

**SUMMIT AT FERN HILL  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
REGULAR MEETING  
AUGUST 8, 2019**

**SUMMIT AT FERN HILL**  
**COMMUNITY DEVELOPMENT DISTRICT AGENDA**  
**AUGUST 8, 2019 at 9:00 a.m.**

Offices of Lennar Homes  
located at 4600 W. Cypress St. Suite 200, Tampa, FL 33607

<b>District Board of Supervisors</b>	Chairman Vice Chair Supervisor Supervisor Supervisor	Kelly Evans Laura Coffey David Jae Ben Gainer Lori Campagna
<b>District Manager</b>	Meritus Meritus	Brian Lamb Nicole Hicks
<b>District Attorney</b>	Straley Robin Vericker	John Vericker
<b>District Engineer</b>	Stantec	Tonja Stewart

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

The meeting will begin at **9:00 a.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. The fourth section is called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fifth section is called **Vendor/Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action.

The final section is called **Supervisor Requests and Audience Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to **three (3) minutes** for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINSTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.

Agendas can be reviewed by contacting the Manager's office at (813) 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.

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.

August 8, 2019

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, August 8, 2019 at 9:00 a.m.** at the offices of Lennar Homes located at 4600 W. Cypress St. Suite 200, 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. BUSINESS ITEMS**
  - A. Discussion on Additional Landscape Maintenance Areas
  - B. Discussion on Mailbox Pavilion Lighting .....Tab 01
  - C. General Matters of the District
- 4. CONSENT AGENDA**
  - A. Consideration of Minutes of the Board of Supervisors Public Hearing & Regular Meeting July 11, 2019 .....Tab 02
  - B. Consideration of Operations and Maintenance Expenditures June 2019 .....Tab 03
  - C. Review of Financial Statements through June 30, 2019 .....Tab 04
- 5. VENDOR/STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager .....Tab 05
    - i. Community Inspection Report
- 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,

Nicole Hicks  
District Manager



**Proposal Submitted to:**  
**Summit at Fern Hill**

August 1, 2019

Ph: 813-440-7096

Fax/Email:

gene.roberts@merituscorp.com

Job Description: Exterior Mailbox

Lighting

**Location: 10340 Boggy Moss Drive  
Riverview**

**Proposal #2019\_5308**

WE PROPOSE a complete electrical installation including all labor, material, code requirements and completed in accordance with the below specifications.

**Installation of new LED Light Fixtures under Mailbox Pavilion:**

Installation of new underground PVC conduit from existing electrical panel located in pool equipment area to mailbox pavilion. New conduit will be trenched in 18" below grade to comply with National Electrical Code. Once new conduit is installed, install new 120v 20amp circuitry through new conduit and into a new 20amp breaker. Install (2) new surfaced mounted light fixtures (1 fixture on each side), new fixtures will have new 2700k LED illumination (warm white). Make all connections, check for proper operation.

**Total Proposal: \$1,920**

**\*\*\*Optional\*\*\***

Installation of (1) 120/240-volt single phase surge arrestor on main electrical panel. Provides protection against lightning and electrical surges. Includes 5-year manufacturer warranty.

**Additional: \$650.00**

**Notes/Comments:**

**All material provided by Owens Electric is protected by a comprehensive (1) year warranty.** All labor provided by Owens Electric is protected by a comprehensive (90) day warranty. All work performed as per National Electrical Code (NEC) 2014 Edition unless otherwise noted.

**Exclusions in Proposal:**

- 1.) Any unforeseen code violation requiring additional service.
- 2.) Any fixtures (new or existing) other than listed as being supplied by Owens Electric, Inc (OE).
- 3.) Any outside lighting (i.e. landscape, security, sign, low voltage lighting) not listed above.
- 4.) Any private unmarked irrigation/electrical conduit/wire/sprinkler/utilities repairs.

**PAYMENT SCHEDULE AS FOLLOWS:**

**50% upon approval: \$960**

**50% upon completion: \$960**



**Work described at the price quoted is subject to adjustment for material price increases at time when work is scheduled to be performed. Material prices will be adjusted for any increases over 5% from the price at which the material was available at the time of submittal of this proposal.**

Any alteration or deviations from the above specifications will be executed only upon written orders, and will become an extra charge over and above the estimate. Change orders may result in an adjustment or addition to the original price of the work including but not limited to any increased cost of labor, including overtime, additional equipment or materials. In the event such request results in one or more change orders, these orders will be invoiced as they are completed and payment is expected within 30 days from the date of the invoice. Fixtures, devices and circuits not listed are not included. All work to be completed in a workmanlike manner according to standard practices. Any alterations, additions, adjustments or repairs made by others, unless authorized or agreed upon by Owens Electric, Inc. may be considered grounds to terminate this agreement and subsequent warranty. Reasonable effort will be used to complete the project in a timely manner; however, all agreements are contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Owens Electric, Inc. maintains liability insurance and all workers are fully covered by Workers Compensation Insurance.

All invoices are due and payable within fifteen days from the date of the invoice. All parties agree to the payment terms as identified in the attached proposal that may include initial deposit, progress payments and final payment. Initial deposit as defined must be received prior to commencement of work. Progress payments will be invoiced and submitted via email based on the schedule outlined within the proposal and progress payment is expected within 30 days from the date of the invoice. Final payment of proposed work will be invoiced upon completion of work and payment is expected within 30 days from the date of the invoice. The scope of work shall include only the work set forth in the attached proposal. Any delinquent accounts will be subject to a monthly service charge at a rate of 18% yearly. Should we incur any costs or expenses in collecting payment per the terms of this agreement, the undersigned agrees to pay all such costs and expenses including reasonable attorney fees.

This proposal subject to acceptance within 30 days and is void thereafter at the option of the undersigned. If customer terminates the project after acceptance, Customer agrees to reimburse Owens Electric, Inc. for reasonable project start-up costs incurred such as re-stocking fees, rescheduling charges permit fees, project management fees, etc. Customer agrees that such fees may be deducted prior to refunding any initial deposit paid. Customer agrees that Owens Electric, Inc. is entitled to recover reasonable attorney and collection fees.

Authorized Signature: \_\_\_\_\_

**Matthew Aloy**

### ***ACCEPTANCE OF PROPOSAL***

The above prices, specifications, and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

**Date:** \_\_\_\_\_ **Print Name:** \_\_\_\_\_ **Signature:** \_\_\_\_\_

# SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

July 11, 2019 Minutes of Public Hearing and Regular Meeting

## Minutes of the Public Hearing and Regular Meeting

The Public Hearing and Regular Meeting of the Board of Supervisors of the Summit at Fern Hill Community Development District was scheduled to be held on **Thursday, July 11, 2019 at 9:00 a.m.** at The Offices of Lennar Homes located at 4600 W. Cypress St., Suite 200, Tampa, FL 33607.

### 1. CALL TO ORDER/ROLL CALL

Nicole Hicks called the Public Hearing and Regular Meeting of the Board of Supervisors of the Summit at Fern Hill Community Development District to order on **Thursday, July 11, 2019 at 9:00 a.m.** and identified the Supervisors present constituting a quorum.

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

Kelly Evans	Chair
Laura Coffey	Vice Chair
Ben Gainer	Supervisor

Staff Members Present:

Nicole Hicks	Meritus
Gene Roberts	Meritus
Eric Davidson	Meritus

There were no members of the general public in attendance.

### 2. AUDIENCE QUESTIONS OR COMMENTS ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

### 3. RECESS TO PUBLIC HEARING

Ms. Hicks directed the Board to recess to the Public Hearing.

**4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2020 BUDGET**

**A. Open the Public Hearing on Adopting Proposed Fiscal Year 2020 Budget**

MOTION TO:	Open the Public Hearing
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

**B. Staff Presentations**

Ms. Hicks went over the resolution and budget line items with the Board.

**C. Public Comments**

There were no public comments.

**D. Consideration of Resolution 2019-03; Adopting Fiscal Year 2020 Budget**

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2019-03.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

**E. Close the Public Hearing on Adopting Proposed Fiscal Year 2020 Budget**

MOTION TO:	Close the Public Hearing
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

**5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**

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

MOTION TO:	Open the Public Hearing
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Gainer
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

**B. Staff Presentations**

Ms. Hicks went over the resolution with the Board.

**C. Public Comments**

There were no public comments.

**D. Consideration of Resolution 2019-04; Levying O&M Assessments**

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2019-04.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

**E. Close the Public Hearing on Levying O&M Assessments**

MOTION TO:	Close the Public Hearing
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously



**6. RETURN AND PROCEED TO THE REGULAR MEETING**

Ms. Hicks directed the Board to return and proceed to the regular meeting.

**7. BUSINESS ITEMS**

**A. Consideration of Resolution 2019-05; Setting Fiscal Year 2020 Meeting Schedule**

Ms. Hicks went over the resolution and meeting schedule with the Board.

MOTION TO:	Approve Resolution 2019-05.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

**B. Consideration of Resolution 2019-06; Adopting Parking Restrictions**

Ms. Hicks went over the resolution with the Board. The Board discussed the resolution and new parking restrictions.

MOTION TO:	Approve Resolution 2019-06.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

**C. General Matters of the District**

**8. CONSENT AGENDA**

**A. Consideration of Minutes of the Board of Supervisors Meeting May 9, 2019**

The Board reviewed the minutes.

MOTION TO: Approve the May 9, 2019 minutes.  
MADE BY: Supervisor Evans  
SECONDED BY: Supervisor Coffey  
DISCUSSION: None further  
RESULT: Motion PASSED  
3/0 - Motion Passed Unanimously

**B. Consideration of Operations and Maintenance Expenditures April 2019**

The Board reviewed the April 2019 O&Ms. Supervisor Evans asked to have the invoices sent on a weekly basis.

MOTION TO: Approve the April 2019 O&Ms.  
MADE BY: Supervisor Evans  
SECONDED BY: Supervisor Coffey  
DISCUSSION: None further  
RESULT: Motion PASSED  
3/0 - Motion Passed Unanimously

**C. Consideration of Operations and Maintenance Expenditures May 2019**

The Board reviewed the May 2019 O&Ms.

MOTION TO: Approve the May 2019 O&Ms.  
MADE BY: Supervisor Evans  
SECONDED BY: Supervisor Coffey  
DISCUSSION: None further  
RESULT: Motion PASSED  
3/0 - Motion Passed Unanimously

**D. Review of Financial Statements Month Ending May 30, 2019**

The Board reviewed and accepted the financials.

**9. VENDOR/STAFF REPORTS**

**A. District Counsel**

**B. District Engineer**

**C. District Manager**

**i. Aquatics Report**

**ii. Community Inspection Report**

Mr. Roberts provided an update. He stated that the turf looks better, but the plants at the pool are struggling. Mr. Roberts asked if they are planning to put up a fence around the playground. Supervisor Gainer said the fence will be in the front by the sidewalk. Supervisor Evans asked about pressure washing the fence.

Ms. Hicks said they should look to install a key fob system the next fiscal year to better monitor the pool. Ms. Hicks let the Board know there are currently no lights at the mailboxes, and she would like to look at having lights installed. The Board agreed.

**10. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

There were no supervisor requests or audience comments.

