

**SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
MARCH 14, 2019**

SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT AGENDA
MARCH 14, 2019 at 9:00 a.m.

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

District Board of Supervisors	Chairman Vice Chair Supervisor Supervisor Supervisor	Kelly Evans Laura Coffey David Jae Ben Gainer Lori Campaigna
District Manager	Meritus	Brian Lamb
District Attorney	Straley Robin Vericker	John Vericker
District Engineer	Stantec	Tonja Stewart

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

The District Agenda is comprised of four different sections:

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

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

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

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

March 14, 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, March 14, 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. Acceptance on Financial Report for the FY Ending September 30, 2018Tab 01
 - B. Acceptance of Special Warranty Deed – Lennar HomesTab 02
 - C. General Matters of the District
- 4. CONSENT AGENDA**
 - A. Consideration of Minutes of the Board of Supervisors Regular Meeting January 10, 2019.....Tab 03
 - B. Consideration of Operations and Maintenance Expenditures December 2018.....Tab 04
 - C. Consideration of Operations and Maintenance Expenditures January 2019Tab 05
 - D. Review of Financial Statements through January 31, 2019Tab 06
- 5. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District ManagerTab 07
 - i. Aquatics Report
 - ii. 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,

Brian Lamb
District Manager

**SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2018**

**SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA**

TABLE OF CONTENTS

	<u>Page</u>
INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-6
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet – Governmental Funds	9
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position	10
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	11
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	12
Notes to the Financial Statements	13-21
REQUIRED SUPPLEMENTARY INFORMATION	
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund	22
Notes to Required Supplementary Information	23
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	24-25
INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	26
MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	27-28



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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Summit at Fern Hill Community Development District
Hillsborough County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Summit at Fern Hill Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District, as of September 30, 2018, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated March 4, 2019, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated March 4, 2019, on our consideration of the District's compliance with the requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants.



March 4, 2019

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Summit at Fern Hill Community Development District, Hillsborough County, Florida ("District") provides a narrative overview of the District's financial activities For the Fiscal Year Ended September 30, 2018. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$3,017,436).
- The change in the District's total net position in comparison with the prior fiscal year was (\$2,775,033), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2018, the District's governmental funds reported combined ending fund balances of \$1,675,066, an increase of \$1,495,232 in comparison with the prior fiscal year. A portion of the fund balance is restricted for debt service and capital projects, non-spendable for prepaid items, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by assessments and Developer contributions. The District does not have any business-type activities. The governmental activities of the District include general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category, governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflow of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2018	2017
Assets, excluding capital assets	\$ 1,777,517	\$ 228,679
Capital assets, net of depreciation	1,239,685	3,469,392
Total assets	3,017,202	3,698,071
Current liabilities	219,013	125,010
Long-term liabilities	5,815,625	3,815,464
Total liabilities	6,034,638	3,940,474
Net Position		
Net investment in capital assets	(4,575,940)	(346,069)
Restricted	1,553,442	98,639
Unrestricted	5,062	5,027
Total net position	\$ (3,017,436)	\$ (242,403)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease was the result of a conveyance of capital assets to other governmental entities.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDING SEPTEMBER 30,			
	2018	2017	
Revenues:			
Program revenues			
Charges for services	\$ 541,333	\$ 74,976	
Operating grants and contributions	60,694	436,421	
Capital grants and contributions	137,987	-	
General revenues	35	-	
Total revenues	740,049	511,397	
Expenses:			
General government	76,967	54,713	
Maintenance and operations	156,432	123,797	
Bond issuance costs	252,022	-	
Conveyance of capital assets	2,836,855	-	
Interest	192,806	183,689	
Total expenses	3,515,082	362,199	
Change in net position	(2,775,033)	149,198	
Net position - beginning	(242,403)	(391,601)	
Net position - ending	\$ (3,017,436)	\$ (242,403)	

As noted above and in the statement of activities, the cost of all governmental activities for the fiscal year ended September 30, 2018 was \$3,515,082. The costs of the District's activities were primarily funded by program revenues. Program revenues of the District are comprised primarily of assessments and Developer contributions for the current and prior fiscal years. The majority of the increase in program revenues is the result of Developer contributions of capital assets in the current fiscal year, and increases in the collection of assessments at lot closings. The increase in expenses is due primarily the conveyance of capital assets to other governmental entities for ownership and maintenance and to closing costs incurred related to the issuance of the Series 2018 Bonds.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2018.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2018, the District had \$1,260,770 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$21,085 has been taken, which resulted in a net book value of \$1,239,685. More detailed information about the District's capital assets is presented in the notes of the financial statements.

CAPITAL ASSETS AND DEBT ADMINISTRATION (Continued)

Capital Debt

At September 30, 2018, the District had \$5,855,000 in Bonds outstanding for its governmental activities. During the current fiscal year, the District issued \$2,155,000 in Series 2018 Bonds. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

It is anticipated that the general operations of the District will increase as the District is being built out.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, taxpayers, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Summit at Fern Hill Community Development District's Finance Department at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

**SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2018**

	Governmental Activities
ASSETS	
Cash	\$ 9,155
Assessment receivable	1,579
Prepaid items	1,684
Deposits	3,140
Restricted assets:	
Investments	1,761,959
Capital assets:	
Nondepreciable	628,233
Depreciable, net	611,452
Total assets	<u>3,017,202</u>
LIABILITIES	
Accounts payable	5,860
Contracts payable	92,935
Unearned revenue	3,256
Customer deposits	400
Accrued interest payable	116,562
Non-current liabilities:	
Due within one year	102,000
Due in more than one year	5,713,625
Total liabilities	<u>6,034,638</u>
NET POSITION	
Net investment in capital assets	(4,575,940)
Restricted for debt service	196,344
Restricted for capital projects	1,357,098
Unrestricted	5,062
Total net position	<u>\$ (3,017,436)</u>

See notes to the financial statements

**SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

Functions/Programs	Program Revenues				Net (Expense) Revenue and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
Primary government:					
Governmental activities:					
General government	\$ 76,967	\$ 76,967	\$ -	\$ -	\$ -
Maintenance and operations	156,432	115,224	20,123	1,901	(19,184)
Conveyance of capital assets	2,836,855	-	-	136,086	(2,700,769)
Bond issuance costs	252,022	-	-	-	(252,022)
Interest on long-term debt	192,806	349,142	40,571	-	196,907
Total governmental activities	3,515,082	541,333	60,694	137,987	(2,775,068)
General revenues:					
Unrestricted investment earnings					35
Total general revenues					35
Change in net position					(2,775,033)
Net position - beginning					(242,403)
Net position - ending					\$ (3,017,436)

See notes to the financial statements

**SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2018**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash	\$ 9,155	\$ -	\$ -	\$ 9,155
Investments	-	311,926	1,450,033	1,761,959
Assessment receivable	599	980	-	1,579
Prepaid items	1,684	-	-	1,684
Deposits	3,140	-	-	3,140
Total assets	<u>\$ 14,578</u>	<u>\$ 312,906</u>	<u>\$ 1,450,033</u>	<u>\$ 1,777,517</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 5,860	\$ -	\$ -	\$ 5,860
Customer deposits	400	-	-	400
Contracts payable	-	-	92,935	92,935
Unearned revenue	3,256	-	-	3,256
Total liabilities	<u>9,516</u>	<u>-</u>	<u>92,935</u>	<u>102,451</u>
Fund balances:				
Nonspendable:				
Prepaid items	4,824	-	-	4,824
Restricted for:				
Debt service	-	312,906	-	312,906
Capital projects	-	-	1,357,098	1,357,098
Unassigned	238	-	-	238
Total fund balances	<u>5,062</u>	<u>312,906</u>	<u>1,357,098</u>	<u>1,675,066</u>
Total liabilities and fund balances	<u>\$ 14,578</u>	<u>\$ 312,906</u>	<u>\$ 1,450,033</u>	<u>\$ 1,777,517</u>

