subject to review by the various District Counsels and outside Counsels as related to the developer.
MADE BY:	Supervisor Lefere
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

B. 2017 Second Supplemental Methodology Report

Mr. Lamb went over the 2017 Second Supplemental Methodology Report. Supervisor Lefere noted a change to the report.

MOTION TO:	Approve the 2017 Second Supplemental Methodology Report, subject to review by the various Counsels and with the amendment as noted.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Lefere
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

C. Consideration of Resolution 2017-05; Delegated Bond Award and Associated Exhibits

Mr. Lamb reviewed the resolution with the Board and read part of the resolution aloud by request of District Counsel.

MOTION TO:	Approve Resolution 2017-05, subject to review by various Counsels to include builder and/or developer's Counsel.
MADE BY:	Supervisor Coffey
SECONDED BY:	Supervisor Lefere
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

5. HEARING ON PROPOSED FISCAL YEAR 2018 BUDGET

A. Open Public Hearing on Adopting Fiscal Year 2018 Budget

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

B. Staff Presentations

Mr. Lamb went over the budget line items. The Board discussed the budget and operations costs, and Mr. Lamb described some options for the District if the operations costs go over budget. The Board and Mr. Lamb also discussed some of the amenities and shifting \$3,000 from the parks and facilities maintenance line item to the clubhouse line item.

C. Public Comments

There were no public comments.

D. Close Public Hearing on Adopting Fiscal Year 2018 Budget

MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Lefere
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

E. Consideration of Resolution 2017-06; Adopting Fiscal Year 2018 Budget

The Board reviewed the resolution and decided to shift \$3,000 from the parks and facilities maintenance line item to the clubhouse line item in the budget.

MOTION TO:	Approve Resolution 2017-06 with the shift of \$3,000 from the parks and facilities maintenance line item to the clubhouse line item.
MADE BY:	Supervisor Lefere
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

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172 **6. BUSINESS ITEMS**

173 A. Consideration of Resolution 2017-07; Assessment Resolution
174

175 Mr. Lamb reviewed the resolution with the Board.
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MOTION TO:	Approve Resolution 2017-07.
MADE BY:	Supervisor Lefere
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

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184 B. Consideration of Resolution 2017-08; Setting Fiscal Year 2018 Meeting Schedule
185

186 Mr. Lamb reviewed the resolution with the Board and explained that only two meetings are required
187 per fiscal year, but additional special meetings can be added when necessary.
188

MOTION TO:	Approve Resolution 2017-08.
MADE BY:	Supervisor Coffey
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

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196 C. General Matters of the District
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199 **7. CONSENT AGENDA**

200 **A. Consideration of Board of Supervisors Meeting Minutes May 4, 2017**

201 **B. Consideration of Operations and Maintenance Expenditures June 2017**

202 **C. Review of Financial Statements Month Ending June 30, 2017**
203

204 The Board reviewed the Consent Agenda items.
205

MOTION TO:	Approve the Consent Agenda.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Lefere
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

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8. STAFF REPORTS

- A. District Counsel**
- B. District Engineer**
- C. District Manager**

9. SUPERVISORS REQUESTS AND AUDIENCE COMMENTS

There were no supervisor requests or audience comments.

10. ADJOURNMENT

MOTION TO:	Continue the meeting until Friday, August 11, 2017 at 2:00 p.m. at the same location.
MADE BY:	Supervisor Lefere
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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

*These minutes were done in a summary format.

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

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

Signature

Printed Name

Title:

☐ Chair

☐ Vice Chair

Signature

Printed Name

Title:

☐ Secretary

☐ Assistant Secretary

Recorded by Records Administrator

Signature

Date



Official District Seal

SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT

December 4, 2017 Minutes of Special Meeting

Minutes of the Special Meeting

The Special Meeting of the Board of Supervisors of the Summit at Fern Hill Community Development District was scheduled to be held on Monday, December 4, 2017 at 2:15 p.m. at The Offices of Meritus located at 2005 Pan Am Circle Suite 120, Tampa, FL 33607.

1. CALL TO ORDER/ROLL CALL

Mr. Lamb called the Special Meeting of the Board of Supervisors of the Summit at Fern Hill Community Development District to order on Monday, December 4, 2017 at 2:15 p.m. and identified the Supervisors present constituting a quorum.