**11. ADJOURNMENT**

MOTION TO:	Adjourn.
MADE BY:	Supervisor Evans
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 Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
First Choice Aquatic Weed Management, LLC	37061	\$ 445.00		Waterway Service - June
Meritus Districts	9135	2,818.28		Management Services - June
Zebra Cleaning Team, Inc.	3247	500.00		Pool Cleaning - June
<b>Monthly Contract Sub-Total</b>		<b>\$ 3,763.28</b>		

<b>Variable Contract</b>				
Stantec	1519307	\$ 680.00		Professional Services - thru 05/24/2019
<b>Variable Contract Sub-Total</b>		<b>\$ 680.00</b>		

<b>Utilities</b>				
BOCC	6440260149 061419	\$ 190.93		Water Service - thru 06/11/2019
Spectrum	069143201052919	279.44		Phone/Internet Services - thru 06/27/2019
Tampa Electric	211000167513 060619	74.40		Electric Services - thru 06/04/2019
Tampa Electric	211000167729 060619	1,538.15		Electric Services - thru 05/31/2019
Tampa Electric	211000167901 060619	589.88	<b>\$ 2,202.43</b>	Electric Services - thru 06/04/2019
<b>Utilities Sub-Total</b>		<b>\$ 2,672.80</b>		

<b>Regular Services</b>				
<b>Regular Services Sub-Total</b>		<b>\$ 0.00</b>		

<b>Additional Services</b>				
Anthony White	AW061219	\$ 200.00		Refund Clubhouse Deposit - 06/12/2019
Anya Robertson	AR061719	200.00		Refund Clubhouse Deposit - 06/17/2019
Brandon Lock & Safe, Inc.	45789	2.50		Duplicate Key - 06/03/2019
Brandon Lock & Safe, Inc.	45934	146.25	<b>\$ 148.75</b>	75 Key Duplications - 06/18/2019
Carson's Lawn & Landscaping Services	5085	5,208.34		Lawn Maintenance - May

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Carson's Lawn & Landscaping Services	5097	450.00	<b>\$ 5,658.34</b>	Clean Up/Mow Over Grown Grass/Haul Away - 06/10/2019
HomeTeam	63684903	120.80		Pest Control - 06/12/2019
Meritus Districts	9190	184.63		FY 2020 Assessment Notice Mailing - 06/12/2019
Ryder Residential Services	50	135.98		Install Signage - 06/18/2019
Spearem Enterprises, LLC	3881	400.00		Clubhouse Cleaning - thru 05/20/2019
Spearem Enterprises, LLC	3897	400.00	<b>\$ 800.00</b>	Clubhouse Cleaning - thru 06/16/2019
Tampa Bay Times	787375 061419	679.00		Notice of Assessments - 06/14/2019
Tampa Bay Times	787366 062119	433.50	<b>\$ 1,112.50</b>	Notice of PH for Budget - 06/21/2019
<b>Additional Services Sub-Total</b>		<b>\$ 8,561.00</b>		
<b>TOTAL:</b>		<b>\$ 15,677.08</b>		

**Approved (with any necessary revisions noted):**

Signature

Printed Name

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

# Invoice

First Choice Aquatic Weed Management, LLC

P.O. Box 593258  
Orlando, FL 32859

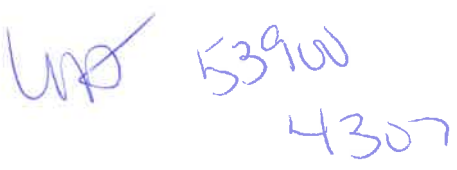
Phone: 407-859-2020  
Fax: 407-859-3275

Date	Invoice #
6/25/2019	37061

**Bill To**

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

Customer P.O. No.	Payment Terms	Due Date
	Net 30	7/25/2019

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

Thank you for your business.

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

## Service Report

Customer: Summit at Fern Hill Date: 6/21/19

Technician: Todd

- ☐ New
- ☒ Scheduled Service
- ☒ Trash Pick Up
- ☐ Work Order
- ☐ Removal
- ☐ Follow-up Service

Site / Lake Number	Inspection	Treatment	Boat	ATV	Truck	Backpack	Algae	Grasses	Submersed	Floating	Chemistry	Water Level	# Day Restriction	Water Conditions
1		✓	✓				✓	✓			N/A	Normal	N/A	Good
2		✓	✓				✓	✓						
3		✓	✓				✓	✓						
4		✓	✓				✓	✓						
5		✓	✓				✓	✓						
6		✓	✓				✓	✓						
7		✓	✓				✓	✓						
8		✓	✓				✓	✓						

Comments: Thank You!

## First Choice

Aquatic Weed Management, LLC

6536 Pinecastle Blvd. Ste. A  
Orlando, FL 32809  
800-543-6694

- Algae and Aquatic Weed Control
- Wetland Restoration and Management
- Native Plantings
- Physical Weed Removals
- Fish Stocking & Custom Barriers



Creating a balance  
with nature



**Meritus Districts**

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

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

**INVOICE**


Invoice Number: 9135  
Invoice Date: Jun 1, 2019  
Page: 1

**Bill To:**

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

**Ship to:**

Customer ID	Customer PO	Payment Terms	
Summit Fern Hill CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		6/1/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - June		2,812.50
		Postage - April		5.78
				

Subtotal	2,818.28
Sales Tax	
Total Invoice Amount	2,818.28
Payment/Credit Applied	
<b>TOTAL</b>	<b>2,818.28</b>

***Thanks For Your Business!***

# INVOICE

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

DATE: JUNE 7, 2019  
INVOICE #3247

**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
		June pool cleaning			\$500.00
				SUBTOTAL	
				SALES TAX	
				TOTAL	\$500.00

**Comments:**

<b>Invoice Number</b>	1519307
<b>Invoice Date</b>	June 4, 2019
<b>Purchase Order</b>	215612636
<b>Customer Number</b>	132832
<b>Project Number</b>	215612636

**Bill To**

Summit at Fern Hill CDD  
Accounts Payable  
c/o Meritus Districts  
2005 Pan Am Circle  
Suite 300  
Tampa FL 33607  
United States

**Please Remit To**

Stantec Consulting Services Inc. (SCSI)  
13980 Collections Center Drive  
Chicago IL 60693  
United States

**Project Fern Hill CDD Engineering Services**

Project Manager  
Current Invoice Total (USD)

Stewart, Tonja L  
680.00

For Period Ending

**May 24, 2019**

Dry season drainage inspection

**Top Task 219 2019 FY General Consulting**

**Professional Services**

Category/Employee	Current Hours	Rate	Current Amount
Usage - 1-Person Survey Crew	6.00	95.00	570.00
Nurse, Vanessa M	1.00	110.00	110.00
<b>Subtotal Professional Services</b>	<b>7.00</b>		<b>680.00</b>

Top Task Subtotal	2019 FY General Consulting	680.00
<b>Total Fees &amp; Disbursements</b>		<b>680.00</b>
<b>INVOICE TOTAL (USD)</b>		<b>680.00</b>

**Due upon receipt or in accordance with terms of the contract**

Please contact Summer Fillinger if you have any questions concerning this invoice.

Phone: (239) 985 - 5515 E-mail: [Summer.Fillinger@Stantec.com](mailto:Summer.Fillinger@Stantec.com)

**\*\* PLEASE SEND AN INVOICE # WITH PAYMENT \*\***

Thank you.

WA  
51300  
3103

Received  
JUN 12 2019



**Hillsborough  
County Florida**

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CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	06/14/2019	07/05/2019



#### Summary of Account Charges

Previous Balance	\$159.18
Net Payments - Thank You	(\$159.18)
Total Account Charges	<b>\$190.93</b>
<b>AMOUNT DUE</b>	<b>\$190.93</b>

#### Important Message

The 2018 Water Quality Report is now available online at [HCFLGov.net/WaterQualityReport](http://HCFLGov.net/WaterQualityReport). To request a mailed copy, call (813)246-3146 and leave a message with your name, mailing address, and phone number.

A price indexing rate adjustment increase of 1.40% is effective June 1, 2019. For additional information please visit our webpage: <http://HCFLGov.net/Water> and select Water Rates & Fees.

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



**Hillsborough  
County Florida**

Make checks payable to: **BOCC**

ACCOUNT NUMBER: **6440260149**

**Received**

**JUN 24 2019**

#### ELECTRONIC PAYMENTS BY CHECK OR

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



**THANK YOU!**



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

122

<b>DUE DATE</b>	07/05/2019
<b>AMOUNT DUE</b>	\$190.93
<b>AMOUNT PAID</b>	

20

0064402601492

00000190934



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	06/14/2019	07/05/2019

Service Address: 10340 BOGGY MOSS DR

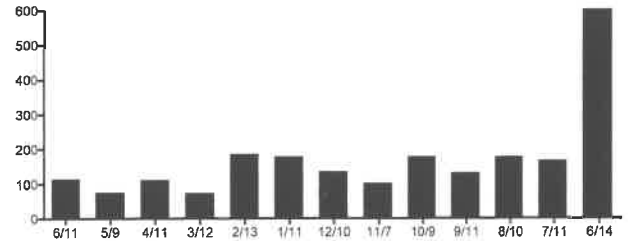
M-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
53708598	05/09/2019	6325	06/11/2019	6437	11200	ACTUAL	WATER

**Service Address Charges**

Customer Bill Charge	\$4.15
Purchase Water Pass-Thru	\$32.82
Water Base Charge	\$24.19
Water Usage Charge	\$7.95
Sewer Base Charge	\$58.63
Sewer Usage Charge	\$50.40
<b>Total Service Address Charges</b>	<b>\$178.14</b>

Consumption History x 100 Gallons



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	06/14/2019	07/05/2019

Service Address: 10636 FERN HILL DR

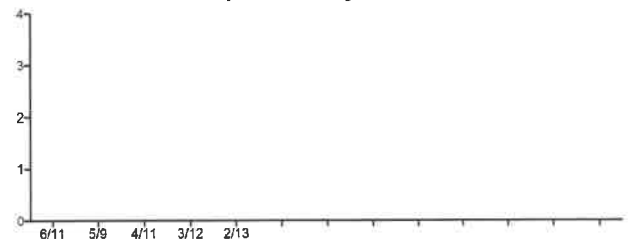
M-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
54272591	05/09/2019	0	06/11/2019	0	0	ACTUAL	WATER

**Service Address Charges**

Customer Bill Charge	\$4.15
Water Base Charge	\$8.64
<b>Total Service Address Charges</b>	<b>\$12.79</b>

Consumption History x 100 Gallons



May 29, 2019  
Invoice Number: 069143201052919  
Account Number: 0050691432-01  
Security Code: 2769  
Service At: 10340 BOGGY MOSS DR  
RIVERVIEW, FL 33578-4621

**Contact Us**

Visit us at [Brighthouse.com/business](http://Brighthouse.com/business)  
Or, call us at 1-877-824-6249

**Summary** *Services from 05/28/19 through 06/27/19  
details on following pages*

Previous Balance	279.44
Payments Received - Thank You	-279.44
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ TV	77.49
Spectrum Business™ Internet	89.98
Spectrum Business™ Voice	99.98
Other Charges	11.99
Current Charges	\$279.44
<b>Total Due by 06/14/19</b>	<b>\$279.44</b>

**SPECTRUM BUSINESS NEWS**

**NOTE.** Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

**Important Billing Notice:** Beginning with this bill statement, the name of your Spectrum Business Voice Provider has changed to Spectrum Advanced Services, LLC. No action is required on your part – this is a name change only. Thank you for being a Spectrum Business customer.

**BILL DATE REMINDER:** A new Bill Statement and/or Bill Due date were implemented with your last bill statement. This bill statement reflects those changes. If you use the AutoPay feature, you may need to make adjustments with your financial institution to account for the date changes.

**Thank you for choosing Spectrum Business.**  
We appreciate your prompt payment and value you as a customer.

Received  
JUN 06 2019



May 29, 2019

FERN HILL

Invoice Number: 069143201052919  
Account Number: 0050691432-01  
Service At: 10340 BOGGY MOSS DR  
RIVERVIEW, FL 33578-4621

<b>Total Due by 06/14/19</b>	<b>\$279.44</b>
Amount you are enclosing	\$

**Please Remit Payment To:**

BRIGHT HOUSE NETWORKS  
PO BOX 790450  
SAINT LOUIS, MO 63179-0450



Invoice Number: 069143201052919  
 Account Number: 0050691432-01  
 Security Code: 2769

**Contact Us**  
 Visit us at [Brighthouse.com/business](http://Brighthouse.com/business)  
 Or, call us at 1-877-824-6249  
 7635 1610 NO RP 29 05292019 NNNNNY 01 000317 0001

## Charge Details

Previous Balance		279.44
Payments Received - Thank You	05/15	-279.44
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 05/29/19 will appear on your next bill.

Services from 05/28/19 through 06/27/19

## Spectrum Business™ TV

Spectrum Business TV Premier	69.99
Spectrum Receiver	7.50
	<b>\$77.49</b>

Spectrum Business™ TV Total **\$77.49**

## Spectrum Business™ Internet

Spectrum Business Internet Plus	99.99
Business WiFi	4.99
Promo Discount	-15.00
	<b>\$89.98</b>

Spectrum Business™ Internet Total **\$89.98**

## Spectrum Business™ Voice

<b>Phone Number 813-769-9173</b>	
Spectrum Business Voice	49.99
	<b>\$49.99</b>

<b>Phone Number 813-915-5481</b>	
Spectrum Business Voice	49.99
	<b>\$49.99</b>

For additional call details,  
 please visit [brighthouse.com/myservices](http://brighthouse.com/myservices).

Spectrum Business™ Voice Total **\$99.98**

## Other Charges

Broadcast TV Surcharge	11.99
<b>Other Charges Total</b>	<b>\$11.99</b>

<b>Current Charges</b>	<b>\$279.44</b>
<b>Total Due by 06/14/19</b>	<b>\$279.44</b>

## Billing Information

**Tax and Fees** - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit [spectrum.net/taxesandfees](http://spectrum.net/taxesandfees) for more information.

**Terms & Conditions** - Spectrum's detailed standard terms and conditions for service are located at [spectrum.com/policies](http://spectrum.com/policies).

**Past Due Fee / Late Fee Reminder** - A late fee will be assessed for past due charges for service.

**Spectrum Receiver \$7.50** - Charges include \$6.50 for Receiver Rental and \$1.00 for Secure Connection.

**The following taxes, fees and surcharges are included in the price of the applicable service** - Florida CST \$11.11, Federal USF \$3.70, E911 Fee \$0.80, TRS Surcharge \$0.20, Sales Tax \$0.11.