See notes to the financial statements

**SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH, FLORIDA
RECONCILIATION OF THE BALANCE SHEET –
GOVERNMENTAL FUNDS TO THE STATEMENTS OF NET POSITION
SEPTEMBER 30, 2018**

Total fund balances - governmental funds \$ 1,675,066

Amounts reported for governmental activities in the statement of net position
are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	1,260,770	
Accumulated depreciation	<u>(21,085)</u>	1,239,685

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(116,562)	
Original issue discount	41,931	
Amortization of original discount/premium	(2,556)	
Bonds payable	<u>(5,855,000)</u>	<u>(5,932,187)</u>

Net position of governmental activities		<u>\$ (3,017,436)</u>
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See notes to the financial statements

**SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
REVENUES				
Assessments	\$ 191,691	\$ 349,142	\$ -	\$ 540,833
Developer contributions	20,123	39,842	-	59,965
Interest income	35	729	1,901	2,665
Miscellaneous income	500	-	-	500
Total revenues	212,349	389,713	1,901	603,963
EXPENDITURES				
Current:				
General government	76,967	-	-	76,967
Maintenance and operations	135,347	-	-	135,347
Debt Service:				
Principal	-	141,000	-	141,000
Interest	-	191,664	-	191,664
Bond cost of issuance	-	-	211,625	211,625
Capital outlay	-	-	492,147	492,147
Total expenditures	212,314	332,664	703,772	1,248,750
Excess (deficiency) of revenues over (under) expenditures	35	57,049	(701,871)	(644,787)
OTHER FINANCING SOURCES (USES)				
Bond discount	-	-	(14,981)	(14,981)
Bond proceeds	-	81,050	2,073,950	2,155,000
Transfers in (out)	-	3	(3)	-
Total other financing sources (uses)	-	81,053	2,058,966	2,140,019
Net change in fund balances	35	138,102	1,357,095	1,495,232
Fund balances - beginning	5,027	174,804	3	179,834
Fund balances - ending	\$ 5,062	\$ 312,906	\$ 1,357,098	\$ 1,675,066

See notes to the financial statements

**SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

Net change in fund balances - total governmental funds \$ 1,495,232

Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures, however, in the statement of activities, the cost of those assets is eliminated and capitalized in the statement of net position. 492,147

Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities. 141,000

Depreciation on capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities. (21,085)

Governmental funds report debt proceeds as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position. (2,155,000)

The statement of activities reports noncash contributions as revenues, but these revenues are not reported in the governmental fund financial statements. 136,086

Conveyances of infrastructure improvements to other governments of previously capitalized capital assets is recorded as an expense in the statement of activities. (2,836,855)

Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows:

Original issue discount	14,981
Amortization of original issue discount	(1,142)
Change in accrued interest	(40,397)

Change in net position of governmental activities	\$ (2,775,033)
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See notes to the financial statements

**SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Summit at Fern Hill Community Development District ("District") was established on March 25, 2015, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, by Hillsborough County Ordinance 15-8. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2018, all of the Board members are affiliated with Eisenhower Property Group and Lennar Homes, LLC ("Developers").

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on all platted lots within the District. Assessments are levied each November 1 on property as of the previous January 1 to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Improvements - amenity	30

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances in the general fund were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2018:

	Amortized cost	Credit Risk	Maturities
US Bank Mmkt 5 - Ct	\$ 1,761,959	N/A	Not available
Total Investments	<u>\$ 1,761,959</u>		

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2018 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
Governmental activities				
Capital assets, not being depreciated				
Construction in progress	\$ 3,469,392	\$ 628,233	\$ (3,469,392)	\$ 628,233
Total capital assets, not being depreciated	3,469,392	628,233	(3,469,392)	628,233
Capital assets, being depreciated				
Improvements - amenity	-	632,537	-	632,537
Total capital assets, being depreciated	-	632,537	-	632,537
Less accumulated depreciation for:				
Improvements - amenity	-	21,085	-	21,085
Total accumulated depreciation	-	21,085	-	21,085
Total capital assets, being depreciated, net	-	611,452	-	611,452
Governmental activities capital assets, net	\$ 3,469,392	\$ 1,239,685	\$ (3,469,392)	\$ 1,239,685

NOTE 5 – CAPITAL ASSETS (Continued)

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$7,125,000. The infrastructure will include roadways, potable water and wastewater systems, and land improvements. In addition, the project will include irrigation and community amenities. The infrastructure will be constructed in phases. The District has entered into two Acquisition Agreements with the Developers to acquire a portion of the infrastructure project – see Note 6 for additional information. The Developer estimated that the cost of the 2016 Project would be \$5,094,000. The net proceeds of the Series 2016 Bonds available for the 2016 Project costs are expected to be approximately \$3.47 million. The remaining cost of the 2016 Project is expected to be funded by the Landowner or subsequent Bond issuances. The Series 2016 project infrastructure was acquired from one of the Developers Lennar in prior fiscal years. During the current fiscal year, the Series 2016 project was declared complete. The District conveyed \$2,836,855 in infrastructure to other governmental entities for ownership and maintenance.

The Series 2018 project for phases 2 and 3 is estimated at approximately \$2.42 million. The Series 2018 Bonds is expected to fund a portion of the project and the remaining cost of the 2018 Project is expected to be funded by the Developer/Landowner. The District has entered into a Development Acquisition Agreement with one of the Developers, Lennar, to acquire Phase 3 infrastructure in the amount of \$1,357,453. The assets in progress in the current fiscal were acquired from the other Developer/Landowner. The Developer/Landowner contributed \$136,086 in infrastructure relating to the 2018 Project to the District during the current fiscal year.

The District anticipates that the remaining infrastructure improvements for the District will be completed during a subsequent fiscal year.

Depreciation expense was charged to the maintenance and operations function/program.

NOTE 6 – LONG TERM LIABILITIES

Series 2016

In February 2016, the District issued \$3,905,000 Series 2016 Special Assessment Bonds. The Series 2016 Bonds consists of term bonds with due dates ranging from May 1, 2022 to May 1, 2046 and interest rates ranging from 3.75% to 5.0%. The Bonds were issued to provide funds for the costs of acquiring a portion of the Project. Interest is to be paid semiannually on each May 1 and November 1, commencing November 1, 2016. Principal on the Bonds is to be paid serially commencing May 1, 2017 through May 1, 2046.

The Series 2016 Bonds may be called for redemption prior to maturity as a whole or in part, at any time, on or after May 1, 2027. The Bonds are also subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occur as outlined in the Bond Indenture. This occurred during the current fiscal year as the District collected assessments from lot closings and prepaid \$74,000 of the Series 2006 Bonds.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2018.