Supervisors Present and Constituting a Quorum at the onset of the meeting:

Jeff Hills	Chairman
Brady Lefere	Vice Chairman
Ryan Motko	Supervisor

Staff Members Present:

Brian Lamb	Meritus
Nicole Chamberlain	Meritus

Vivek Babbar	District Counsel	<i>via conference call</i>
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Rhonda Nelson	Eisenhower Property Group
Andrew Shafii	Riverview Grove

There were no members of the general public present.

Mr. Lamb stated that the meeting will need to be continued to a date, time, and location certain, which would be Monday, December 18, 2017 at 2:00 p.m. at the Meritus office.

2. AUDIENCE QUESTIONS OR COMMENTS ON AGENDA ITEMS

3. BUSINESS ITEMS

A. Discussion on Matters Related to Financing

B. General Matters of the District

4. SUPERVISORS REQUESTS AND AUDIENCE COMMENTS

5. ADJOURNMENT

MOTION TO:	Continue the meeting to Monday, December 18, 2017 at 2:00 p.m. at the Meritus office.
MADE BY:	Supervisor Lefere
SECONDED BY:	Supervisor Hills
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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

*These minutes were done in a summary format.

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

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

Signature

Printed Name

Title:
☐ Chair
☐ Vice Chair

Signature

Printed Name

Title:
☐ Secretary
☐ Assistant Secretary

Recorded by Records Administrator

Signature

Date

Official District Seal

SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT

December 18, 2017 Minutes of Special Meeting

Minutes of the Special Meeting

The Special Meeting of the Board of Supervisors of the Summit at Fern Hill Community Development District was scheduled to be held on Monday, December 18, 2017 at 2:00 p.m. at The Offices of Meritus located at 2005 Pan Am Circle Suite 120, Tampa, FL 33607.

1. CALL TO ORDER/ROLL CALL

Ms. Chamberlain called the Special Meeting of the Board of Supervisors of the Summit at Fern Hill Community Development District to order on Monday, December 18, 2017 at 2:01 p.m. and identified the Supervisors present constituting a quorum.

Supervisors Present and Constituting a Quorum at the onset of the meeting:

Jeff Hills	Chairman
Brady Lefere	Vice Chairman
Laura Coffey	Supervisor
Ryan Motko	Supervisor

Staff Members Present:

Nicole Chamberlain	Meritus
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There were no members of the general public present.

Ms. Chamberlain stated that the meeting would be continued to a date and time certain of Thursday, January 4, 2018 at 2:00 p.m. at the Meritus office.

2. AUDIENCE QUESTIONS OR COMMENTS ON AGENDA ITEMS

3. BUSINESS ITEMS

A. Consideration of Resolution 2018-01; Parking Restrictions and Trespassing on District-owned Property

B. General Matters of the District

4. SUPERVISORS REQUESTS AND AUDIENCE COMMENTS

5. ADJOURNMENT

MOTION TO:	Continue the meeting to Thursday, January 4, 2018 at 2:00 p.m. at the Meritus office.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Motko
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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

*These minutes were done in a summary format.

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

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

Signature

Printed Name

Title:

☐ Chair

☐ Vice Chair

Signature

Printed Name

Title:

☐ Secretary

☐ Assistant Secretary

Recorded by Records Administrator

Signature

Date



Official District Seal

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Yellowstone	171413	\$ 5,416.25		Landscape Maintenance - July
Zebra Cleaning Team, Inc.	2076	500.00		Pool Cleaning - July
Monthly Contract Sub-Total		\$ 5,916.25		
Variable Contract				
Straley Robin Vericker	14636	\$ 921.90		Professional Services - thru 07/15/17
Variable Contract Sub-Total		\$ 921.90		
Utilities				
Spectrum	069143201070617	\$ 144.74		Phone/Internet Services - thru 07/06/17
Tampa Electric	211000167513 070717	90.14		Electric Service - thru 07/01/17
Tampa Electric	211000167729 070717	1,024.66		Electric Service - thru 06/30/17
Tampa Electric	211000167901 070717	456.71	\$ 1,571.51	Electric Service - thru 07/01/17
Utilities Sub-Total		\$ 1,716.25		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Don Harrison Enterprises	2461	\$ 131.92		Replace lights - 07/19/17
Meritus Districts	7966	1,693.04		Advance to Cover TECO Bill - 07/05/17
Meritus Districts	7967	674.28		Reimbursement Teco Invoices
Meritus Districts	8009	1,040.00		Reimbursement Spearem Invoices
Meritus Districts	8010	2,700.00	\$ 6,107.32	Reimbursement Advance
Spearem Enterprises, LLC	2859	320.00		Clubhouse Pressure Wash - 07/10/17
Tampa Bay Times	496954 070717	484.00		Notice of Special Assessment Meeting