**Voice Fees and Charges** - These include charges, to recover or defray government fees imposed on Spectrum, and certain other costs related to Spectrum's Voice service, including a Federal Universal Service Charge and, if applicable, a State Universal Service Charge to recover amounts Spectrum must pay to support affordable telephone service, and may include a state Telecommunications Relay Service Fee to support relay services for hearing and speech impaired customers. Please note that these charges are not taxes and are subject to change. For more information, visit [spectrum.net/taxesandfees](http://spectrum.net/taxesandfees).

**Complaint Procedures** - You have 60 days from the billing date to register a complaint if you disagree with your charges.

**Spectrum Voice Provider** - Spectrum Advanced Services, LLC

Visit [Spectrum.com/stores](http://Spectrum.com/stores) for store locations. For questions or concerns, visit [Spectrum.net/support](http://Spectrum.net/support) or call 1-855-657-7328.

## Your WAY can be the GREEN way! GO GREEN with Spectrum Business.

Online Bill Pay is helping the environment one customer at a time. It's easy - all you need to do is sign up for Online Bill Pay. It will save you money on postage and time - and it will also save trees!

Enrolling is easy, just go to [Brighthouse.com/business](http://Brighthouse.com/business). Each month, you'll receive a paperless e-bill that you pay online with your choice of payment options.

- Debit Card - Credit Card - Electronic Funds Transfer
- Receive a quick summary of your account at any time
- Access up to 6 months of statements

## Payment Options

**Pay Online** - Create or Login to pay or view your bill online at [Brighthouse.com/business](http://Brighthouse.com/business).

**Pay by Mail** - Detach payment coupon and enclose with your check made payable to Bright House Networks. Please do not include correspondences of any type with payments.

For questions or concerns, please call **1-877-824-6249**.



Invoice Number: FERN HILL  
Account Number: 069143201052919  
Security Code: 0050691432-01  
2769

**Contact Us**

Visit us at [Brighthouse.com/business](http://Brighthouse.com/business)  
Or, call us at 1-877-824-6249

7635 1610 NO RP 29 05292019 NNNNNY 01 000317 0001

**Video Closed Captioning Inquiries** - Spectrum provided set-top boxes for video consumption support the ability for the user to enable or disable Closed Captions for customers with hearing impairment. For immediate closed captioning inquiries, call 1-877-824-6249 or email [PriorityEscalationTeam@chartercom.com](mailto:PriorityEscalationTeam@chartercom.com). For assistance with an ongoing closed captioning issue, please send your concerns via US Mail to W. Wesselman, Director, 2 Digital Place, Simpsonville, SC 29681, send a fax to 1-704-697-4935, or email [closedcaptioningissues@charter.com](mailto:closedcaptioningissues@charter.com). To follow up on a written closed captioning concern only, please call 1-877-276-7432.

**Billing Practices** - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

**Changing Business Locations** - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact your Spectrum Business Account Executive at least twenty one (21) business days prior to your move.

**Authorization to Convert your Check to an Electronic Funds Transfer Debit** - For your convenience, if you provide a check as payment, you authorize Spectrum Business to use the information from your check to make a one-time electronic funds transfer from your account. If you have any questions, please call our office at the telephone number on the front of this invoice. To assist you in future payments, your bank or credit card account information may be electronically stored in our system in a secure, encrypted manner.





May 29, 2019

Invoice Number:  
Account Number:  
Security Code:

FERN HILL  
069143201052919  
0050691432-01  
**2769**



**Contact Us**

Visit us at [Brighthouse.com/business](https://Brighthouse.com/business)  
Or, call us at 1-877-824-6249

7635 1610 NO RP 29 05292019 NNNNNY 01 000317 0001



Statement Date: 06/06/2019

Account: 211000167513

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

Current month's charges:	\$74.40
Total amount due:	\$74.40
Payment Due By:	06/27/2019

## Your Account Summary

Previous Amount Due	\$61.39
Payment(s) Received Since Last Statement	-\$61.39
<b>Current Month's Charges</b>	<b>\$74.40</b>
<b>Total Amount Due</b>	<b>\$74.40</b>

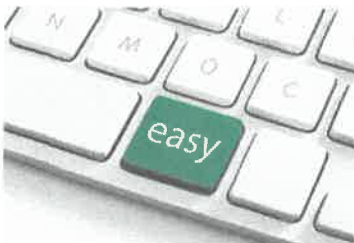
## Sign up for free Power Updates this storm season

Should severe weather lead to outages, you can receive updates about your power right to your mobile device.

Learn more at  
[tampaelectric.com/powerupdates](http://tampaelectric.com/powerupdates).



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 electric bill, such as Paperless Billing and Direct Debit. For more on our convenient options, log into [tecoaccount.com](http://tecoaccount.com) or visit [tampaelectric.com/billpay](http://tampaelectric.com/billpay).

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



### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211000167513

Current month's charges:	\$74.40
Total amount due:	\$74.40
Payment Due By:	06/27/2019

**Amount Enclosed** \$ \_\_\_\_\_  
605704182733



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

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

**Account:** 211000167513  
**Statement Date:** 06/06/2019  
**Current month's charges due** 06/27/2019

## Details of Charges – Service from 05/03/2019 to 06/04/2019

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	06/04/2019	30,227		29,632		595 kWh	1	33 Days

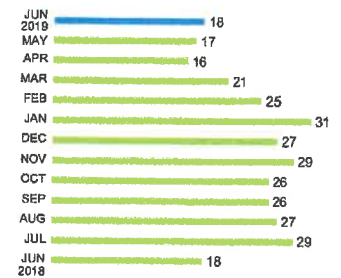
Basic Service Charge		\$18.14
Energy Charge	595 kWh @ \$0.05916/kWh	\$35.20
Fuel Charge	595 kWh @ \$0.03227/kWh	\$19.20
Florida Gross Receipt Tax		\$1.86
<b>Electric Service Cost</b>		<b>\$74.40</b>

**Total Current Month's Charges**

**\$74.40**

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)



0000565-0013702- Page 11 of 12





## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 06/06/2019

Account: 211000167729

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

Current month's charges:	\$1,538.15
Total amount due:	\$1,538.15
Payment Due By:	06/27/2019

### Your Account Summary

Previous Amount Due	\$1,537.33
Payment(s) Received Since Last Statement	-\$1,537.33
<b>Current Month's Charges</b>	<b>\$1,538.15</b>
<b>Total Amount Due</b>	<b>\$1,538.15</b>

### Sign up for free Power Updates this storm season

Should severe weather lead to outages, you can receive updates about your power right to your mobile device.

Learn more at  
[tampaelectric.com/powerupdates](http://tampaelectric.com/powerupdates).



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 electric bill, such as Paperless Billing and Direct Debit. For more on our convenient options, log into [tecoaccount.com](http://tecoaccount.com) or visit [tampaelectric.com/billpay](http://tampaelectric.com/billpay).

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



#### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211000167729

Current month's charges:	\$1,538.15
Total amount due:	\$1,538.15
Payment Due By:	06/27/2019
<b>Amount Enclosed</b>	<b>\$</b>

605704182734

00006585 02 AV 0.38 33607 FTECO106071900140010 00000 03 01000000 018 04 20878 006



SUMMIT AT FERN HILL CCD  
SUMMIT AT FERN HILL CDD  
2005 PAN AM CIRCLE SUITE 300  
TAMPA, FL 33607-2359

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

Received  
JUN 10 2019

**Account:** 211000167729  
**Statement Date:** 06/06/2019  
**Current month's charges due** 06/27/2019

## Details of Charges – Service from 05/02/2019 to 05/31/2019

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

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	900 kWh @ \$0.02904/kWh	\$26.14
Fixture & Maintenance Charge	45 Fixtures	\$405.45
Lighting Pole / Wire	45 Poles	\$1076.40
Lighting Fuel Charge	900 kWh @ \$0.03194/kWh	\$28.75
Florida Gross Receipt Tax		\$1.41
<b>Lighting Charges</b>		<b>\$1,538.15</b>

### Total Current Month's Charges

**\$1,538.15**

00006585-0013698-Page 3 of 12



Statement Date: 06/06/2019

Account: 211000167901

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

Current month's charges:	\$589.88
Total amount due:	\$589.88
Payment Due By:	06/27/2019

## Your Account Summary

Previous Amount Due	\$536.62
Payment(s) Received Since Last Statement	-\$536.62
<b>Current Month's Charges</b>	<b>\$589.88</b>
<b>Total Amount Due</b>	<b>\$589.88</b>

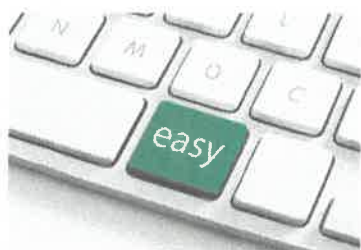
## Sign up for free Power Updates this storm season

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Learn more at  
[tampaelectric.com/powerupdates](http://tampaelectric.com/powerupdates).



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 electric bill, such as Paperless Billing and Direct Debit. For more on our convenient options, log into [tecoaccount.com](http://tecoaccount.com) or visit [tampaelectric.com/billpay](http://tampaelectric.com/billpay).

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:	\$589.88
Total amount due:	\$589.88
Payment Due By:	06/27/2019
<b>Amount Enclosed</b>	<b>\$</b>

605704182735


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

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

**Account:** 211000167901  
**Statement Date:** 06/06/2019  
**Current month's charges due** 06/27/2019

## Details of Charges – Service from 05/03/2019 to 06/04/2019

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	06/04/2019	89,281		83,189		6,092 kWh	1	33 Days

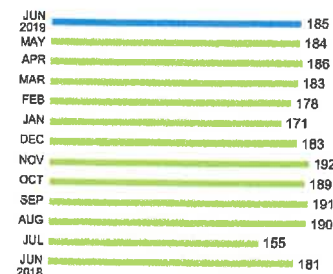
Basic Service Charge					\$18.14
Energy Charge	6,092 kWh @ \$0.05916/kWh				\$360.40
Fuel Charge	6,092 kWh @ \$0.03227/kWh				\$196.59
Florida Gross Receipt Tax					\$14.75
<b>Electric Service Cost</b>					<b>\$589.88</b>

**Total Current Month's Charges**

**\$589.88**

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)



00005585-0013700-Page 7 of 12



## DISTRICT CHECK REQUEST FORM

**Today's Date**        June 12, 2019

**District Name**     Summit at Fern Hill CDD

**Check Amount**     \$ 200.00

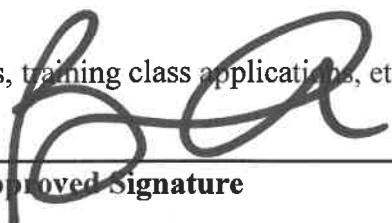
**Payable:**            Anthony White

**Mailing Address**    10612 Strawberry Tetra Dr.  
                              Riverview, FL 33578

**Check Description**   Clubhouse Deposit

### Special Instructions

(Please attach all support documentation: i.e., invoices, training class applications, etc.)

  
\_\_\_\_\_  
Approved Signature

DM	_____
Fund	_____
G/L	_____
Object Cd	_____

CK # \_\_\_\_\_ Date \_\_\_\_\_



**Date of Reservation:** June 7, 2019  
**Time From:** 5:00pm to 11:00pm  
**Type of Function:** Celebration of Life  
**Number of Persons Planning to Attend:** 25  
**Total Rental Fee: \$50.00**  
**Total Refundable Deposit: \$200.00**

### THE SUMMIT AT FERN HILL Clubhouse Rental Agreement

THIS CLUBHOUSE RENTAL AGREEMENT (the "**Agreement**") is made on this 15 day of May, 2019, by and between THE SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT., a local unit of special-purpose government organized and existing pursuant to Chapter 190, Florida Statutes (the "**CDD**"), located at The Summit at Fern Hill Community and at 10612 Strawberry Tetra Dr, Riverview, Florida 33578. ("Homeowner"), residing at

In consideration of the mutual agreements of the parties set forth in this Agreement and other good and valuable consideration the receipt and sufficiency of which is acknowledged, the parties agree as follows:

1. The CDD is not responsible for the loss or injuries sustained to any resident or guest who attends this function. The CDD, Home Encounter LLC, a Florida limited liability company (the "**Management Company**"), their members, employees and other representatives will in no way be liable for loss, damages, or injuries to any resident or guest in connection with this event. Homeowner assumes full responsibility and liability for any claims arising at the above stated activity. Homeowner(s) shall indemnify and hold harmless the CDD, The Summit at Fern Hill Community Association, Inc., Lennar Homes, LLC, a Florida limited liability company, Lennar Corporation, a Delaware corporation, and their respective affiliates, managers, members, employees, officers, directors, trustees, shareholders, counsel, representatives and agents (the "**Released Parties**"), from and against any and all damages, liens, liabilities, penalties, interest, losses, demands, actions, causes of action, claims, costs and expenses (including reasonable attorneys' fees, including the cost of in-house counsel and appeals) arising from or related to Homeowner's and its guests' and invitees' use of the Clubhouse and related facilities, entry onto the Clubhouse and related facilities and any other acts by Homeowner or its guest' and invitees with respect to the use of the Clubhouse and related facilities or otherwise. It is expressly agreed by Homeowner and the CDD that any of the Released Parties, which are not parties to this Agreement are intended by the Homeowner and the CDD to be third party beneficiaries to this Section 1 and shall have the right to enforce the provisions of this Agreement.
2. Homeowner agrees to return the premises to a neat, clean and orderly condition, and is responsible for removing all trash and garbage created as a result of this activity. All trash and garbage MUST be removed and taken and removed from the premises immediately after the event.
3. Homeowner understands and agrees that the \$200.00 refundable deposit will be returned ONLY after it has been verified that the facility has been left clean and orderly, all inventory accounted for, and all rules have been complied with. Following event, a representative of the CDD must walk through facility with the Homeowner to ensure it was left clean and orderly before authorization is made to return deposit.
4. Should facility not be left clean and orderly, and the cost to clean or repair facility exceeds the deposit, the Homeowner will be billed for the difference and required to pay same within 30 days. Should Homeowner continue to utilize Clubhouse and leave facility not in a clean or orderly state, the CDD reserves the right to deny rental of facility to the Homeowner in the future.