Series 2018

In March 2018, the District issued \$2,155,000 Series 2018 Special Assessment Bonds. The Series 2018 Bonds consists of term bonds with due dates ranging from May 1, 2024 to May 1, 2048 and interest rates ranging from 4.0% to 5.05%. The Bonds were issued to provide funds for the costs of acquiring a portion of the Project. Interest is to be paid semiannually on each May 1 and November 1, commencing May 1, 2018. Principal on the Bonds is to be paid serially commencing May 1, 2019 through May 1, 2048.

The Series 2018 Bonds may be called for redemption prior to maturity as a whole or in part, at any time, on or after May 1, 2028. The Bonds are also subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occur as outlined in the Bond Indenture.

NOTE 6 – LONG TERM LIABILITIES (Continued)

Series 2018 (continued)

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2018.

Promissory Notes

Prior to the issuance of the 2016 Bonds, the District entered into Promissory Notes and Development Acquisition Agreements with two of the Developers, Lennar Homes, LLC and Eisenhower Property Group, LLC for principal amounts not to exceed \$2,094,228 and \$2,648,984, respectively. The promissory note amounts were based on cost estimates available at that time to construct a portion of the District's Capital Improvement Project. The District planned on acquiring the portion of the Capital Improvement Project constructed by the Developers and documented this in the Development Acquisition Agreements. In accordance with the Lennar Acquisition Agreement, the District acquired certain improvements from the Developer during the 2016 fiscal year – see Note 5.

The promissory notes are limited obligations payable solely from the funds within the Trust Estate for the District's Bonds. The Series 2016 Capital Improvement Project was declared complete during the current fiscal year and it was determined that the District has no further obligations under the promissory notes.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2018 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Series 2016	\$ 3,841,000	\$ -	\$ (141,000)	\$ 3,700,000	\$ 69,000
Series 2018	-	2,155,000	-	2,155,000	33,000
Less Bond discount	25,536	14,981	(1,142)	39,375	-
Total	<u>\$ 3,815,464</u>	<u>\$ 2,140,019</u>	<u>\$ (139,858)</u>	<u>\$ 5,815,625</u>	<u>\$ 102,000</u>

At September 30, 2018, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2019	\$ 102,000	\$ 279,748	\$ 381,748
2020	107,000	275,840	382,840
2021	111,000	271,740	382,740
2022	116,000	267,488	383,488
2023	120,000	263,043	383,043
2024-2028	689,000	1,229,503	1,918,503
2029-2033	875,000	1,054,343	1,929,343
2034-2038	1,087,000	824,097	1,911,097
2039-2043	1,378,000	530,900	1,908,900
2044-2048	1,270,000	161,800	1,431,800
Total	<u>\$ 5,855,000</u>	<u>\$ 5,158,502</u>	<u>\$ 11,013,502</u>

NOTE 7 – DEVELOPER TRANSACTIONS

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were \$20,123. An additional \$3,256 is recorded as unearned revenues at September 30, 2018.

The Developer has also agreed to fund the debt service on the Bonds which is not paid through special or prepaid assessments. During the current fiscal year, the Developer provided \$39,842 to the debt service fund.

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

NOTE 8 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer/Landowner, the loss of which would have a material adverse effect on the District's operations.

NOTE 9 – MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 10 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

	<u>Budgeted</u>		Variance with
	Original and	Actual	Final Budget -
	Final	Amounts	Positive
			(Negative)
REVENUES			
Assessments	\$ 89,818	\$ 191,691	\$ 101,873
Interest		35	35
Developer contributions	138,107	20,123	(117,984)
Miscellaneous income	-	500	500
Total revenues	<u>227,925</u>	<u>212,349</u>	<u>(15,576)</u>
EXPENDITURES			
Current:			
General government	59,675	76,967	(17,292)
Maintenance and operations	168,250	135,347	32,903
Total expenditures	<u>227,925</u>	<u>212,314</u>	<u>15,611</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	35	<u>\$ 35</u>
Fund balance - beginning		<u>5,027</u>	
Fund balance - ending		<u>\$ 5,062</u>	

See notes to required supplementary information

**SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures for the fiscal year ended September 30, 2018 did not exceeded appropriations.



Grau & Associates

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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Summit at Fern Hill Community Development District
Hillsborough, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Summit at Fern Hill Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated March 4, 2019.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

B. Han & Associates

March 4, 2019



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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Summit at Fern Hill Community Development District
Hillsborough, Florida

We have examined Summit at Fern Hill Community Development District, Hillsborough County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2018. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2018.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Summit at Fern Hill Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

March 4, 2019



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Summit at Fern Hill Community Development District
Hillsborough, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Summit at Fern Hill Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2018, and have issued our report thereon dated March 4, 2019.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 4, 2019, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the state of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. **Current year findings and recommendations.**
- II. **Status of prior year findings and recommendations.**
- III. **Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Summit at Fern Hill Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Summit at Fern Hill Community Development District, Hillsborough County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

Grau & Associates

March 4, 2019

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

2017-01 Budget

Current Status: Item has been resolved.

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2017, except as noted above.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2018.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2018.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2018. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Consideration; \$10.00
Documentary Stamp Tax: \$0.70

**Prepared by and
when recorded return to:**

Kristen M. Schalter
Straley Robin Vericker
1510 W. Cleveland Street
Tampa, Florida 33606

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of January ____, 2019, by **Lennar Homes, LLC**, a Florida limited liability company, (“**Grantor**”), whose address is 4600 West Cypress Street, Suite 200, Tampa, Florida 33607, in favor of the **Summit at Fern Hill Community Development District**, a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes (“**Grantee**”), whose mailing address is 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described land in Hillsborough County, Florida (“**Property**”).

See **Exhibit A** attached hereto and incorporated herein by this reference.

TOGETHER, with all appurtenances thereunto appertaining, and all fixtures and improvements located thereon. The Property consists of governmental common area tracts which are anticipated to be platted in a subdivision plat in the near future.

TO HAVE AND TO HOLD, the same in fee simple forever.

Subject to and except for (a) governmental requirements and restrictions, and (b) easements, covenants, conditions, restrictions and other matters of record, Grantor warrants that Grantor is seized of the Property in fee simple; the Property is free from all monetary encumbrances made by Grantor; and Grantor will warrant and defend title to the Property against the lawful claims and demands of all persons claiming by, through or under Grantor, but not against the claims of any others.

This deed was prepared without the benefit of a title search.

THIS IS A CONVEYANCE OF PROPERTY TO THE COMMUNITY DEVELOPMENT DISTRICT. NO CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER; THEREFORE, ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the date first above written.

Signed, Sealed and Delivered in the
Presence of:

Lennar Homes, LLC
a Florida limited liability company

(Witness 1 – Signature)

Marvin L. Metheny, Jr.
Vice President

(Witness 1 – Printed Name)

(Witness 2 – Signature)

(Witness 2 – Printed Name)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this ____ day of January, 2019, by Marvin L. Metheny, Jr., as Vice President of Lennar Homes, LLC, on behalf of the company, who is personally known to me.

Public Notary Signature

Notary Stamp

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors of the Summit at Fern Hill Community Development District was scheduled to be held on **Thursday, January 10, 2019 at 9:00 a.m.** at The Offices of Lennar located at 4600 W. Cypress St., Suite 200, Tampa, FL 33607.