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Tampa Bay Times	502432 072417	429.00	\$ 913.00	Notice of Audit Committee Meeting 08/03/17
Yellowstone	171854	775.00		Cutback Entry Pond
Yellowstone	171858	118.81	\$ 893.81	Irrigation Repairs
Additional Services Sub-Total		\$ 8,366.05		
TOTAL:		\$ 16,920.45		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



Landscape Professionals
Post Office Box 849 || Bunnell, FL 32110
Tel 386.437.6211 || Fax 386.586.1285

Invoice

Invoice: INV-0000171413
Invoice Date: July 1, 2017

Account: 22748
PO Number:

Bill To:

Summit at Fern Hill CDD
c/o Meritus Communities
2005 Pan Am Circle, Ste 120
Tampa, FL 33607

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Project Number: 10141165.101
Property Name: Summit at Fern Hill
Terms: NET 30

Invoice Due Date: July 31, 2017
Invoice Amount: \$5,416.25
Month of Service: July 2017

Description	Current Amount
Monthly Landscape Maintenance	5,416.25

Invoice Total **5,416.25**

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

Thanks For Your Business!

INVOICE

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

DATE: JULY 9, 2017
INVOICE #2076

EXPIRATION DATE

TO **Fern Hill CDD**
2005 Pan Am Circle Ste 120
Tampa FL, 33607

TECHNICIAN		JOB SITE		INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood						

QTY	ITEM #	DESCRIPTION	UNIT PRICE		LINE TOTAL
		July pool cleaning			\$500.00
				SUBTOTAL	
				SALES TAX	
				TOTAL	\$500.00

Comments:

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIRCLE, SUITE 120
TAMPA, FL 33607

July 25, 2017

Client: 001462

Matter: 000001

Invoice #: 14636

Page: 1

RE: General

For Professional Services Rendered Through July 15, 2017

SERVICES

Date	Person	Description of Services	Hours
6/22/2017	VKB	REVIEW EMAIL FROM R. MOTKO RE: CONVEYANCE OF TRACT TO CDD; REVIEW PLAT AND PUBLIC RECORDS RE: SAME; TELECONFERENCE WITH R. MOTKO RE: SAME. REVIEW AND REVISE DEED RE: SAME.	0.6
6/22/2017	LB	REVIEW EMAIL FROM R. MOTKO, PLAT AND PROPERTY INFORMATION FOR PHASE 1A, TRACT B; PREPARE DRAFT DEED FROM EISENHOWER PROPERTY GROUP, LLC TO THE DISTRICT RE SAME.	0.8
6/26/2017	JMV	PREPARE LEGAL NOTICES FOR CDD BUDGET; PREPARE LEGAL NOTICE FOR CDD ASSESSMENTS.	0.8
6/26/2017	LB	REVIEW EMAIL FROM B. CRUTCHFIELD RE PUBLICATION NOTICES AND PROPERTY OWNER NOTICE RE O&M BUDGET FOR FY 2017/2018; PREPARE DRAFT PUBLICATION NOTICES AND DRAFT NOTICE LETTER TO PROPERTY OWNERS RE SAME; FINALIZE PUBLICATION NOTICES AND MAILED NOTICE LETTER; PREPARE EMAIL TO B. CRUTCHFIELD TRANSMITTING SAME.	1.3
6/29/2017	LB	REVIEW EMAIL FROM A. WOLFE AND FROM J. VERICKER RE MAILED NOTICE LETTER RE INCREASE IN O&M ASSESSMENTS; PREPARE EMAIL TO J. VERICKER RE SUGGESTED REVISIONS RE SAME.	0.3
6/30/2017	JMV	REVIEW EMAIL FROM B. CRUTCHFIELD; REVIEW AND REVISE ASSESSMENT NOTICES.	0.4
6/30/2017	LB	OFFICE CONFERENCE WITH J. VERICKER RE MAILED NOTICE LETTER AND QUESTIONS BY A. WOLFE ON SAME; PREPARE EMAIL TO A. WOLFE RE DIRECTIONS ON MAILED NOTICE LETTER.	0.3