5. Homeowner agrees that rental of the Clubhouse does **not** include the exclusive use of the pool.
6. Alcohol is not allowed in the Clubhouse or on any of the Clubhouse property, including but not limited to, the pool area.
7. Prior to receiving the Clubhouse key, each Homeowner will be required to sign this Agreement. Homeowner can obtain these documents from the Management Company at (813) 873-7300.
8. A lost Clubhouse key will result in the loss of your deposit.
9. Homeowner agrees and understands that a minimum of five (5) calendar days' cancellation notice, prior to rental, is required. If cancellation notice is given less than five (5) calendar days prior to rental, the fifty dollar (\$50.00) rental fee will not be refunded.
10. If any commercial services will be used (i.e. moon walk or caterer) the commercial entity will be required to provide a certificate of insurance naming the CDD, as an additional named insured. This certificate shall be delivered to the Management Company a minimum of forty-eight (48) hours prior to the event.
11. Should an event occur in the evening, Homeowner shall make arrangements with the opening of the gate for attendees at the event at the Clubhouse. For security purposes, Homeowner shall not place any item that allows gate to remain open.
12. Homeowner agrees to abide by the Clean-Up Checklist that is attached hereto as **Exhibit A** and made a part hereof. Said Checklist is also posted in the Storage Closet.
13. By signing this Agreement, you are hereby acknowledging your understanding and acceptance of the terms and conditions herein.

**IN WITNESS WHEREOF**, the parties have executed this Agreement on the day and year first written above.

**HOMEOWNER:**

Anthony White  
10612 Strawberry Tetra Dr  
Riverview, FL 33578

Name: Anthony White  
cell: 813-777-2475

Anthony White  
Name: Anthony White

**CDD:**

**THE SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government organized and existing pursuant to Chapter 190, Florida Statutes

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**Mail two (2) checks (one for rental fee; one for deposit) and completed application to:**

**Summit at Fern Hill CDD**  
**c/o Meritus**  
**2005 Pan Am Circle, Suite 120**  
**Tampa, FL 33607**  
**Contact: Brittany Crutchfield**  
**Phone: (813) 397-5120 Ext. 322**  
**Email: [Brittany.crutchfield@merituscorp.com](mailto:Brittany.crutchfield@merituscorp.com)**

**EXHIBIT A**  
**Clubhouse Clean-up Check List**

<b>FOYER AND MAIN HALL</b>	
All decorations (including balloons) removed	
All lights returned to original position	
<b>RESTROOMS</b>	
Trash removed and new trash liners applied	
Floors swept of all debris, and spills wiped up	
All decorations removed	
<b>OTHER AREAS</b>	
Trash removed	
Floors swept of all debris and spills wiped up	
Lights and fans set as indicated	
Outdoor deck area cleaned of debris, decorations, etc.	
All trash and decorations must be removed from Clubhouse grounds	

Failure to comply with any or all of the above responsibilities will result in forfeit of all or part of security deposit.

By assisting us with this clean-up, you are not only allowing the turnover of the Clubhouse to another group in a timely manner, but you also allow us to keep our rental rates reasonable.

We are seeking your continued cooperation in the use of the Clubhouse.

**Name of Homeowner:** Anthony White  
**Date of Event:** June 7, 2019

## CHECK – IN

Agreement that Clubhouse at the time of rental is in a neat, clean and orderly condition:

\_\_\_\_\_  
Homeowners Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Homeowners Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Management Company

\_\_\_\_\_  
Date

\*\*\*\*\*

## CHECK - OUT

Agreement that Clubhouse was left by Homeowner in a neat, clean and orderly condition:

\_\_\_\_\_  
Homeowners Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Homeowners Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Management Company

\_\_\_\_\_  
Date

Comments, if any:

\_\_\_\_\_  
\_\_\_\_\_

THE BACK OF THIS DOCUMENT CONTAINS AN "AMSCOT" ARTIFICIAL WATERMARK - HOLD AT AN ANGLE

**AMSCOT**

**INTERNATIONAL MONEY ORDER**

The Money Superstore™

55

86-490  
1031

2196817824

05/15/2019

PAY TO THE  
ORDER OF

*Summit at Fern Hill*

\$200.00

AMSCOT  
CORPORATION  
P.O. BOX 25137  
TAMPA, FL  
33622-5137

*Angela White 10612 Strawberry Tera Dr. Riverview FL 33578*

TWO HUNDRED AND 00/100 DOLLARS

2196817824

NOT VALID FOR MORE THAN ONE THOUSAND FIVE HUNDRED DOLLARS (\$1500)

**AMSCOT CORPORATION**

Payable through BancFirst

PURCHASER AND PAYEE ARE SUBJECT TO THE SERVICE CHARGE AND OTHER TERMS ON THE REVERSE SIDE

PURCHASER'S SIGNATURE

*Angela White*

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

⑆103104900⑆ 4297 2196817824⑈

THE BACK OF THIS DOCUMENT CONTAINS AN "AMSCOT" ARTIFICIAL WATERMARK - HOLD AT AN ANGLE

**AMSCOT**

The Money Superstore™

**INTERNATIONAL MONEY ORDER**

86-490  
1031

2200814932

05/16/2019

E9

PAY TO THE  
ORDER OF

*Summit at Fern Hill*

\$\$\$50.00

AMSCOT  
CORPORATION  
P.O. BOX 25137  
TAMPA, FL  
33622-5137

*Anthony White*

PURCHASER

**\*\*FIFTY AND 00/100 DOLLARS**

NOT VALID FOR MORE THAN ONE THOUSAND FIVE HUNDRED DOLLARS (\$1500)

**AMSCOT CORPORATION**

*[Signature]*

PURCHASER'S SIGNATURE

2200814932

Payable through BancFirst

PURCHASER AND PAYEE ARE SUBJECT TO THE SERVICE CHARGE AND OTHER TERMS ON THE REVERSE SIDE

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

⑈103104900⑈ 4297 2200814932⑈

## DISTRICT CHECK REQUEST FORM

**Today's Date**        June 17, 2019

**District Name**     Summit at Fern Hill CDD

**Check Amount**     \$ 200.00

**Payable:**            Anya Robertson

**Mailing Address**    10340 Boggy Moss Drive.  
                              Riverview, FL 33578

**Check Description**   Clubhouse Deposit

### Special Instructions

(Please attach all support documentation: i.e., invoices, training class applications, etc.)

  
\_\_\_\_\_  
Approved Signature

DM	_____
Fund	_____
G/L	_____
Object Cd	_____

CK # \_\_\_\_\_ Date \_\_\_\_\_

MAY 22 2019

Date of Reservation: 06/15/19  
 Time From: 3:00pm to 7pm (include setup & clean up)  
 Type of Function: Graduation Celebration  
 Number of Persons Planning to Attend: 20  
 Total Rental Fee: \$50.00  
 Total Refundable Deposit: \$200.00

### THE SUMMIT AT FERN HILL Clubhouse Rental Agreement

THIS CLUBHOUSE RENTAL AGREEMENT (the "**Agreement**") is made on this 19<sup>th</sup> day of May, 2019, by and between THE SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT., a local unit of special-purpose government organized and existing pursuant to Chapter 190, Florida Statutes (the "**CDD**"), located at 10340 Boggay Moss Dr. Riverview FL 33578 and Anita Robertson ("**Homeowner**"), residing at 10209 Strawberry Teta Dr., Riverview, Florida 33578.

In consideration of the mutual agreements of the parties set forth in this Agreement and other good and valuable consideration the receipt and sufficiency of which is acknowledged, the parties agree as follows:

1. The CDD is not responsible for the loss or injuries sustained to any resident or guest who attends this function. The CDD, Home Encounter LLC, a Florida limited liability company (the "**Management Company**"), their members, employees and other representatives will in no way be liable for loss, damages, or injuries to any resident or guest in connection with this event. Homeowner assumes full responsibility and liability for any claims arising at the above stated activity. Homeowner(s) shall indemnify and hold harmless the CDD, The Summit at Fern Hill Community Association, Inc., Lennar Homes, LLC, a Florida limited liability company, Lennar Corporation, a Delaware corporation, and their respective affiliates, managers, members, employees, officers, directors, trustees, shareholders, counsel, representatives and agents (the "**Released Parties**"), from and against any and all damages, liens, liabilities, penalties, interest, losses, demands, actions, causes of action, claims, costs and expenses (including reasonable attorneys' fees, including the cost of in-house counsel and appeals) arising from or related to Homeowner's and its guests' and invitees' use of the Clubhouse and related facilities, entry onto the Clubhouse and related facilities and any other acts by Homeowner or its guest' and invitees with respect to the use of the Clubhouse and related facilities or otherwise. It is expressly agreed by Homeowner and the CDD that any of the Released Parties, which are not parties to this Agreement are intended by the Homeowner and the CDD to be third party beneficiaries to this Section 1 and shall have the right to enforce the provisions of this Agreement.
2. Homeowner agrees to return the premises to a neat, clean and orderly condition, and is responsible for removing all trash and garbage created as a result of this activity. All trash and garbage MUST be removed and taken and removed from the premises immediately after the event.
3. Homeowner understands and agrees that the \$200.00 refundable deposit will be returned ONLY after it has been verified that the facility has been left clean and orderly, all inventory accounted for, and all rules have been complied with. Following event, a representative of the CDD must walk through facility with the Homeowner to ensure it was left clean and orderly before authorization is made to return deposit.
4. Should facility not be left clean and orderly, and the cost to clean or repair facility exceeds the deposit, the Homeowner will be billed for the difference and required to pay same within 30 days. Should Homeowner continue to utilize Clubhouse and leave facility not in a clean or orderly state, the CDD reserves the right to deny rental of facility to the Homeowner in the future.



5. Homeowner agrees that rental of the Clubhouse does **not** include the exclusive use of the pool.
6. Alcohol is not allowed in the Clubhouse or on any of the Clubhouse property, including but not limited to, the pool area.
7. Prior to receiving the Clubhouse key, each Homeowner will be required to sign this Agreement. Homeowner can obtain these documents from the Management Company at (813) 873-7300.
8. A lost Clubhouse key will result in the loss of your deposit.
9. Homeowner agrees and understands that a minimum of five (5) calendar days' cancellation notice, prior to rental, is required. If cancellation notice is given less than five (5) calendar days prior to rental, the fifty dollar (\$50.00) rental fee will not be refunded.
10. If any commercial services will be used (i.e. moon walk or caterer) the commercial entity will be required to provide a certificate of insurance naming the CDD, as an additional named insured. This certificate shall be delivered to the Management Company a minimum of forty-eight (48) hours prior to the event.
11. Should an event occur in the evening, Homeowner shall make arrangements with the opening of the gate for attendees at the event at the Clubhouse. For security purposes, Homeowner shall not place any item that allows gate to remain open.
12. Homeowner agrees to abide by the Clean-Up Checklist that is attached hereto as **Exhibit A** and made a part hereof. Said Checklist is also posted in the Storage Closet.
13. By signing this Agreement, you are hereby acknowledging your understanding and acceptance of the terms and conditions herein.