1. CALL TO ORDER/ROLL CALL

Nicole Hicks called the Regular Meeting of the Board of Supervisors of the Summit at Fern Hill Community Development District to order on **Thursday, January 10, 2019 at approximately 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
Ben Gainer	Supervisor
Lori Campagna	Supervisor

Staff Members Present:

Nicole Hicks	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. BUSINESS ITEMS

A. Discussion on Landscape Proposals

Supervisor Evans provided the background on why new proposals were obtained for landscaping services. Mr. Roberts went through the proposals. Ms. Hicks said the current budget amount is \$85,000, and the current vendor is charging \$64,995. The Board discussed the proposals further. Supervisor Evans asked Mr. Roberts for his opinion. Mr. Roberts said Carson's Landscaping is located right next door and is extremely responsive.

MOTION TO:	Terminate the contract with Yellowstone Landscaping.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Gainer
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

The Board continued to discuss the landscaping proposals.

MOTION TO:	Approve the contract with Carson's Landscaping.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Campagna
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

Supervisor Evans requested for Mr. Babbar to use their template for the new contract. She asked that the last payment be held. Supervisor Evans asked that management handle the transition. She also asked about checking the community. Mr. Roberts said he can do a monthly report.

B. Consideration of Resolution 2019-01; Canvassing & Certifying the Results of the Landowners Election

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2019-01.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Gainer
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

C. Consideration of Resolution 2019-02; Re-Designating Officers

Ms. Hicks went over the resolution with the Board. Kelly Evans will be the Chair, and Laura Coffey will be the Vice Chair.

MOTION TO:	Approve Resolution 2019-02.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Gainer
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

D. General Matters of the District

89 **4. CONSENT AGENDA**

90 **A. Consideration of Minutes of the Board of Supervisors Public Hearing & Regular**
91 **Meeting September 6, 2018**
92

93 The Board reviewed the September 6, 2018 minutes.
94

MOTION TO:	Approve the September 6, 2018 minutes.
MADE BY:	Supervisor Campagna
SECONDED BY:	Supervisor Evans
DISCUSSION:	None further
RESULT:	Motion PASSED
	3/0 - Motion Passed Unanimously

101
102 **B. Consideration of Minutes of the Board of Supervisors Landowners Election**
103 **November 8, 2018**
104

105 The Board reviewed the Landowner's Election minutes.
106

MOTION TO:	Approve the Landowner's Election minutes.
MADE BY:	Supervisor Gainer
SECONDED BY:	Supervisor Evans
DISCUSSION:	None further
RESULT:	Motion PASSED
	3/0 - Motion Passed Unanimously

113
114 **C. Consideration of Operations and Maintenance Expenditures August 2018**
115

116 The Board reviewed the August 2018 O&Ms.
117

MOTION TO:	Approve the August 2018 O&Ms.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Campagna
DISCUSSION:	None further
RESULT:	Motion PASSED
	3/0 - Motion Passed Unanimously

124
125 **D. Consideration of Operations and Maintenance Expenditures September 2018**
126

127 The Board reviewed the September 2018 O&Ms.
128

MOTION TO: Approve the September 2018 O&Ms.
MADE BY: Supervisor Evans
SECONDED BY: Supervisor Campagna
DISCUSSION: None further
RESULT: Motion PASSED
3/0 - Motion Passed Unanimously

E. Consideration of Operations and Maintenance Expenditures October 2018

The Board reviewed the October 2018 O&Ms.

MOTION TO: Approve the October 2018 O&Ms.
MADE BY: Supervisor Evans
SECONDED BY: Supervisor Gainer
DISCUSSION: None further
RESULT: Motion PASSED
3/0 - Motion Passed Unanimously

F. Consideration of Operations and Maintenance Expenditures November 2018

The Board reviewed the November 2018 O&Ms.

MOTION TO: Approve the November 2018 O&Ms.
MADE BY: Supervisor Campagna
SECONDED BY: Supervisor Evans
DISCUSSION: None further
RESULT: Motion PASSED
3/0 - Motion Passed Unanimously

G. Review of Financial Statements Month Ending November 30, 2018

The Board reviewed and accepted the financials. Supervisor Evans asked if the aquatics vendor can do a monthly report. Supervisor Gainer will do a new pond map with numbers.

5. VENDOR/STAFF REPORTS

A. District Counsel

Mr. Babbar said he is continuing to monitor the legislative cycle.

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

6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

There were no supervisor requests or audience comments.

7. ADJOURNMENT

MOTION TO:	Adjourn at 9:51 a.m.
MADE BY:	Supervisor Gainer
SECONDED BY:	Supervisor Evans
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
Monthly Contract				
First Choice Aquatic Weed Management, LLC	31625	\$ 340.00		Waterway Service - November
Meritus Districts	8790	2,882.08		Management Services - December
Yellowstone	240638	5,416.25		Landscape Maintenance - December
Zebra Cleaning Team, Inc.	3083	500.00		Pool Cleaning - December
Monthly Contract Sub-Total		\$ 9,138.33		
Variable Contract				
Grau and Associates	GA120418	\$ 46.00		Audit FYE 09/30/2018
Straley Robin Vericker	16421	286.50		Professional Services - thru 11/15/2018
Variable Contract Sub-Total		\$ 332.50		
Utilities				
BOCC	6440260149 121318	\$ 167.98		Water Service - thru 12/10/2018
Tampa Electric	211000167513 120618	102.58		Electric Services - thru 12/03/2018
Tampa Electric	211000167729 120618	1,508.41		Electric Services - thru 11/30/2018
Tampa Electric	211000167901 120618	552.36	\$ 2,163.35	Electric Services - thru 11/30/2018
Utilities Sub-Total		\$ 2,331.33		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
First Choice Aquatic Weed Management, LLC	31644	\$ 925.00		Blue Tilapia for Pond # 4 - 11/30/2018
Speare Enterprises, LLC	3673	400.00		Clubhouse Cleaning - thru 11/28/2018
Yellowstone	242451	123.44		Irrigation Repairs - 11/30/2018

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Additional Services Sub-Total		\$ 1,448.44		
TOTAL:		\$ 13,250.60		

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 #
11/30/2018	31625

Bill To

Summit @ Fern Hill CDD
c/o Nicole Chamberlain, Meritus Corp.
2005 Pan Am Circle Dr., Ste 120
Tampa, FL 33607

Customer P.O. No.	Payment Terms	Due Date
	Net 30	12/30/2018

Description	Amount
Monthly waterway service for the month this invoice is dated - 6 waterways Light Debris pickup included 	340.00

Thank you for your business.

Total	\$340.00
Payments/Credits	\$0.00
Balance Due	\$340.00

Service Report

Customer: Summit at Fern Hill

Date: 11/28/17

Technician: Jason Marks

- ☐ 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	low	N/A	Good
2		✓	✓					✓						
3		✓	✓					✓						
4		✓	✓				✓	✓	✓					
5		✓	✓					✓						
6		✓	✓					✓						

Comments: Please allow 14 days for best results.

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 120
Tampa, FL 33607

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

INVOICE

Invoice Number: 8790
Invoice Date: Dec 1, 2018
Page: 1

Bill To:

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

Ship to:

Customer ID	Customer PO	Payment Terms	
Summit Fern Hill CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		12/1/18

Quantity	Item	Description	Unit Price	Amount
		District Management Services - December		2,812.50
		Postage - October		69.58
		M		

Subtotal	2,882.08
Sales Tax	
Total Invoice Amount	2,882.08
Payment/Credit Applied	
TOTAL	2,882.08



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

Invoice

Invoice: INV-0000240638
Invoice Date: December 1, 2018

Account: 22748
PO Number:

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


Remit To:
Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

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

Invoice Due Date: December 31, 2018
Invoice Amount: \$5,416.25
Month of Service: December 2018

Description	Current Amount
Monthly Landscape Maintenance	5,416.25

Invoice Total 5,416.25


53900
4604

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

Thanks For Your Business!