July 25, 2017
Client: 001462
Matter: 000001
Invoice #: 14636

Page: 2

SERVICES

Date	Person	Description of Services	Hours	
		Total Professional Services	4.5	\$921.00

PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	1.2	\$366.00
VKB	Vivek K. Babbar	0.6	\$150.00
LB	Lynn Butler	2.7	\$405.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
7/15/2017	Photocopies (6 @ \$0.15)	\$0.90
	Total Disbursements	\$0.90
	Total Services	\$921.00
	Total Disbursements	\$0.90
	Total Current Charges	\$921.90

PAY THIS AMOUNT	\$921.90
------------------------	-----------------

Please Include Invoice Number on all Correspondence

Service Period	Due Date	Amount Due
07/12 - 08/11	07/27/2017	\$144.74



Account Information

Service Address:
FERN HILL
10340 BOGGY MOSS DR
RIVERVIEW, FL 33578-4621

Invoice Number
069143201070617
Account Number:
0050691432-01
Invoice Date:
07/06/2017

Contact Us

Online:
brighthouse.com/business
Business Support:
877-824-6249

Account Summary

Previous Balance and Payments	
Previous Balance	144.77
Payments Received as of Jul 05, 2017	-144.77
Business Products	129.00
Other Surcharges, Fees and Adjustments	4.00
Governmental Taxes, Surcharges and Fees	11.74

Amount Due on Jul 27, 2017	\$144.74
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IMPORTANT MESSAGE

Our standard terms and conditions for Spectrum Business Services will be updated effective August 15, 2017. To obtain a copy, visit business.spectrum.com/newterms or call 1-877-424-9246 to request a paper copy to be mailed to your business.

Spectrum Customer Privacy Policy update. Effective August 1, 2017, there will be a new Spectrum Customer Privacy Policy. You can view the new privacy policy at www.spectrum.com/privacy or call 1-877-424-9246 to request a paper copy be mailed to your business.

Effective June 2017, the FCC Admin Fee will increase from \$0.08 to \$0.09 per month. This change is effective with your statement this month and is reflected in the TV taxes and fees section.



Consider Hosted Voice for your business. It's a cloud-based, turn-key phone system providing big business capabilities without the big price tag.

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PO BOX 31710
TAMPA, FL 33631-3710

7635 1610 NO RP 06 07062017 NNNNNY 01 000287 0001

FERN HILL
C/O C/O MERITUS
2005 PAN AM CIR STE 120
TAMPA FL 33607-2529

JUL 10 2017

Invoice Number	Account Number	Amount Due	Amount Paid
069143201070617	0050691432-01	\$144.74	\$

Convenient Ways To Pay



Payments received after the due date are charged a late charge. Please enclose this coupon with your payment. Do not send cash. Write your account number on your check or money order and make payable to: Bright House Network

Payment Due Date
07/27/2017

BRIGHT HOUSE NETWORKS
PO BOX 31710
TAMPA, FL 33631-3710

0001000100506914320181014474

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

Statement Date: 07/07/2017

Account: 211000167513

Past Due – Pay Immediately

\$92.76

Current month's charges: **\$90.14**

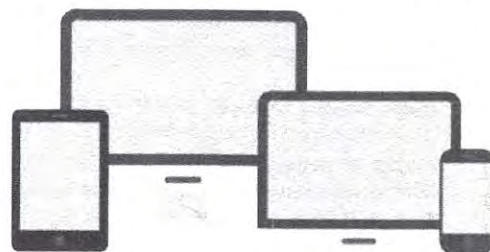
Total amount due: **\$182.90**

Current month's charges due: 07/28/2017

Your Account Summary

Previous Amount Due	\$92.76
Payment(s) Received Since Last Statement	\$0.00
Past Due Unpaid Balance – Pay Immediately	\$92.76
Current Month's Charges Due By 07/28/2017	\$90.14
Total Amount Due	\$182.90

**Access your account anytime,
anywhere from any device**



Log in to **tecoaccount.com**
to view and pay your bill, manage
your account and more!