**IN WITNESS WHEREOF**, the parties have executed this Agreement on the day and year first written above.

**HOMEOWNER:**

Anya Robertson  
Name: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_

**CDD:**

**THE SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government organized and existing pursuant to Chapter 190, Florida Statutes

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**Mail two (2) checks (one for rental fee; one for deposit) and completed application to:**

**Summit at Fern Hill CDD**  
**c/o Meritus**  
**2005 Pan Am Circle, Suite 120**  
**Tampa, FL 33607**  
**Contact: Brittany Crutchfield**  
**Phone: (813) 397-5120 Ext. 322**  
**Email: [Brittany.crutchfield@merituscorp.com](mailto:Brittany.crutchfield@merituscorp.com)**

**ACKEEM ROBERTSON**  
**ANYA ROBERTSON**  
 18001 RICHMOND PLACE DR.  
 TAMPA, FL 33647-1743

**161**  
 63-751/631 10669

**Received**

MAY 22 2019

Pay to the Order of The Summit at Fern Hill CDD \$ 200

Two Hundred and 00/100 Dollars

For Club House Deposit

WELLS FARGO  
 Wells Fargo Bank, N.A.  
 Florida  
 wells.fargo.com

Photo  
 Personal  
 Delete on back

10631075131 13830087501 00161

AMERICA THE BEAUTIFUL

**ACKEEM ROBERTSON**  
**ANYA ROBERTSON**  
 18001 RICHMOND PLACE DR.  
 TAMPA, FL 33647-1743

**160**  
 63-751/631 10669

**Received**

Pay to the Order of The Summit at Fern Hill CDD \$ 50.00

Fifty 00/100 Dollars

For Club House Rental

WELLS FARGO  
 Wells Fargo Bank, N.A.  
 Florida  
 wells.fargo.com

Photo  
 Personal  
 Delete on back

10631075131 13830087501 00160

AMERICA THE BEAUTIFUL



LOCK & SAFE, Inc.

Brandon Lock & Safe, Inc.  
4630 Eagle Falls Place  
Tampa, FL 33619  
ph. 813-655-4200 fax 813-655-4201

# Invoice

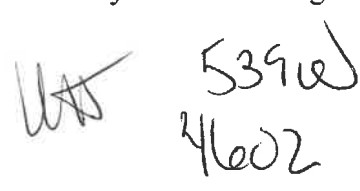
Date	Invoice #
6/3/2019	45789

Lic. #HCLOC14006

Bill To
Meritus Communities Attn: Fern Hill 2005 Pan Am Circle Drive Suite 120 Tampa, FL 33607

Due Date
7/3/2019

P.O. Number	Terms
	Net 30

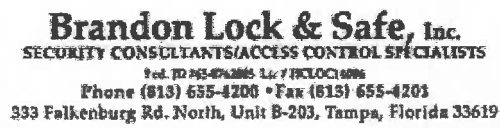
Quantity	Description	Price Each	Amount
1	SC1 DND key duplicated  ***Minimum Invoice Notice – Effective 9/1/2016 – The minimum invoice amount is \$10.00*** - courtesy 1 time no charge  	2.50	2.50

Terms & conditions are available on the back of your mailed invoice or at  
<http://www.brandonlock.com/terms>

All invoices past 30 days are subject to a late fee of 1.5% calculated monthly on the total unpaid balance.  
Please pay your invoices promptly to avoid any additional charges.

To ensure proper credit, please be sure to include the invoice number on your check.  
Thank you.

<b>Subtotal</b>	\$2.50
<b>Sales Tax (8.5%)</b>	\$0.00
<b>Payments/Credits</b>	\$0.00
<b>Total</b>	\$2.50
<b>Balance Due</b>	<b>\$2.50</b>

[illegible]

ALL CASH AND RETURNED GOODS MUST BE ACCOMPANIED BY THIS BILL.

**THANK YOU!**




# Brandon Lock & Safe, Inc.

4630 Eagle Falls Place  
Tampa, FL 33619  
ph. 813-655-4200 fax 813-655-4201

## Invoice

Date	Invoice #
6/18/2019	45934

Lic. HCLOC14006

Bill To									
<b>Meritus Communities</b> <b>Attn: Fern Hill</b> <b>2005 Pan Am Circle Drive</b> <b>Suite 120</b> <b>Tampa, FL 33607</b>		<table border="1"> <tr> <th>Due Date</th></tr> <tr> <td>7/18/2019</td></tr> </table>		Due Date	7/18/2019				
Due Date									
7/18/2019									
P.O. Number		Terms							
		Net 30							
Quantity	Description	Price Each	Amount						
25	SC1 key duplicated	1.95	48.75						
25	SC4 key duplicated	1.95	48.75						
25	Y11 key duplicated	1.95	48.75						
<div style="text-align: center;">  <div style="margin-left: 50px;"> 539W 4602 </div> </div>									
Terms & conditions are available on the back of your mailed invoice or at <a href="http://www.brandonlock.com/terms">http://www.brandonlock.com/terms</a>		<table border="1"> <tr> <td><b>Subtotal</b></td> <td>\$146.25</td> </tr> <tr> <td><b>Sales Tax (8.5%)</b></td> <td>\$0.00</td> </tr> <tr> <td><b>Total</b></td> <td><b>\$146.25</b></td> </tr> </table>		<b>Subtotal</b>	\$146.25	<b>Sales Tax (8.5%)</b>	\$0.00	<b>Total</b>	<b>\$146.25</b>
<b>Subtotal</b>	\$146.25								
<b>Sales Tax (8.5%)</b>	\$0.00								
<b>Total</b>	<b>\$146.25</b>								
All invoices past 30 days are subject to a late fee of 1.5% calculated monthly on the total unpaid balance. Please pay your invoices promptly to avoid any additional charges.									
To ensure proper credit, please be sure to include the invoice number on your check. Thank you.									

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

**DATE:** May 29, 2019  
**Invoice #** 5085

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

[illegible]**Payment due upon receipt**

Phone #  
813-526-3739

Fax # 813-280-2476

E-mail  
carsonwd@yahoo.com

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

**DATE:** June 10, 2019  
**Invoice #** 5097

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

[illegible]**Payment due upon receipt**

Phone # 813-526-3739

Fax #  
813-280-2476

E-mail  
carsonwd@yahoo.com



HomeTeam Pest Defense, Inc.  
310 First St. NE  
Ruskin, FL 33570-3621  
813-489-7041

**Invoice and detailed service  
report**  
**INVOICE #: 63684903**  
WORK DATE: 6/12/19

**BILL-TO 2603060**

Summit at Fernhill CDD C/O  
Attn: Shawndell Meritus Districts  
2005 Pan Am Cir  
Suite 120  
Tampa, FL 33607-2359

Phone: 813-397-5120 x310

**LOCATION 2603060**

Summit at Fernhill CDD  
Attn: Nicole Clubhouse  
10340 Boggy Moss Dr  
Riverview, FL 33578

Phone: 321-663-8863

**Time In:** 6/12/19 10:55 AM

**Time Out:** 6/12/19 11:33 AM

**Customer Signature**

Customer is unavailable to sign

**Technician Signature**

Leonard Robinson

**License #:**

Purchase Order	Terms	Service Description	Quantity	Unit Price	Amount
None	DUE UPON RECEIPT	Pest Control Service	1.00	120.80	120.80
<b>Subtotal</b>					120.80
<b>Tax</b>					0.00
<b>Total</b>					120.80
<b>Total Due:</b>					<b>120.80</b>

**Today's Service Comments**

Hi Mr/Ms Summit at Fern Hill,

Today's 6-Point Advantage Service:

1. Inspected the exterior of your home to identify potential pest problems
2. Removed and treated cobwebs and wasps nests within reach
3. Provided conventional pest control applications
4. Treated pest entry points around doors and windows
5. Applied pest control materials around the outside perimeter of your home.
6. Provided this detailed service report.

Today's Service Comments:

Today I treated your home for ants, roaches, and spiders. While inspecting your home I did find spider webs and eggs in the back perimeter of your home, and treated accordingly. Due to the treatment of your home today you may experience dead or dying insects between services. If you have any questions in regards to our service, please give our office a call. Thanks, Leonard

Curbside Call was not completed, Community area.

Thank you for choosing HomeTeam Pest Defense as your service provider.  
Your next scheduled service month will be in September.

Did I earn a 10/10 rating today? You may receive a survey on our quality of work and your feedback would be greatly appreciated.

<p>You may notice a slight increase in your service charge effective July 1</p>

**PRODUCTS APPLICATION SUMMARY**

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Demand G		100-1240	0.0450%	n/a	Lambda-cyhalothrin	1.0000 Pound	1.0000 Pound
<b>Areas Applied:</b> Perimeter							
<b>Target Pests:</b> Ants, Roaches, Spiders							
Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Onslaught - Fastcap		1021-2574	6.4000%	0.1250	cyano methyl-4-chloro-alpha-benzeneacetate	4.0000 Ounce	0.5000 Ounce
<b>Areas Applied:</b> Exterior entry points							

Treated Area(s) - Do not allow unprotected persons, children or pets to touch, enter or replace items or bedding, to contact or enter treated area(s) until dry. Ventilation/Reoccupying - Vacate and keep area(s) closed up to 30 minutes after treatment, then ventilate area(s) for up to 2 hours before reoccupying. Equipment/Processing/Food - Thoroughly wash dishes, utensils, food preparation/processing equipment and surfaces with an effective cleaning compound and rinse with clean water if not removed or covered during a treatment. This area should be odor free before food products are placed in the area. Exterior Applications (Baits) - Do not allow grazing or feed, lawn or sod clippings to livestock after bait applications. Do not burn treated fire wood for one month after treatment. Granular Application(s) Do not water to the point of run-off.





HomeTeam Pest Defense, Inc.  
310 First St. NE  
Ruskin, FL 33570-3621  
813-489-7041

**Invoice and detailed service  
report**  
**INVOICE #: 63684903**

WORK DATE: 6/12/19

**PRODUCTS APPLICATION SUMMARY**

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
<b>Target Pests:</b> Ants, Roaches, Spiders							
Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Tandem		100-1437	15.1000%	0.0260	Thiamethoxam 11.6%; Lambda-cyhalothrin 3.5%	5.0000 Gallon	0.0086 Gallon
<b>Areas Applied:</b> Perimeter							
<b>Target Pests:</b> Ants, Roaches, Spiders							

**PRODUCTS APPLIED**

Material	A.I. %	Finished Qty	Application Equipment	Time
EPA #	A.I. Concentration	Undiluted Qty	Application Method	Lot #
Onslaught - Fastcap	6.4000%	4.0000 Ounce	One Gallon Compressed Sprayer	11:32:26 AM
1021-2574	0.12500000	0.5000 Ounce	Handheld compression sprayer	
<b>Target Pests:</b> Ants, Roaches, Spiders				
<b>Areas Applied:</b> Exterior entry points				
<b>Weather:</b> 0°, 0 MPH				
Demand G	0.0450%	1.0000 Pound	Spreader	11:31:36 AM
100-1240	n/a	1.0000 Pound	Broadcast	
<b>Target Pests:</b> Ants, Roaches, Spiders				
<b>Areas Applied:</b> Perimeter				
<b>Weather:</b> 0°, 0 MPH				
Tandem	15.1000%	5.0000 Gallon	Sprayer	11:32:01 AM
100-1437	0.02600000	0.0086 Gallon	Power Spray	
<b>Target Pests:</b> Ants, Roaches, Spiders				
<b>Areas Applied:</b> Perimeter				
<b>Weather:</b> 0°, 0 MPH				

**GENERAL COMMENTS / INSTRUCTIONS**

If this ticket shows a previous balance due which has been paid, please disregard & accept our thanks for your payment. If you have questions about your service or invoice, please call us at (813)489-7041. Pay online at [www.pestdefense.com](http://www.pestdefense.com)

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Treated Area(s) - Do not allow unprotected persons, children or pets to touch, enter or replace items or bedding, to contact or enter treated area(s) until dry. Ventilation/Reoccupying - Vacate and keep area(s) closed up to 30 minutes after treatment, then ventilate area(s) for up to 2 hours before reoccupying. Equipment/Processing/Food - Thoroughly wash dishes, utensils, food preparation/processing equipment and surfaces with an effective cleaning compound and rinse with clean water if not removed or covered during a treatment. This area should be odor free before food products are placed in the area. Exterior Applications (Baits) - Do not allow grazing or feed, lawn or sod clippings to livestock after bait applications. Do not burn treated fire wood for one month after treatment. Granular Application(s) Do not water to the point of run-off.

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

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

# INVOICE

Invoice Number: 9190  
Invoice Date: Jun 12, 2019  
Page: 1

**Bill To:**

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

**Ship to:**

Customer ID	Customer PO	Payment Terms	
Summit Fern Hill CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		6/12/19

Quantity	Item	Description	Unit Price	Amount
		Mailing - FY 2020 Assessment Notice		184.63

Subtotal	184.63
Sales Tax	
Total Invoice Amount	184.63
Payment/Credit Applied	
<b>TOTAL</b>	<b>184.63</b>



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

Thanks for your order!

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

## Invoice OPT0266084

Jun 12, 2019

Client Meritus Associations-381  
Association Not selected  
Product Mail My PDF  
Job Number HAFGwKM4jMPDF  
Job Name Summit at Fern Hill  
PO Number FY 2020 Assessment Notice  
Due Date Jul 12, 2019

### Summary

#### Materials & Services

Printing, inserting and mailing.