INVOICE

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

DATE: DECEMBER 13, 2018
INVOICE #3083

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						

[illegible]

Comments:

Invoice Month	Date	Request Date	Client Name	Engagement Number	Responder	Qty	Price	Amount
November	11/1/2018	09/30/2018	Avelar Creek CDD	Meritus	US Bank	1	23.00	23.00
November	11/1/2018	09/30/2018	Bull Frog Creek	Meritus	US Bank	2	23.00	46.00
November	11/1/2018	09/30/2018	Carlton Lakes	Meritus	US Bank	3	23.00	69.00
November	11/1/2018	09/30/2018	Champions Reserve	Meritus	US Bank	1	23.00	23.00
November	11/1/2018	09/30/2018	Corkscrew Farms	Meritus	US Bank	2	23.00	46.00
November	11/1/2018	09/30/2018	Cypress Shadows	Meritus	US Bank	2	23.00	46.00
November	11/1/2018	09/30/2018	La Collina	Meritus	US Bank	1	23.00	23.00
November	11/1/2018	09/30/2018	Longleaf	Meritus	US Bank	2	23.00	46.00
November	11/1/2018	09/30/2018	Northwood	Meritus	US Bank	1	23.00	23.00
November	11/1/2018	09/30/2018	Parkway Center	Meritus	US Bank	2	23.00	46.00
November	11/1/2018	09/30/2018	Riverbend CDD	Meritus	US Bank	2	23.00	46.00
November	11/1/2018	09/30/2018	Rivercrest	Meritus	US Bank	2	23.00	46.00
November	11/1/2018	09/30/2018	South Fork East	Meritus	US Bank	3	23.00	69.00
November	11/1/2018	09/30/2018	South Fork III	Meritus	US Bank	2	23.00	46.00
November	11/1/2018	09/30/2018	Summit at Fern Hill	Meritus	US Bank	2	23.00	46.00
November	11/1/2018	09/30/2018	Water's Edge CDD	Meritus	US Bank	2	23.00	46.00

690.00

Grau and Associates
951 Yamato Road, Suite 280
Boca Raton, FL 33431
www.graucpa.com

Received
DEC 10 2018

Phone: 561-994-9299

Fax: 561-994-5823

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

Date 12/4/2018

SERVICE

AMOUNT

Audit FYE 09/30/2018 - Confirmation.com / November

\$ 690.00

Current Amount Due

\$ 690.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

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

Federal Tax Id. - 20-1778458

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

November 27, 2018
Client: 001462
Matter: 000001
Invoice #: 16421

Page: 1

RE: General

For Professional Services Rendered Through November 15, 2018

SERVICES

Date	Person	Description of Services	Hours	
10/16/2018	LB	FINALIZE QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDED SEPTEMBER 30, 2018; PREPARE EMAIL TO DISSEMINATION AGENT TRANSMITTING SAME.	0.2	
10/17/2018	JMV	TELEPHONE CALL FROM B. GAINER; REVIEW PROPERTY RECORDS; DRAFT EMAIL TO B. GAINER RE: CDD COMMON AREA CONVEYANCE.	0.4	
10/19/2018	LB	PREPARE TRANSMITTAL TO CLERK'S OFFICE RE RECORDING OF DEED.	0.3	
Total Professional Services			0.9	\$197.00

PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker	0.4	\$122.00
LB Lynn Butler	0.5	\$75.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
10/19/2018	Clerk, Circuit Court, Hillsborough County- Recording Fees- Recording and Documentary Stamp Fees	\$53.20
10/19/2018	XPRESS DELIVERIES, LLC- Courier Service-	\$36.00

November 27, 2018
Client: 001462
Matter: 000001
Invoice #: 16421

Page: 2

DISBURSEMENTS

Date	Description of Disbursements	Amount
11/15/2018	Photocopies (2 @ \$0.15)	\$0.30

Total Disbursements	\$89.50
---------------------	---------

Total Services	\$197.00
Total Disbursements	\$89.50
Total Current Charges	\$286.50

PAY THIS AMOUNT	\$286.50
------------------------	-----------------

Please Include Invoice Number on all Correspondence



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	12/13/2018	01/03/2019

Service Address: 10340 BOGGY MOSS DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
53708598	11/07/2018	5579	12/10/2018	5712	13300	ACTUAL	WATER

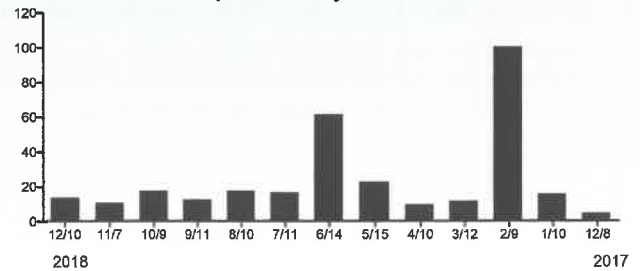
Service Address Charges

Customer Bill Charge	\$4.15
Purchase Water Pass-Thru	\$38.97
Water Base Charge	\$14.43
Water Consumption Charge	\$15.68
Sewer Base Charge	\$34.90
Sewer Usage Charge	\$59.85
Total Service Address Charges	\$167.98

Summary of Account Charges

Previous Balance	\$136.96
Net Payments - Thank You	(\$136.96)
Total Account Charges	\$167.98
AMOUNT DUE	\$167.98

Consumption History x 1000 Gallons



Hillsborough
County Florida

Make checks payable to: BOCC

ACCOUNT NUMBER: 6440260149

Received

DEC 20 2018

ELECTRONIC PAYMENTS BY CHECK OR

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



THANK YOU!



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

4,158

DUE DATE	01/03/2019
AMOUNT DUE	\$167.98
AMOUNT PAID	

0064402601492

53
00000167981

HILLSBOROUGH COUNTY PUBLIC UTILITIES

Web Address
Internet Payments
Pay by Phone/Account Information
Email Address

HCFLGov.net/Water
HCFLGov.net/WaterBill
(813) 276-8526
PublicUtilities@HCFLGov.net

Customer Service (813) 272-6680
Credit / Collections (813) 272-5977, Ext. 43800
Emergency (813) 744-5600

Water Quality Information Line (24 hrs.) (813) 264-3835
Water Restrictions Information (813) 275-7094
Water Restriction Violation Hotline (813) 224-8993

Authorized Payment Offices:

PUBLIC UTILITIES
(Brandon area)
332 N. FALKENBURG
TAMPA, FL 33619
M-F, 8-5 w/ drop box

PUBLIC UTILITIES
(Northdale area)
15610 PREMIERE DR
TAMPA, FL 33624
M-F, 8-5 w/ drop box



Explanation of Charges:

CUSTOMER BILL CHARGE - is the net cost for all Customers' Account Management activities and is charged on every bill generated during the fiscal year.

PURCHASED WATER CHARGE - is a volumetric charge based on the cost of water purchased by the County from suppliers. The pass through charge is applied to all billable potable water consumption.

WATER BASE CHARGE - is designed to recover a portion of all fixed costs for the water system. Fixed costs include debt service, personnel cost and operating costs not related to the amount of water produced or treated.