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



Safety tip: ask for identification

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

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211000167513

Past Due – Pay Immediately

\$92.76

Current month's charges: **\$90.14**

Total amount due: **\$182.90**

Current month's charges due: 07/28/2017

Amount Enclosed \$

613111208597



SUMMIT AT FERN HILL CCD
SUMMIT AT FERN HILL CDD
2005 PAN AM CIR, STE 120
TAMPA, FL 33607-2529

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

Account: 211000167513
Statement Date: 07/07/2017
Current month's charges due 07/28/2017

Details of Charges – Service from 06/03/2017 to 07/01/2017

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

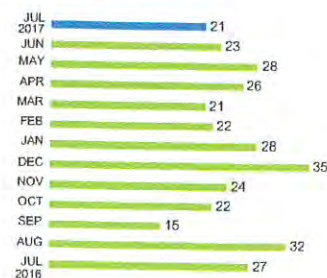
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
C24484	07/01/2017	13,611		12,990		621 kWh	1	29 Days

Basic Service Charge		\$19.94
Energy Charge	621 kWh @ \$0.06216/kWh	\$38.60
Fuel Charge	621 kWh @ \$0.02956/kWh	\$18.36
Florida Gross Receipt Tax		\$1.97
Electric Service Cost		\$78.87
State Tax		\$6.27
Total Electric Cost, Local Fees and Taxes		\$85.14
Other Fees and Charges		
Electric Late Payment Fee		\$5.00
Total Other Fees and Charges		\$5.00
Total Current Month's Charges		\$90.14

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Important Messages

The billing periods of the individual meters of a multi-metered account may differ from the dates displayed. All the meters on such an account may not have been read on the same date due to their location on the property.

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

Statement Date: 07/07/2017

Account: 211000167729

Past Due – Pay Immediately **\$1,024.66**

Current month's charges: **\$1,024.66**

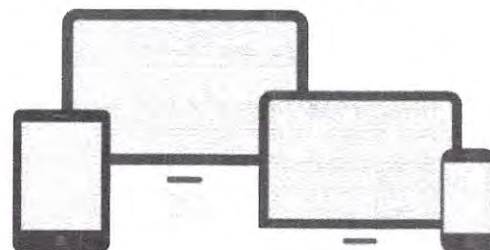
Total amount due: **\$2,049.32**

Current month's charges due: **07/28/2017**

Your Account Summary

Previous Amount Due	\$1,024.66
Payment(s) Received Since Last Statement	\$0.00
Past Due Unpaid Balance – Pay Immediately	\$1,024.66
Current Month's Charges Due By 07/28/2017	\$1,024.66
Total Amount Due	\$2,049.32

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company badge.

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211000167729

Past Due – Pay Immediately **\$1,024.66**

Current month's charges: **\$1,024.66**

Total amount due: **\$2,049.32**

Current month's charges due: **07/28/2017**

Amount Enclosed \$

613111208598



SUMMIT AT FERN HILL CCD
SUMMIT AT FERN HILL CDD
2005 PAN AM CIR, STE 120
TAMPA, FL 33607-2529

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

ACCOUNT STATEMENT

tampaelectric.com



Account: 211000167729
Statement Date: 07/07/2017
Current month's charges due 07/28/2017

Details of Charges – Service from 06/02/2017 to 06/30/2017

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	560 kWh @ \$0.03224/kWh	\$18.05
Fixture & Maintenance Charge	28 Fixtures	\$252.28
Lighting Pole / Wire	28 Poles	\$669.76
Lighting Fuel Charge	560 kWh @ \$0.02916/kWh	\$16.33
Florida Gross Receipt Tax		\$0.88
State Tax		\$67.36

Lighting Charges	\$1,024.66
-------------------------	-------------------

Total Current Month's Charges

\$1,024.66

00001369-0003016-Page 11 of 12



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

Statement Date: 07/07/2017
Account: 211000167901

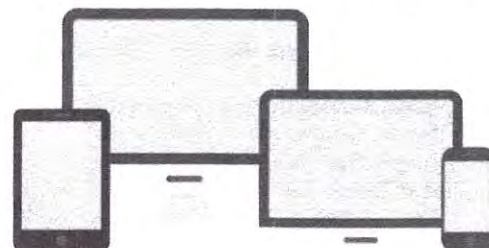
Past Due – Pay Immediately \$575.62

Current month's charges: \$456.71
Total amount due: \$1,032.33
Current month's charges due: 07/28/2017