200 | 1-5 sheets @ \$0.27 base (\$0.12 each additional sheet)

200 | 2 Sheets total: 78.00

200 | #10 Envelope

#### Postage 1 oz Letter

Qty	Price	Tax	Subtotal
1	78.000	T	\$78.00
200	0.500	N	\$100.00
Subtotal			\$178.00
Tax			\$6.63
Total			\$184.63

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

Make check payable to:

**Optimal Outsource**  
7 Rancho Cr  
Lake Forest, CA 92630



Ryder Residential and Commercial, LLC  
813-846-2865

1071 Emerald Dr.  
Brandon, Florida  
33511  
United States

Billed To  
Nicole Hicks, DM  
The Summit at Fern Hill CDD ( Gene  
Roberts )  
2005 Pan Am Circle, Suite 300  
Tampa, Florida  
33607  
United States

Date of Issue  
06/18/2019

Invoice Number  
0000050

Due Date  
07/03/2019

Amount Due (USD)  
**\$135.98**

Description	Rate	Qty	Line Total
Service Call FEE Retrieve Job Details	\$25.00	1	\$25.00
Labor hours No Over Night Parking Sign Install	\$65.00	1.5	\$97.50
Comp Sign Post	\$0.00	1	\$0.00
Mileage Fastsigns	\$0.35	38.5	\$13.48

Subtotal 135.98

Tax 0.00

Total 135.98

Amount Paid 0.00

Amount Due (USD) \$135.98

Terms

**Spearem Enterprises, LLC**  
 18865 State Rd. 54 Suite122  
 Lutz, FL 33558  
 (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 # 3881**

**DATE 05/27/2019**

**DUE DATE 06/11/2019**

**TERMS Net 15**

ACTIVITY	QTY	RATE	AMOUNT
<b>Labor</b> 4-29-2019 • Scrubbing and disinfecting the toilets, all sinks, all counter top areas, all cabinet areas • Mirrors ,door knobs, handicap bars, light switches, locking mechanisms on doors, paper goods fixtures as well as all other fixtures located in restroom & clubhouse cleaned/disinfected • Sweep, Vacuum & Mop ALL floors • ALL Trash bins to be emptied upon each visit and new liners in place • Replacement of burned out light bulbs. • Clean/Disinfect drinking fountain • Pick up all trash and debris on Clubhouse grounds • Tables wiped off & straitened inside & outside • Dust all furniture, pictures, tables, lamps and baseboards in clubhouse • Blinds and window sills dusted  Description Of Work To Be Performed One Time Per Week: • Blow off Parking area, sidewalks, cabanas & pool deck • Dust the ceiling and walls of the cabana & light fixtures to remove any bugs, dirt or other debris • Remove wasp/hornets nests as needed	1	100.00	100.00
<b>Labor</b> 5-6-2019 • Scrubbing and disinfecting the toilets, all sinks, all counter top areas, all cabinet areas • Mirrors ,door knobs, handicap bars, light switches, locking mechanisms on doors, paper goods fixtures as well as all other fixtures located in restroom & clubhouse cleaned/disinfected • Sweep, Vacuum & Mop ALL floors • ALL Trash bins to be emptied upon each visit and new liners in place • Replacement of burned out light bulbs. • Clean/Disinfect drinking fountain	1	100.00	100.00


  
 53910  
 4602

ACTIVITY	QTY	RATE	AMOUNT
<ul style="list-style-type: none"> <li>• Pick up all trash and debris on Clubhouse grounds</li> <li>• Tables wiped off &amp; straitened inside &amp; outside</li> <li>• Dust all furniture, pictures, tables, lamps and baseboards in clubhouse</li> <li>• Blinds and window sills dusted</li> </ul> <p>Description Of Work To Be Performed One Time Per Week:</p> <ul style="list-style-type: none"> <li>• Blow off Parking area, sidewalks, cabanas &amp; pool deck</li> <li>• Dust the ceiling and walls of the cabana &amp; light fixtures to remove any bugs, dirt or other debris</li> <li>• Remove wasp/hornets nests as needed</li> </ul>			
<b>Labor</b>	1	100.00	100.00
<p>5-13-2019</p> <ul style="list-style-type: none"> <li>• Scrubbing and disinfecting the toilets, all sinks, all counter top areas, all cabinet areas</li> <li>• Mirrors ,door knobs, handicap bars, light switches, locking mechanisms on doors, paper goods fixtures as well as all other fixtures located in restroom &amp; clubhouse cleaned/disinfected</li> <li>• Sweep, Vacuum &amp; Mop ALL floors</li> <li>• ALL Trash bins to be emptied upon each visit and new liners in place</li> <li>• Replacement of burned out light bulbs.</li> <li>• Clean/Disinfect drinking fountain</li> <li>• Pick up all trash and debris on Clubhouse grounds</li> <li>• Tables wiped off &amp; straitened inside &amp; outside</li> <li>• Dust all furniture, pictures, tables, lamps and baseboards in clubhouse</li> <li>• Blinds and window sills dusted</li> </ul> <p>Description Of Work To Be Performed One Time Per Week:</p> <ul style="list-style-type: none"> <li>• Blow off Parking area, sidewalks, cabanas &amp; pool deck</li> <li>• Dust the ceiling and walls of the cabana &amp; light fixtures to remove any bugs, dirt or other debris</li> <li>• Remove wasp/hornets nests as needed</li> </ul>			
<b>Labor</b>	1	100.00	100.00
<p>5-20-2019</p> <ul style="list-style-type: none"> <li>• Scrubbing and disinfecting the toilets, all sinks, all counter top areas, all cabinet areas</li> <li>• Mirrors ,door knobs, handicap bars, light switches, locking mechanisms on doors, paper goods fixtures as well as all other fixtures located in restroom &amp; clubhouse cleaned/disinfected</li> <li>• Sweep, Vacuum &amp; Mop ALL floors</li> <li>• ALL Trash bins to be emptied upon each visit and new liners in place</li> <li>• Replacement of burned out light bulbs.</li> <li>• Clean/Disinfect drinking fountain</li> <li>• Pick up all trash and debris on Clubhouse grounds</li> <li>• Tables wiped off &amp; straitened inside &amp; outside</li> <li>• Dust all furniture, pictures, tables, lamps and baseboards in clubhouse</li> <li>• Blinds and window sills dusted</li> </ul> <p>Description Of Work To Be Performed One Time Per Week:</p> <ul style="list-style-type: none"> <li>• Blow off Parking area, sidewalks, cabanas &amp; pool deck</li> <li>• Dust the ceiling and walls of the cabana &amp; light fixtures to remove any bugs, dirt or other debris</li> <li>• Remove wasp/hornets nests as needed</li> </ul>			

ACTIVITY	QTY	RATE	AMOUNT
<b>Material</b> Papergoods, Soap, Trash bags included in cost.	1	0.00	0.00
-----			
BALANCE DUE			<b>\$400.00</b>

**Spearem Enterprises, LLC**  
 18865 State Rd. 54 Suite122  
 Lutz, FL 33558  
 (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 # 3897**

**DATE 06/18/2019**

**DUE DATE 07/03/2019**

**TERMS Net 15**

539W  
 4602

ACTIVITY	QTY	RATE	AMOUNT
<b>Labor</b> 5-26-2019 • Scrubbing and disinfecting the toilets, all sinks, all counter top areas, all cabinet areas • Mirrors ,door knobs, handicap bars, light switches, locking mechanisms on doors, paper goods fixtures as well as all other fixtures located in restroom & clubhouse cleaned/disinfected • Sweep, Vacuum & Mop ALL floors • ALL Trash bins to be emptied upon each visit and new liners in place • Replacement of burned out light bulbs. • Clean/Disinfect drinking fountain • Pick up all trash and debris on Clubhouse grounds • Tables wiped off & straitened inside & outside • Dust all furniture, pictures, tables, lamps and baseboards in clubhouse • Blinds and window sills dusted  Description Of Work To Be Performed One Time Per Week: • Blow off Parking area, sidewalks, cabanas & pool deck • Dust the ceiling and walls of the cabana & light fixtures to remove any bugs, dirt or other debris • Remove wasp/hornets nests as needed	1	100.00	100.00
<b>Labor</b> 6-2-2019 • Scrubbing and disinfecting the toilets, all sinks, all counter top areas, all cabinet areas • Mirrors ,door knobs, handicap bars, light switches, locking mechanisms on doors, paper goods fixtures as well as all other fixtures located in restroom & clubhouse cleaned/disinfected • Sweep, Vacuum & Mop ALL floors • ALL Trash bins to be emptied upon each visit and new liners in place • Replacement of burned out light bulbs. • Clean/Disinfect drinking fountain	1	100.00	100.00



ACTIVITY	QTY	RATE	AMOUNT
<ul style="list-style-type: none"> <li>• Pick up all trash and debris on Clubhouse grounds</li> <li>• Tables wiped off &amp; straitened inside &amp; outside</li> <li>• Dust all furniture, pictures, tables, lamps and baseboards in clubhouse</li> <li>• Blinds and window sills dusted</li> </ul> <p>Description Of Work To Be Performed One Time Per Week:</p> <ul style="list-style-type: none"> <li>• Blow off Parking area, sidewalks, cabanas &amp; pool deck</li> <li>• Dust the ceiling and walls of the cabana &amp; light fixtures to remove any bugs, dirt or other debris</li> <li>• Remove wasp/hornets nests as needed</li> </ul>			
<b>Labor</b> 6-9-2019	1	100.00	100.00
<ul style="list-style-type: none"> <li>• Scrubbing and disinfecting the toilets, all sinks, all counter top areas, all cabinet areas</li> <li>• Mirrors ,door knobs, handicap bars, light switches, locking mechanisms on doors, paper goods fixtures as well as all other fixtures located in restroom &amp; clubhouse cleaned/disinfected</li> <li>• Sweep, Vacuum &amp; Mop ALL floors</li> <li>• ALL Trash bins to be emptied upon each visit and new liners in place</li> <li>• Replacement of burned out light bulbs.</li> <li>• Clean/Disinfect drinking fountain</li> <li>• Pick up all trash and debris on Clubhouse grounds</li> <li>• Tables wiped off &amp; straitened inside &amp; outside</li> <li>• Dust all furniture, pictures, tables, lamps and baseboards in clubhouse</li> <li>• Blinds and window sills dusted</li> </ul> <p>Description Of Work To Be Performed One Time Per Week:</p> <ul style="list-style-type: none"> <li>• Blow off Parking area, sidewalks, cabanas &amp; pool deck</li> <li>• Dust the ceiling and walls of the cabana &amp; light fixtures to remove any bugs, dirt or other debris</li> <li>• Remove wasp/hornets nests as needed</li> </ul>			
<b>Labor</b> 6-16-2019	1	100.00	100.00
<ul style="list-style-type: none"> <li>• Scrubbing and disinfecting the toilets, all sinks, all counter top areas, all cabinet areas</li> <li>• Mirrors ,door knobs, handicap bars, light switches, locking mechanisms on doors, paper goods fixtures as well as all other fixtures located in restroom &amp; clubhouse cleaned/disinfected</li> <li>• Sweep, Vacuum &amp; Mop ALL floors</li> <li>• ALL Trash bins to be emptied upon each visit and new liners in place</li> <li>• Replacement of burned out light bulbs.</li> <li>• Clean/Disinfect drinking fountain</li> <li>• Pick up all trash and debris on Clubhouse grounds</li> <li>• Tables wiped off &amp; straitened inside &amp; outside</li> <li>• Dust all furniture, pictures, tables, lamps and baseboards in clubhouse</li> <li>• Blinds and window sills dusted</li> </ul> <p>Description Of Work To Be Performed One Time Per Week:</p> <ul style="list-style-type: none"> <li>• Blow off Parking area, sidewalks, cabanas &amp; pool deck</li> <li>• Dust the ceiling and walls of the cabana &amp; light fixtures to remove any bugs, dirt or other debris</li> <li>• Remove wasp/hornets nests as needed</li> </ul>			

ACTIVITY	QTY	RATE	AMOUNT
<b>Material</b>	1	0.00	0.00
Papergoods, Soap, Trash bags included in cost.			
BALANCE DUE			<b>\$400.00</b>



# Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss  
COUNTY OF Hillsborough County

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Clerk** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Assessments** was published in **Tampa Bay Times: 6/14/19**. in said newspaper in the issues of **Tampa Tribune Southeast**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida, each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper

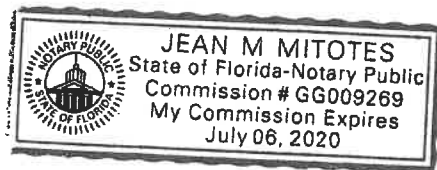
Signature of Affiant

Sworn to and subscribed before me this 06/14/2019.

Signature of Notary Public

Personally known \_\_\_\_\_ or produced identification

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



## SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN TO ALL LANDOWNERS WITHIN SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT"), ADVISING OF A PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2019/2020 BUDGET; AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATION AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors for the Summit at Fern Hill Community Development District will hold two public hearings and a regular meeting on July 11, 2019 at 9:00 a.m. at the offices of Lennar Homes, 4600 W. Cypress Street, Suite 200, Tampa, Florida 33607.