WATER CONSUMPTION CHARGE - includes all variable costs for producing and treating water and the remainder of the fixed costs not recovered through the water base charge. Water consumption charges are billed per 1,000 gallons of metered flow.

RECLAIMED WATER CHARGE - is designed to recover variable and fixed costs associated with the treatment and supply of reclaimed water.

SEWER BASE FACILITY CHARGE - is designed to recover a portion of the fixed costs for the wastewater system. Fixed costs include debt service, personnel costs and operating costs not related to the amount of wastewater treated and effluent disposal.

SEWER USAGE CHARGE - includes the variable costs of treating and disposing of wastewater and includes the balance of the fixed costs not recovered through the wastewater base charge. Wastewater usage charges are billed per 1,000 gallons of metered flow. Residential wastewater usage is capped at 8,000 gallons per month on accounts read monthly and at 16,000 gallons on accounts whose meter is read every other month. Commercial wastewater customers pay the wastewater usage charge for all billable water consumption.

DEPOSITS - A new or increased security deposit required to reduce bad-debt losses on an account.

ADJUSTMENTS - includes costs for special services or handling provided by the County. This may include, but is not limited to, customer requests, delinquent account collections activities, unauthorized usage charges, etc.

SOCIAL SECURITY NUMBER DISCLOSURE STATEMENT:

In compliance with Section 119.071(5), Florida Statutes (Public Records Law) by this document Hillsborough County discloses to you that your social security number is requested for the purpose of deposit waiver verification, at the customer's request, for any new water or wastewater account and recovery of unpaid utility bills or charges.

Go Green - You can help reduce the environmental impact of paper billing. Visit us on the Web to view paperless options for billing and payments.

Hillsborough County Public Utilities will be participating in the U.S. Environmental Protection Agency's (EPA) fourth round of the Unregulated Contaminant Monitoring Rule (UCMR4) during 2018 through 2020. The County's UCMR4 analysis results and more information are available at HCFLGov.net/UCMR4

Hillsborough County Public Utilities accepts:



(AMSCOT Locations accept CASH only)

Internet Payments: HCFLGov.net/WaterBill

Mail Payments to: P.O. Box 342456, Tampa, Florida 33694-2456

Pay By Phone: (813) 276-8526

ACCOUNT INVOICE

tampaelectric.com



Statement Date: 12/06/2018
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:	\$105.77
Total amount due:	\$102.58
Payment Due By:	12/27/2018

Your Account Summary

Previous Amount Due	\$101.81
Payment(s) Received Since Last Statement	-\$101.81
Miscellaneous Credits	-\$3.19
Credit balance after payments and credits	-\$3.19
Current Month's Charges	\$105.77
Total Amount Due	\$102.58

Helping neighbors in need



Our Share program makes it easy for you to help customers in need pay their electric and/or natural gas bills.

Visit tampaelectric.com/share and peoplesgas.com/share to learn more.

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



Stay informed with e-News Update

Sign up for our free e-News Update online newsletter and receive updates about programs, weather, community events and more, straight to your inbox. Visit tampaelectric.com/emailsignup today.

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:	\$105.77
Total amount due:	\$102.58
Payment Due By:	12/27/2018

Amount Enclosed

\$

602000395087

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

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

6020003950872110001675130000000102580

ACCOUNT INVOICE

tampaelectric.com



Account: 211000167513
Statement Date: 12/06/2018
Current month's charges due 12/27/2018

Details of Charges – Service from 11/01/2018 to 12/03/2018

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

Rate Schedule: General Service - Non Demand

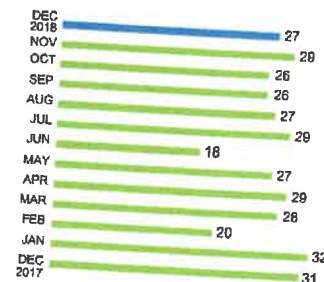
Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
C24484	12/03/2018	26,316	25,435	881 kWh	1	33 Days

Basic Service Charge
Energy Charge
Fuel Charge
Florida Gross Receipt Tax
Electric Service Cost

881 kWh @ \$0.06311/kWh \$19.94
881 kWh @ \$0.03132/kWh \$27.59
\$2.64

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Total Current Month's Charges

\$105.77

\$105.77

Miscellaneous Credits

Interest for Cash Security Deposit - Electric

-\$3.19

Total Current Month's Credits

-\$3.19

Important Messages

Change in Deposit Interest

This billing statement reflects a credit of 2 percent interest. This account has had an active deposit for 23 months and, in accordance with the Florida Public Service Commission rules, the interest rate on the deposit for this account has increased to 3 percent going forward.

Important Rate Information for Lighting Customers

Beginning in January, your bill will reflect Tampa Electric's lowest rates in 13 years. The decrease, approved by the Florida Public Service Commission, is a result of certain factors of the bill going down and others going up. Overall, Tampa Electric bills are decreasing and remain among the lowest in Florida. To view the 2019 lighting rates, please visit tampaelectric.com/rates, and select *Customer Communications*. If you prefer to receive a copy of the rates via U.S. Mail, please call 813-635-1500 and select *Option 5* to make a request.



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 12/06/2018

Account: 211000167729

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

Current month's charges:	\$1,540.16
Total amount due:	\$1,508.41
Payment Due By:	12/27/2018

Your Account Summary

Previous Amount Due	\$1,540.16
Payment(s) Received Since Last Statement	-\$1,540.16
Miscellaneous Credits	-\$31.75
Credit balance after payments and credits	-\$31.75
Current Month's Charges	\$1,540.16
Total Amount Due	\$1,508.41

Helping neighbors in need



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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211000167729

Current month's charges:	\$1,540.16
Total amount due:	\$1,508.41
Payment Due By:	12/27/2018
Amount Enclosed	\$

602000395088

00003519 02 AV 0.37 33607 FTECO112061823230610 00000 03 01000000 018 03 17583 006



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

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



6020003950882110001677290000001508413

Account: 211000167729
Statement Date: 12/06/2018
Current month's charges due 12/27/2018

Details of Charges – Service from 11/01/2018 to 11/30/2018

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 @ \$0.03221/kWh	\$28.99
Fixture & Maintenance Charge	45 Fixtures	\$405.45
Lighting Pole / Wire	45 Poles	\$1076.40
Lighting Fuel Charge	900 kWh @ \$0.03095/kWh	\$27.86
Florida Gross Receipt Tax		\$1.46
Lighting Charges		\$1,540.16

Total Current Month's Charges

\$1,540.16

Miscellaneous Credits

Interest for Cash Security Deposit - Electric - \$31.75

Total Current Month's Credits

-\$31.75

Important Messages

Change in Deposit Interest

This billing statement reflects a credit of 2 percent interest. This account has had an active deposit for 23 months and, in accordance with the Florida Public Service Commission rules, the interest rate on the deposit for this account has increased to 3 percent going forward.