Your Account Summary

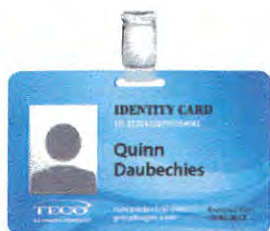
Previous Amount Due	\$575.62
Payment(s) Received Since Last Statement	\$0.00
Past Due Unpaid Balance – Pay Immediately	\$575.62
Current Month's Charges Due By 07/28/2017	\$456.71
Total Amount Due	\$1,032.33

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

WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211000167901

Past Due – Pay Immediately \$575.62

Current month's charges: \$456.71
Total amount due: \$1,032.33
Current month's charges due: 07/28/2017

Amount Enclosed \$

613111208599

00001369 02 AV 0.37 33607 FTECO107071723261510 00000 03 01000000 017 03 15907 006



SUMMIT AT FERN HILL CCD
2005 PAN AM CIR, STE 120
TAMPA, FL 33607-2529

JUL 13 2017

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

6131112085992110001679010000001032331

Account: 211000167901
Statement Date: 07/07/2017
Current month's charges due 07/28/2017

Details of Charges – Service from 06/03/2017 to 07/01/2017

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

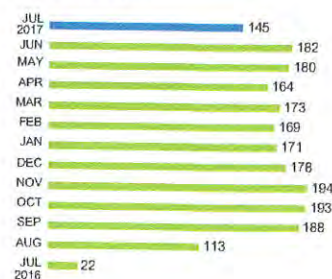
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
K67917	07/01/2017	62,765		58,570		4,195 kWh	1	29 Days

Basic Service Charge		\$19.94	
Energy Charge	4,195 kWh @ \$0.06216/kWh	\$260.76	
Fuel Charge	4,195 kWh @ \$0.02956/kWh	\$124.00	
Florida Gross Receipt Tax		\$10.38	
Electric Service Cost		\$415.08	
State Tax		\$33.00	
Total Electric Cost, Local Fees and Taxes		\$448.08	
Other Fees and Charges			
Electric Late Payment Fee		\$8.63	
Total Other Fees and Charges		\$8.63	
Total Current Month's Charges		\$456.71	

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Important Messages

The billing periods of the individual meters of a multi-metered account may differ from the dates displayed. All the meters on such an account may not have been read on the same date due to their location on the property.



[illegible]

Meritus Districts

2005 Pan Am Circle
Suite 120
Tampa, FL 33607



INVOICE

Invoice Number: 7966
Invoice Date: Jul 5, 2017
Page: 1

Voice: 813-397-5121
Fax: 813-873-7070

Bill To:

Summit at Fern Hill CDD
2005 Pan Am Circle
Suite 120
Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Summit Fern Hill CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		7/5/17

Quantity	Item	Description	Unit Price	Amount
	Reimb	Advance to cover TECO bills (\$575.62 + \$1024.66 + \$92.76)		1,693.04
				1,693.04
Subtotal				1,693.04
Sales Tax				
Total Invoice Amount				1,693.04
Payment/Credit Applied				
TOTAL				1,693.04

Check/Credit Memo No:

Meritus Districts

2005 Pan Am Circle
Suite 120
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070



INVOICE

Invoice Number: 7967
Invoice Date: Jul 13, 2017
Page: 1

Bill To:

Summit at Fern Hill CDD
2005 Pan Am Circle
Suite 120
Tampa, FL 33607

Ship to:

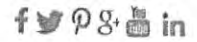
Customer ID	Customer PO	Payment Terms	
Summit Fern Hill CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		7/13/17

Quantity	Item	Description	Unit Price	Amount
		Payment for TECO bills: acct #211000167513 (\$92.76+\$2.95) and 211000167901 (\$575.62+\$2.95)		674.28
Subtotal				674.28
Sales Tax				
Total Invoice Amount				674.28
Payment/Credit Applied				
TOTAL				674.28

Check/Credit Memo No:

ACCOUNT STATEMENT

tampaelectric.com



Statement Date: 06/07/2017

Account: 211000167901

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

Current month's charges:	\$575.62
Total amount due:	\$575.62
Current month's charges due:	06/28/2017

Your Account Summary

Previous Amount Due	\$551.86
Payment(s) Received Since Last Statement	-\$551.86
Current Month's Charges Due By 06/28/2017	\$575.62
Total Amount Due	\$575.62

00001300-0002955-Page 9 of 12

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



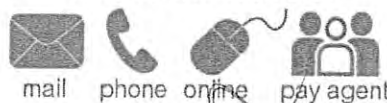
Billing and payments made easy!