The purpose of the first public hearing is to receive public comment and objections on the Fiscal Year 2019/2020 Proposed Budget. The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes. The purpose of the second public hearing is to consider the imposition of special assessments to fund the District's proposed budget for Fiscal Year 2019/2020 upon the lands located within the District, consider the adoption of an assessment roll, and to provide for the levy, collection, and enforcement of the assessments. The second public hearing is being conducted pursuant to Florida law including Chapters 190 and 197, Florida Statutes. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy assessments as finally approved by the Board. A regular board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, Meritus, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, Ph: (813) 397-5120 during normal business hours. In accordance with Section 189.016, Florida Statutes, the proposed budget will be posted on the District's website [www.summitfernhillcdd.com](http://www.summitfernhillcdd.com) at least two days before the budget hearing date, and shall remain on the District's website for at least 45 days.

The special assessments are annually recurring assessments and are in addition to debt assessments, if any. The table below presents the proposed schedule of operation and maintenance assessments ("O&M Assessment"). Amounts are preliminary and subject to change at the hearing and in any future year. The amounts are subject to early payment discount as afforded by law.

### SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2019/2020 O&M ASSESSMENT SCHEDULE

#### SCHEDULE OF ANNUAL ASSESSMENTS

Lot Size	FBU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2020 Total Assessment	FY 2019 Total Assessment	Total Increase/(Decrease) in Annual Assessment
SERIES 2016 BONDS - PHASE 1							
Single Family 50'	1.25	205	\$1,302.6	\$1,036.68	\$2,338.74	\$2,233.42	\$105.32
SERIES 2018 BONDS - PHASES 2 & 3							
Single Family 40'	1.00	59	\$1,063.83	\$828.33	\$1,893.16	\$1,808.91	\$84.25
Single Family 50'	1.25	60	\$1,462.77	\$1,036.68	\$2,499.42	\$2,394.11	\$105.31

#### Notations:

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

**Annual O&M Assessment (in addition to the Debt Service Assessment) will appear on November 2019 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owners are eligible for a discount of up to 4% if paid early.**

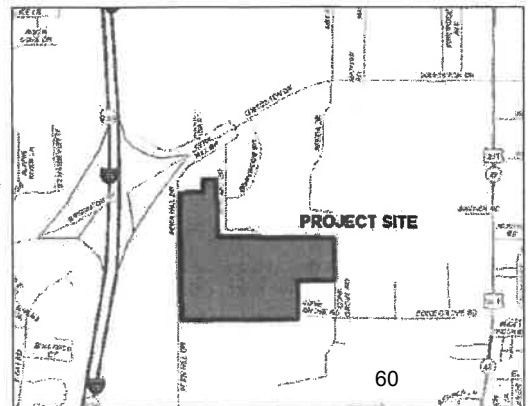
The Hillsborough County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect the assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the assessments will cause a tax certificate to be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

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

In accordance with the provisions of the Americans With Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 397-5120 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office.

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

Nicole Hicks  
District Manager



[illegible]

**Tampa Bay Times**  
Published Daily

STATE OF FLORIDA } ss  
COUNTY OF Hillsborough County

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Clerk** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: PH for Budget** was published in **Tampa Bay Times: 6/21/19**, in said newspaper in the issues of **Baylink Hillsborough**

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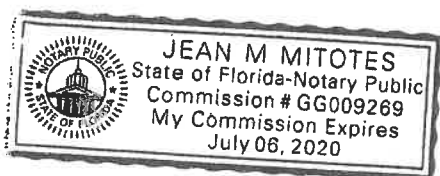
Signature of Affiant

Sworn to and subscribed before me this 06/21/2019.

Signature of Notary Public

Personally known 1 or produced identification

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



**SUMMIT AT FERN HILL  
COMMUNITY DEVELOPMENT DISTRICT**

**NOTICE OF PUBLIC HEARING TO CONSIDER THE  
ADOPTION OF THE FISCAL YEAR 2019/2020 BUDGET; AND  
NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

The Board of Supervisors for the Summit at Fern Hill Community Development District (the "District") will hold a public hearing and a regular meeting on July 11, 2019 at 9:00 a.m. at the offices of Lennar Homes, 4600 West Cypress Street, Suite 200, Tampa, Florida 33607, for the purpose of hearing comments and objections on the adoption of the budget of the District for Fiscal Year 2019/2020.

A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and budgets may be obtained at the offices of the District Manager, Meritus, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, during normal business hours. In accordance with Section 189.016, Florida Statutes, the proposed budget will be posted on the District's website [www.summitfernhillcdd.com](http://www.summitfernhillcdd.com) at least two days before the budget hearing date, and shall remain on the District's website for at least 45 days.

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Nicole Hicks  
District Manager

Run Date: June 21, 2019

787366

# Summit at Fern Hill Community Development District

Financial Statements  
(Unaudited)

Period Ending  
June 30, 2019



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

# Summit at Fern Hill Community Development District

## Balance Sheet

As of 6/30/2019  
(In Whole Numbers)

	General Fund	Debt Service - Series 2016	Debt Service - Series 2018	Capital Projects - Series 2018	General Fixed Assets Account Group	General Long-Term Debt	Total
<b>Assets</b>							
Cash-Operating Account	137,301	0	0	0	0	0	137,301
Investments - Revenue 2016 # 0000	0	104,010	0	0	0	0	104,010
Investments - Interest 2016 # 0001	0	0	0	0	0	0	0
Investments - Sinking 2016 # 0002	0	0	0	0	0	0	0
Investments - Reserve 2016 # 0003	0	123,178	0	0	0	0	123,178
Investments - Prepayment 2016 # 0004	0	0	0	0	0	0	0
Investments - Construction 2016 # 0005	0	0	0	0	0	0	0
Investments - Revenue 2018 #1000	0	0	59,808	0	0	0	59,808
Investments - Interest 2018 #1001	0	0	0	0	0	0	0
Investments - Sinking 2018 #1002	0	0	0	0	0	0	0
Investments - Reserve 2018 # 1003	0	0	69,325	0	0	0	69,325
Investments - Construction 2018 #1005	0	0	0	483,637	0	0	483,637
Investments - COI 2018 # 1006	0	0	0	3	0	0	3
Accounts Receivable - Other	0	0	0	0	0	0	0
Due From Developer	0	0	0	0	0	0	0
Assessments Receivable - Tax Roll	0	0	0	0	0	0	0
Assessments Receivable - Off Roll	0	0	0	0	0	0	0
Due From General Fund	0	0	0	0	0	0	0
Prepaid Items	0	0	0	0	0	0	0
Prepaid General Liability Insurance	1,363	0	0	0	0	0	1,363
Prepaic Public Officials Insurance	547	0	0	0	0	0	547
Prepaid Trustee Fees	5,724	0	0	0	0	0	5,724
Deposits	4,240	0	0	0	0	0	4,240
Construction Work In Progress	0	0	0	0	4,837,481	0	4,837,481
Amount Available-Debt Service	0	0	0	0	0	300,625	300,625
Amount To Be Provided-Debt Service	0	0	0	0	0	5,452,375	5,452,375
Other	0	0	0	0	0	0	0
<b>Total Assets</b>	<b>149,176</b>	<b>227,188</b>	<b>129,133</b>	<b>483,639</b>	<b>4,837,481</b>	<b>5,753,000</b>	<b>11,579,616</b>
<b>Liabilities</b>							
Accounts Payable	2,664	0	0	0	0	0	2,664
Accounts Payable Other	0	0	0	0	0	0	0
Due To Debt Service Fund	0	0	0	0	0	0	0
Deferred Revenue	0	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0
Deposits	1,200	0	0	0	0	0	1,200
Revenue Bonds Payable-LT-2016	0	0	0	0	0	3,631,000	3,631,000
Revenue Bond Payable - Series 2018	0	0	0	0	0	2,122,000	2,122,000
<b>Total Liabilities</b>	<b>3,864</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5,753,000</b>	<b>5,756,864</b>



# Summit at Fern Hill Community Development District

## Balance Sheet

As of 6/30/2019  
(In Whole Numbers)

	General Fund	Debt Service - Series 2016	Debt Service - Series 2018	Capital Projects - Series 2018	General Fixed Assets Account Group	General Long-Term Debt	Total
Fund Equity & Other Credits							
Fund Balance-All Other Reserves	0	220,250	92,655	1,357,098	0	0	1,670,004
Fund Balance-Unreserved	5,061	0	0	0	0	0	5,061
Investment In General Fixed Assets	0	0	0	0	4,837,481	0	4,837,481
Other	140,250	6,937	36,477	(873,459)	0	0	(689,793)
Total Fund Equity & Other Credits	145,312	227,188	129,133	483,639	4,837,481	0	5,822,752
Total Liabilities & Fund Equity	149,176	227,188	129,133	483,639	4,837,481	5,753,000	11,579,616

# Summit at Fern Hill Community Development District

## Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2018 Through 6/30/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Service Charges				
O&M Assmts - Tax Roll	175,652	182,078	6,426	4 %
O&M Assmts - Off Roll	91,853	96,487	4,634	5 %
Interest Earnings				
Interest Earnings	0	33	33	0 %
Contributions & Donations From Private Sources				
Developer Contributions	0	3,256	3,256	0 %
Other Miscellaneous Revenues				
Miscellaneous	0	600	600	0 %
<b>Total Revenues</b>	<b>267,505</b>	<b>282,454</b>	<b>14,949</b>	<b>6 %</b>
<b>Expenditures</b>				
Financial & Administrative				
District Manager	33,750	25,313	8,438	25 %
District Engineer	2,250	1,860	390	17 %
Disclosure Report	8,400	0	8,400	100 %
Trustees Fees	8,500	4,041	4,459	52 %
Accounting Services	750	0	750	100 %
Auditing Services	6,000	5,246	754	13 %
Postage, Phone, Faxes, Copies	500	315	185	37 %
Public Officials Insurance	1,500	1,642	(142)	(9)%
Legal Advertising	750	2,072	(1,322)	(176)%
Bank Fees	430	233	197	46 %
Dues, Licenses & Fees	175	450	(275)	(157)%
Office Supplies	250	100	150	60 %
Legal Counsel				
District Counsel	6,000	4,779	1,221	20 %
Electric Utility Services				
Electric Utility Services	40,000	17,347	22,653	57 %
Water-Sewer Combination Services				
Water Utility Services	3,000	1,582	1,418	47 %
Other Physical Environment				
Waterway Management Program	7,750	6,150	1,600	21 %
Property & Casualty Insurance	7,000	4,088	2,912	42 %
Club Facility Maintenance	15,000	9,532	5,468	36 %
Landscape Maintenance - Contract	85,000	44,806	40,194	47 %
Landscape Maintenance - Other	17,500	4,883	12,617	72 %
Plant Replacement Program	2,500	0	2,500	100 %
Irrigation Maintenance	3,500	3,039	461	13 %
Pool Maintenance	10,000	4,725	5,275	53 %
Park Facility Maintenance	7,000	0	7,000	100 %
<b>Total Expenditures</b>	<b>267,505</b>	<b>142,203</b>	<b>125,302</b>	<b>47 %</b>
Excess Revenues Over (Under)	0	140,250	140,250	0 %
<b>Expenditures</b>				
Fund Balance, Beginning of Period	0	5,061	5,061	0 %
Fund Balance, End of Balance	0	145,312	145,312	0 %

# Summit at Fern Hill Community Development District

## Statement of Revenues and Expenditures

200 - Debt Service - Series 2016  
From 10/1/2018 Through 6/30/2019  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	241,924	249,590	7,666	3 %
Interest Earnings				
Interest Earnings	0	564	564	0 %
Total Revenues	241,924	250,155	8,231	3 %
Expenditures				
Debt Service Payments				
Interest Earnings	0	87,109	(87,109)	0 %
Interest Payment	172,924	87,109	85,815	50 %
Principal Payment	69,000	69,000	0	0 %
Total Expenditures	241,924	243,218	(1,294)	(1)%
Excess Revenues Over (Under) Expenditures	0	6,937	6,937	0 %
Fund Balance, Beginning of Period	0	220,250	220,250	0 %
Fund Balance, End of Balance	0	227,188	227,188	0 %

# Summit at Fern Hill Community Development District

## Statement of Revenues and Expenditures

201 - Debt Service - Series 2018  
From 10/1/2018 Through 6/30/2019  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	137,870	0	(137,870)	(100)%
DS Assmts - Off Roll	0	145,266	145,266	0 %
DS Assmts - Developer	0	29,435	29,435	0 %
Interest Earnings				
Interest Earnings	0	307	307	0 %
Total Revenues	137,870	175,007	37,137	27 %
Expenditures				
Debt Service Payments				
Interest Payment	104,870	105,530	(660)	(1)%
Principal Payment	33,000	33,000	0	0 %
Total Expenditures	137,870	138,530	(660)	(0)%
Excess Revenues Over (Under) Expenditures	0	36,477	36,477	0 %
Fund Balance, Beginning of Period	0	92,655	92,655	0 %
Fund Balance, End of Balance	0	129,133	129,133	0 %

# Summit at Fern Hill Community Development District

## Statement of Revenues and Expenditures

301 - Capital Projects - Series 2018

From 10/1/2018 Through 6/30/2019

(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>Total Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Revenues				
Interest Earnings				
Interest Earnings	<u>0</u>	<u>2,483</u>	<u>2,483</u>	<u>0 %</u>
Total Revenues	<u>0</u>	<u>2,483</u>	<u>2,483</u>	<u>0 %</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	<u>0</u>	<u>875,941</u>	<u>(875,941)</u>	<u>0 %</u>
Total Expenditures	<u>0</u>	<u>875,941</u>	<u>(875,941)</u>	<u>0 %</u>
Excess Revenues Over (Under) Expenditures	<u>0</u>	<u>(873,459)</u>	<u>(873,459)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>1,357,098</u>	<u>1,357,098</u>	<u>0 %</u>
Fund Balance, End of Balance	<u><u>0</u></u>	<u><u>483,639</u></u>	<u><u>483,639</u></u>	<u><u>0 %</u></u>

Summit at Fern Hill Community Development District  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 06/30/2019  
Reconciliation Date: 6/30/2019  
Status: Locked

Bank Balance	137,701.42	
Less Outstanding Checks/Vouchers	400.00	
Plus Deposits in Transit	0.00	
Plus or Minus Other Cash Items	0.00	
Plus or Minus Suspense Items	<u>0.00</u>	
Reconciled Bank Balance	137,301.42	
Balance Per Books	<u>137,301.42</u>	
Unreconciled Difference	<u><u>0.00</u></u>	

Click the Next Page toolbar button to view details.