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ACCOUNT INVOICE

tampaelectric.com



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

Statement Date: 12/06/2018
Account: 211000167901

Current month's charges:	\$552.36
Total amount due:	\$552.36
Payment Due By:	12/27/2018

Your Account Summary

Previous Amount Due	\$559.82
Payment(s) Received Since Last Statement	-\$559.82
Current Month's Charges	\$552.36
Total Amount Due	\$552.36

Helping neighbors in need



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



See reverse side for more information

Account: 211000167901

Current month's charges:	\$552.36
Total amount due:	\$552.36
Payment Due By:	12/27/2018

Amount Enclosed \$
602000395089

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

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

6020003950892110001679010000000552365

ACCOUNT INVOICE

tampaelectric.com



Account: 211000167901
Statement Date: 12/06/2018
Current month's charges due 12/27/2018

Details of Charges – Service from 11/01/2018 to 11/30/2018

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

Rate Schedule: General Service - Non Demand

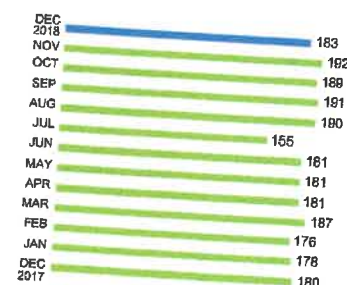
Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
K67917	11/30/2018	55,608	50,116	5,492 kWh	1	30 Days

Basic Service Charge
Energy Charge
Fuel Charge
Florida Gross Receipt Tax
Electric Service Cost

5,492 kWh @ \$0.06311/kWh \$19.94
5,492 kWh @ \$0.03132/kWh \$346.60
\$172.01
\$13.81

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Total Current Month's Charges

\$552.36

\$552.36

Important Messages

Important Rate Information for Lighting Customers

Beginning in January, your bill will reflect Tampa Electric's lowest rates in 13 years. The decrease, approved by the Florida Public Service Commission, is a result of certain factors of the bill going down and others going up. Overall, Tampa Electric bills are decreasing and remain among the lowest in Florida. To view the 2019 lighting rates, please visit tampaelectric.com/rates, and select *Customer Communications*. If you prefer to receive a copy of the rates via U.S. Mail, please call 813-635-1500 and select *Option 5* to make a request.

Invoice

First Choice Aquatic Weed Management, LLC

P.O. Box 593258
Orlando, FL 32859

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

Date	Invoice #
11/30/2018	31644

Bill To

Summit @ Fern Hill CDD
c/o Nicole Chamberlain, Meritus Corp.
2005 Pan Am Circle Dr., Ste 120
Tampa, FL 33607

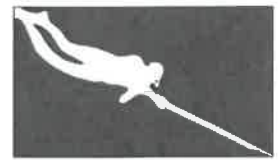
Customer P.O. No.	Payment Terms	Due Date
	Net 30	12/30/2018

Description	Amount
Blue Tilapia for Pond #4 at Summit at Fern Hill. Completed 11/30/2018. Delivery and Installation	850.00 75.00
LAT 53900 4307	

Thank you for your business.

Total	\$925.00
Payments/Credits	\$0.00
Balance Due	\$925.00

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 # 3673

DATE 11/28/2018

DUE DATE 12/13/2018

TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
Labor 11-4-2018 • 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
Labor 11--11-2018 • 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

WAT
 53900
 4602

ACTIVITY	QTY	RATE	AMOUNT
<ul style="list-style-type: none"> • 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 <p>Description Of Work To Be Performed One Time Per Week:</p> <ul style="list-style-type: none"> • 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 			
Labor	1	100.00	100.00
11-18-2018			
<ul style="list-style-type: none"> • 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 <p>Description Of Work To Be Performed One Time Per Week:</p> <ul style="list-style-type: none"> • 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 			
Labor	1	100.00	100.00
11-28-2018			
<ul style="list-style-type: none"> • 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 <p>Description Of Work To Be Performed One Time Per Week:</p> <ul style="list-style-type: none"> • 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 			

ACTIVITY	QTY	RATE	AMOUNT
Material Papergoods, Soap, Trash bags included in cost.	1	0.00	0.00

BALANCE DUE			\$400.00



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

Invoice

Invoice: INV-0000242451
Invoice Date: November 30, 2018

Account: 22748
PO Number:

Bill To:

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

Tampa, FL 33607

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Terms: NET 30
Project Number: 10141165.201.99999
Project Name: Irrigation Repairs
Summit at Fern Hill - ENH

Invoice Due Date: December 30, 2018
Invoice Amount: \$123.44

Description	Quantity	Price	Total Price
Irrigation Repairs Per Proposal	1.00	123.44	\$123.44

Invoice Total **\$123.44**

WAA
53900
4611



YELLOWSTONE
LANDSCAPE
IRRIGATION WORK PROPOSAL AUTHORIZATION

DATE: 11/29/2018

IRR TECH: Dana Pellechia

District	Tampa	Project	Summit at Fern Hill CDD
Project Name	SERVICE CALL	Bill To	Meritus 2005 Pan Am Circle Suite 120 Tampa, FL 33607
Project #	10141165.201.99999	Contact Ph#	

Part Type	Description of Parts and Services	Zone (s)	Qty	Unit Price	Extension
Fitting	1 CAP AMI		3	\$4.48	\$13.44
Labor	Technician Labor Charge per Hour		2	\$55.00	\$110.00
Labor	Assistant Technician Charge per Hour			\$35.00	

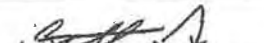
Parts Total \$13.44

Comments
Located and capped off zone lines on entrance side where they removed sidewalk for road widening so everthing remaining would get water.
Thank you

Proposal Total \$123.44

Deposit/Credit

Balance Due \$123.44

Company Authorizations	
Prepared By:	Date:
Richard Whitcomb	11/29/2018
Branch Manager:	Date:
	11-29-18

Work Completed Date
11/28/2018
Billing Fiscal

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
First Choice Aquatic Weed Management, LLC	32540	\$ 340.00		Waterway Service - December
Meritus Districts	8863	2,820.39		Management Services - January
Yellowstone	244878	5,416.25		Landscape Maintenance - January
Zebra Cleaning Team, Inc.	3104	500.00		Pool Cleaning - January
Monthly Contract Sub-Total		\$ 9,076.64		
Variable Contract				
Grau and Associates	17481	\$ 1,500.00		Audit FYE 09/30/2018
Variable Contract Sub-Total		\$ 1,500.00		
Utilities				
BOCC	BOCC 010719	\$ 100.00		Water Service - thru 12/10/2018
Spectrum	069143201012319	277.40		Phone/Internet Services - thru 02/27/2019
Spectrum	069143201122318	277.40	\$ 554.80	Phone/Internet Services - thru 01/27/2019
Tampa Electric	211000167513 010819	101.83		Electric Services - thru 01/02/2019
Tampa Electric	211000167729 010819	1,523.08		Electric Services - thru 01/02/2019
Tampa Electric	211000167901 010819	501.50	\$ 2,126.41	Electric Services - thru 01/02/2019
Utilities Sub-Total		\$ 2,781.21		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Brandon Lock & Safe, Inc.	44768	\$ 234.00		Key Duplication - 01/21/2019
HomeTeam	60621419	120.80		Pest Control - 12/18/2018
Spearem Enterprises, LLC	3696	400.00		Clubhouse Cleaning - thru 12/28/2018

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Straley Robin Vericker	16641	1,362.80		Professional Services - thru 01/15/2019
Yellowstone	243432	73.78		Irrigation Repairs - 12/31/2018
Yellowstone	246946	136.02	\$ 209.80	Irrigation Repairs - 01/31/2019
Zebra Cleaning Team, Inc.	3117	206.73		Chemical Pump Motor - 01/11/2019
Additional Services Sub-Total		\$ 2,534.13		
TOTAL:		\$ 15,891.98		

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 #
12/31/2018	32540

Bill To

Summit @ Fern Hill CDD
c/o Nicole Chamberlain, Meritus Corp.
2005 Pan Am Circle Dr., Ste 120
Tampa, FL 33607

Customer P.O. No.	Payment Terms	Due Date
	Net 30	1/30/2019

Description	Amount
Monthly waterway service for the month this invoice is dated - 6 waterways Light Debris pickup included WA 53900 4307	340.00

Thank you for your business.