We offer many convenient and free ways to receive and pay your natural gas bill, such as e-Bill and Direct Debit. For more on our convenient options, log into tecoaccount.com or visit tampaelectric.com/business and select *Pay Your Bill*.

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211000167901

Current month's charges:	\$575.62
Total amount due:	\$575.62
Current month's charges due:	06/28/2017
Amount Enclosed	\$

608172926075

JUN 12 2017



SUMMIT AT FERN HILL CCD
2005 PAN AM CIR, STE 120
TAMPA, FL 33607-2529

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

Statement Date: 06/07/2017

Account: 211000167513

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

Current month's charges:	\$92.76
Total amount due:	\$92.76
Current month's charges due:	06/28/2017

Your Account Summary

Previous Amount Due	\$97.48
Payment(s) Received Since Last Statement	-\$97.48
Current Month's Charges Due By 06/28/2017	\$92.76
Total Amount Due	\$92.76

00001300-0002951-Page 1 of 12

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



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We offer many convenient and free ways to receive and pay your natural gas bill, such as e-Bill and Direct Debit. For more on our convenient options, log into tecoaccount.com or visit tampaelectric.com/business and select *Pay Your Bill*.

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WAYS TO PAY YOUR BILL



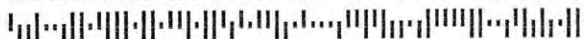
See reverse side for more information

Account: 211000167513

Current month's charges:	\$92.76
Total amount due:	\$92.76
Current month's charges due:	06/28/2017
Amount Enclosed	\$

613111192702

00001300 02 AV 0 37 33607 FTECO106071723274510 00000 03 01000000 017 03 16115 006



SUMMIT AT FERN HILL CCD
SUMMIT AT FERN HILL CDD
2005 PAN AM CIR, STE 120
TAMPA, FL 33607-2529

JUN 1 2 2017

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

6131111927022110001675130000000092766

Meritus Districts

2005 Pan Am Circle
Suite 120
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070



INVOICE


Invoice Number: 8009
Invoice Date: Jul 20, 2017
Page: 1

Bill To:

Summit at Fern Hill CDD
2005 Pan Am Circle
Suite 120
Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Summit Fern Hill CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		7/20/17

Quantity	Item	Description	Unit Price	Amount
		Spearem Ent invoices paid by DMS: #2778 (\$400), #2807 (\$320), and #2759 (\$320)		1,040.00
				

Subtotal	1,040.00
Sales Tax	
Total Invoice Amount	1,040.00
Payment/Credit Applied	
TOTAL	1,040.00

Check/Credit Memo No:

Meritus Districts

2005 Pan Am Circle
Suite 120
Tampa, FL 33607



INVOICE

Invoice Number: 8010
Invoice Date: Jul 24, 2017
Page: 1

Voice: 813-397-5121
Fax: 813-873-7070

Bill To:

Summit at Fern Hill CDD
2005 Pan Am Circle
Suite 120
Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Summit Fern Hill CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		7/24/17

Quantity	Item	Description	Unit Price	Amount
		Advance		2,700.00
Subtotal				2,700.00
Sales Tax				
Total Invoice Amount				2,700.00
Payment/Credit Applied				
TOTAL				2,700.00

Check/Credit Memo No:

Spearem Enterprises, LLC
 8348 Little Rd. Ste. 201
 New Port Richey 34654
 (727) 237-2316
 spearem.jmb@gmail.com



INVOICE

BILL TO

Summit at Fern Hill CDD
 c/o Meritus
 2005 Pan Am Circle, Suite 120
 Tampa, FL 33607

INVOICE # 2859

DATE 07/10/2017

DUE DATE 08/09/2017

TERMS Net 30

ACTIVITY	QTY	RATE	AMOUNT
Labor Clubhouse: Pressure Wash the following areas Exterior clubhouse, pool deck, lanai, pool furniture, cabana, sidewalks, mail kiosk, blew off parking area.	1	320.00	320.00

BALANCE DUE

\$320.00