Summit at Fern Hill Community Development District  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 06/30/2019  
Reconciliation Date: 6/30/2019  
Status: Locked

Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1585	6/20/2019	System Generated Check/Voucher	200.00	Anthony White
1586	6/20/2019	System Generated Check/Voucher	200.00	Anya Robertson
Outstanding Checks/Vouchers			400.00	

**Summit at Fern Hill Community Development District  
Reconcile Cash Accounts**

**Detail**

**Cash Account: 10101 Cash-Operating Account**

**Reconciliation ID: 06/30/2019**

**Reconciliation Date: 6/30/2019**

**Status: Locked**

**Cleared Checks/Vouchers**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1573	5/23/2019	System Generated Check/Voucher	275.00	Florida Department of Health in Hillsborough County
1577	6/1/2019	System Generated Check/Voucher	250.00	Antoinette Moore
1578	6/1/2019	System Generated Check/Voucher	2,818.28	Meritus Districts
1579	6/1/2019	System Generated Check/Voucher	476.75	Ryder Residential
1580	6/1/2019	System Generated Check/Voucher	305.00	Straley Robin Vericker
1581	6/13/2019	System Generated Check/Voucher	2.50	Brandon Lock & Safe, Inc.
1582	6/13/2019	System Generated Check/Voucher	400.00	Spearem Enterprises, LLC
1583	6/13/2019	System Generated Check/Voucher	279.44	Bright House Networks
1584	6/13/2019	System Generated Check/Voucher	2,202.43	Tampa Electric
1587	6/20/2019	System Generated Check/Voucher	146.25	Brandon Lock & Safe, Inc.
1588	6/20/2019	System Generated Check/Voucher	5,658.34	Carson's Lawn & Landscaping Services
1589	6/20/2019	System Generated Check/Voucher	120.80	Home Team Pest Defense, Inc.
1590	6/20/2019	System Generated Check/Voucher	184.63	Meritus Districts
1591	6/20/2019	System Generated Check/Voucher	400.00	Spearem Enterprises, LLC
1592	6/20/2019	System Generated Check/Voucher	680.00	Stantec Consulting Services Inc.
Cleared Checks/Vouchers			14,199.42	



Summit at Fern Hill Community Development District  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 06/30/2019  
Reconciliation Date: 6/30/2019  
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR185	6/30/2019	June Bank Activity	<u>(23.67)</u>
Cleared Deposits				(23.67)
				<u><u>          </u></u>

SUNTRUST BANK  
PO BOX 305183  
NASHVILLE TN 37230-5183

Page 1 of 1  
36/E00/0175/0/42  
06/30/2019



## Account Statement

SUMMIT AT FERN HILL CDD  
2005 PAN AM CIR STE 120  
TAMPA FL 33607-2380

Questions? Please call  
1-800-786-8787

Account Summary	Account Type	Account Number	Statement Period
	ANALYZED BUSINESS CHECKING		06/01/2019 - 06/30/2019

Description	Amount	Description	Amount
Beginning Balance	\$151,924.51	Average Balance	\$145,682.79
Deposits/Credits	\$0.00	Average Collected Balance	\$145,679.45
Checks	\$14,199.42	Number of Days in Statement Period	30
Withdrawals/Debits	\$23.67		
Ending Balance	\$137,701.42		

Overdraft Protection	Account Number	Protected By
		Not enrolled
For more information about SunTrust's Overdraft Services, visit <a href="http://www.suntrust.com/overdraft">www.suntrust.com/overdraft</a> .		

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	1573	275.00	06/03	1581	2.50	06/19	1588	5,658.34	06/25
	*1577	250.00	06/17	1582	400.00	06/17	1589	120.80	06/25
	1578	2,818.28	06/04	1583	279.44	06/18	1590	184.63	06/24
	1579	476.75	06/04	1584	2,202.43	06/19	1591	400.00	06/24
	1580	305.00	06/04	*1587	146.25	06/26	1592	680.00	06/26

Checks: 15

\* Indicates break in check number sequence. Check may have been processed electronically and listed as an Electronic/ACH transaction.

Withdrawals/Debits	Date Paid	Amount	Serial #	Description
	06/20	23.67		ACCOUNT ANALYSIS FEE
Withdrawals/Debits: 1				

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	06/01	151,924.51	151,874.51	06/19	144,915.11	144,915.11
	06/03	151,649.51	151,649.51	06/20	144,891.44	144,891.44
	06/04	148,049.48	148,049.48	06/24	144,306.81	144,306.81
	06/17	147,399.48	147,399.48	06/25	138,527.67	138,527.67
	06/18	147,120.04	147,120.04	06/26	137,701.42	137,701.42

The Ending Daily Balances provided do not reflect pending transactions or holds that may have been outstanding when your transactions posted that day. If your available balance wasn't sufficient when transactions posted, fees may have been assessed.

As of 7/1/19, Mastercard(R) will update their Guide to Benefits for debit cards and will no longer offer the Price Protection benefit. A new Mastercard Guide to Benefits will be available on 7/1/19 at [suntrust.com/debitcards](http://suntrust.com/debitcards).

# Lennar - WCI Communities

## Monthly Maintenance Checklist

Community \_\_\_\_ Summit at Fern Hill      Date\_\_\_\_ 7/3/2019      Form Completed By \_\_\_\_\_

For each item check "Yes" if you agree with statement or "No" if you do not. If "No", assign responsible party and date for completion

YES	NO	SIGNAGE	Notes
Entry Monument / Perimeter Signage			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Entry monument in good condition	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lighting is working properly	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	All Entrance Features are Working and in good condition	
Comments:			

YES	NO	LANDSCAPING (COMMON AREAS, PERIMETERS, AND MODEL COMPLEX)	Notes
Common Areas / Amenity Landscape			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Lawn/turf in good shape (there are no dead or bare spots in any lawn areas, no excessive weed growth)	Some turf needs replacing
<input type="checkbox"/>	<input type="checkbox"/>	Flowers are fresh and seasonal	no flowers
<input checked="" type="checkbox"/>	<input type="checkbox"/>	There is no dead plant material, shrubbery or ground cover	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pine straw/mulch is fresh looking	Some areas need freshening
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Planting beds look fresh, no bare dirt, all open ground covered	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	There is no trash or debris in planter areas	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	No need for pest control	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	There is no excess dirt and mud, debris on streets, gutters, parking lots, walkways	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sprinklers only operating during non-business hours and not spraying doors, windows, or walkways	
<input type="checkbox"/>	<input type="checkbox"/>	Landscape lighting in working order	n/a
<input checked="" type="checkbox"/>	<input type="checkbox"/>	If there is a fountain, spa or pool, must be clean and working	
Comments:			

Entry / Perimeter Landscape			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lawn/turf in good shape (there are no dead or bare spots in any lawn areas, no weeds visible in turf areas)	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	No dead or distressed shrubs and/or trees	
<input type="checkbox"/>	<input type="checkbox"/>	Flowers are fresh and seasonal	n/a
<input type="checkbox"/>	<input checked="" type="checkbox"/>	There is no dead plant material, shrubbery or ground cover	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pine straw/mulch replacement fresh looking	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	No need for pest control	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	There is no excess dirt and mud, debris on streets, gutters, parking lots, walkways	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	There is no graffiti on perimeter walls, trash, fallen and/or dead trees or shrubs	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sprinklers only operating during non-business hours and not spraying doors, windows, or walkways	
<input type="checkbox"/>	<input type="checkbox"/>	Landscape lighting in working order	n/a
<input type="checkbox"/>	<input type="checkbox"/>	Flags are in good condition	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	If there is a fountain, spa or pool, must be clean and working	
Comments:			

YES	NO	AMENITY - CLUBHOUSE APPEARANCE	Notes
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Access to Amenity - Clubs are easily accessible	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	No dead or distressed shrubs and/or trees in common areas	
<input type="checkbox"/>	<input type="checkbox"/>	Vacant lots and common areas are mowed and free of construction debris	
<input type="checkbox"/>	<input type="checkbox"/>	Fitness centers are clean and machines are working properly	n/a
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Community rooms are clean and fresh smelling	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pools are clean and all mechanicals are working properly	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pool Decking is free of stains and debris	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pool furniture is cleaned	
<input type="checkbox"/>	<input type="checkbox"/>	Fobs-Access cards are working properly and time are up to date	Lock needs to be repaired
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Mail Kiosks are clean-lights working-free of debris-no bees nests or mudd dobbers	
<input type="checkbox"/>	<input type="checkbox"/>	Gas Grills, Gas Fire Pit & Gas Lanterns are working properly and cleaned	n/a
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Playground - Community Park - Gates are working properly and area is clean and free of debris	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dog Parks - Gates are working properly, water stations are clean & working & dog stations are clean & empty	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Bulletin Boards - Permits Current, Old Notices Removed & all Contacts are posted (HOA, CDD & Amenities)	
Comments:			

YES	NO	Pond Maintenance	Notes
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Ponds are Properly Mowed	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ponds are clean and free of algae	some algae
<input type="checkbox"/>	<input type="checkbox"/>	Fountains are working properly	n/a
Comments:			

YES	NO	Common Areas	Notes
<input type="checkbox"/>	<input type="checkbox"/>	Lift Station (Private) - Fencing is clean and operational - Proper signage is posted	public
<input type="checkbox"/>	<input type="checkbox"/>	Streetlights - Streetlights are working and damage free	
<input type="checkbox"/>	<input type="checkbox"/>	Street Signs - Damage Free	

Other: \_\_\_\_\_  
\_\_\_\_\_



## Meritus

### MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Summit at Fern Hill

Date: 7/3/19

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
------------------	------------------	----------------------	----------------------

#### LANDSCAPE MAINTENANCE

TURF	5	5	0	Looks good
TURF FERTILITY	10	10	0	Good
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	5	0	
TURF INSECT/DISEASE CONTROL	10	10	0	None observed
PLANT FERTILITY	5	4	-1	OK
WEED CONTROL - BED AREAS	5	4	0	Center island needs detailing
PLANT INSECT/DISEASE CONTROL	5	5	0	
PRUNING	10	10	0	
CLEANLINESS	5	5	0	
MULCHING	5	4	-1	Some needed
WATER/IRRIGATION MGMT	8	6	-2	Some dry turf needs to be replaced
CARRYOVERS	5	4	-1	Dead plant material

#### SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	7	0	N/A
INSECT/DISEASE CONTROL	7	7	0	N/A
DEADHEADING/PRUNING	3	3	0	N/A

#### SCORE

100	95	-5	95%
-----	----	----	-----

Contractor Signature: \_\_\_\_\_

Manager's Signature: \_\_\_\_\_

Gene Roberts 7/3/2019

Summit at Fern Hill July



The landscape at the entrance sign looks good.





The damaged columns have been repaired.



The turf along the boulevards is looking good.





Some landscape needs to be added in front of the clubhouse where the Oyster plants have died.





The Liriope needs to be treated with a systemic fungicide.



Mud dabbers need to be cleaned off the ceiling.





The Ginger plants are struggling from the direct sunlight.



Some turf next to and in front of the clubhouse needs to be replaced.





A fence should be put up around the playground, the pond is only about 60 feet away.



The stop sign is blocked by an oak tree at Boggy Moss/Crested Fringe.





The ponds look decent for this time of year, some torpedo grass and algae.