Total	\$340.00
Payments/Credits	\$0.00
Balance Due	\$340.00

Service Report

Customer: Summit at Fern Hill

Date: 12/27/18

Technician: Jason Marles

- ☐ 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		✓		✓			✓	✓			↓	↓	↓	↓

Comments Happy Holidays!

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 120
Tampa, FL 33607

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


INVOICE

Invoice Number: 8863
Invoice Date: Jan 1, 2019
Page: 1

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

Ship to:

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

Quantity	Item	Description	Unit Price	Amount
		District Management Services - January		2,812.50
		Postage - November		7.89
				

Subtotal	2,820.39
Sales Tax	
Total Invoice Amount	2,820.39
Payment/Credit Applied	
TOTAL	2,820.39



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

Invoice

Invoice: INV-0000244878
Invoice Date: January 1, 2019

Account: 22748
PO Number:

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

Remit To:
Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

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

Invoice Due Date: January 31, 2019
Invoice Amount: \$5,416.25
Month of Service: January 2019

Description	Current Amount
Monthly Landscape Maintenance	5,416.25

Invoice Total **5,416.25**

WAT
53900
4604

Thanks For Your Business!

INVOICE

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

DATE: JANUARY 9, 2019
INVOICE #3104

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						

[illegible]**Comments:**

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Summit at Fern Hill Community Development District
2005 Pan Am Circle, Suite 120
Tampa, FL 33607*

Invoice No. 17481
Date 01/02/2019

SERVICE	AMOUNT
Audit FYE 09/30/2018	\$ 1,500.00
Current Amount Due	\$ 1,500.00

0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance
1,500.00	0.00	0.00	0.00	0.00	1,500.00

Payment due upon receipt.

Hillsborough County Public Utilities Department

ACH Withdrawal

Your payment was successful!

Please print this page for your records. Thank you for you online payment.

Date Paid	1/7/2019 10:38:34 AM
HCPUD Account Number	6440260149
Amount Paid	\$100.00
Bank Routing Number	063102152
Type of Account	Business Checking
Bank Account Number	*****3620
Confirmation Number	19010795924906

BOCC 010719



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
LENNAR HOMES	0199369100	12/13/2018	12/27/2018

Service Address: 10636 FERN HILL DR

Dog Park

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
54272591	11/07/2018	0	12/10/2018	0	0	ACTUAL	WATER

Service Address Charges

Customer Bill Charge	\$4.15
Water Base Charge	\$8.64
Total Service Address Charges	\$12.79

Summary of Account Charges

Previous Balance	\$38.37
Net Payments - Thank You	\$0.00
Past Due Amount	\$38.37
Total Account Charges	\$12.79
AMOUNT DUE	\$51.16

V# 1971600

1537700.5545

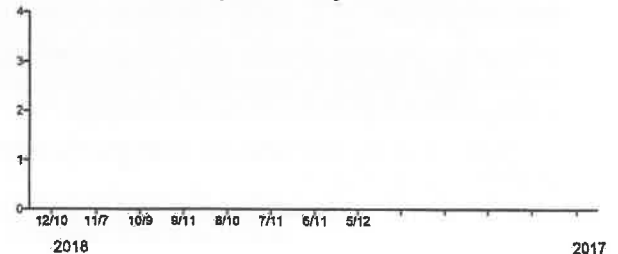
\$100.00
deposit
\$25.00
sec

Notice

TO AVOID A SERVICE INTERRUPTION, the full balance must be paid by the bill due date. If you have a dispute, please contact our office prior to that date. Late payments and service interruptions may result in an increased deposit and/or service charges.

Merit #2

Consumption History x 100 Gallons



Hillsborough
County Florida

Make checks payable to: BOCC

ACCOUNT NUMBER: 0199369100

ELECTRONIC PAYMENTS BY CHECK OR

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



**** NOTICE ** THE BALANCE REFLECTS A PAST DUE AMOUNT TO AVOID DISCONNECTION OF SERVICE, PAYMENT MUST BE RECIVED BY 3:00 P.M. ON THE DUE DATE**



LENNAR HOMES
4600 W CYPRESS ST STE 200
TAMPA FL 33607-4099

115

DUE DATE	12/27/2018
AMOUNT DUE	\$51.16
AMOUNT PAID	\$51.16

0001993691003

00000051169

Teresa Farlow

From: Teresa Farlow
Sent: Monday, January 07, 2019 10:49 AM
To: Nicole Hicks
Cc: Alexandra Wolfe
Subject: Summit at Fern Hill

Nicole,

I got that dog park account with BOCC taken out of Lennar's name and into Summit at Fern Hill. NOT AN EASY TASK....

Had to pay \$100.00 deposit online and they will add the \$25.00 set up fee on the first bill.

This bill will be on their other BOCC bill. They told me they do summary billing now and everything will show up on one bill. They also said it will be split up, so we will see.

Alex: I checked MIP before I made the \$100.00 payment and it looked like it would be fine. I am entering that into MIP and iSynergy now.

Teresa Farlow

Accounts Payable Specialist
2005 Pan Am Circle, Suite 120
Tampa , FL 33607
Phone: (813) 397-5120 Ext. 340
Fax: (813) 873-7070
teresa.farlow@merituscorp.com

In an effort to maintain compliance with the Florida Sunshine Amendment, please do not reply globally to this notification. Any questions should be directed to the sending party only or to the District Office at (813) 397-5121.



www.merituscorp.com

The information contained in this electronic message is confidential, proprietary and intended for the use of the owner of the e-mail address listed as the recipient of this message. If you are not the intended recipient, or the employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any disclosure, dissemination, distribution, copying of this communication, or unauthorized use is strictly prohibited and subject to prosecution to the fullest extent of the law. If you are not the intended recipient, please delete this electronic message and do not act upon, forward, copy or otherwise disseminate it or its contents.

January 23, 2019
Invoice Number: 069143201012319
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
Or, call us at 1-877-824-6249

Summary *Services from 01/28/19 through 02/27/19
details on following pages*

Previous Balance	277.40
Payments Received - Thank You	-277.40
Remaining Balance	\$0.00
Spectrum Business™ TV	77.49
Spectrum Business™ Internet	89.98
Spectrum Business™ Voice	99.98
Other Charges	9.95
Current Charges	\$277.40
Total Due by 02/12/19	\$277.40

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.

At Spectrum Business, we are committed to delivering superior products and services to improve your businesses productivity and keep you connected today, and in the future. We continue to enhance our services by offering faster Internet, more entertainment choices, and the best value.

Important Billing Update: Effective with your next billing statement, pricing will be adjusted for:

- Broadcast TV Surcharge from \$9.95 to \$11.99. This reflects costs incurred from local Broadcast TV stations.

New Spectrum Store. On Monday, January 21, 2019, a new Spectrum Store will open at 11725 W Hillsborough Avenue - Suite 205 - Bayport Commons, Tampa, FL 33635. The store hours will be Monday - Saturday 10:00AM - 8:00PM and Sunday 12:00PM - 5:00PM. Customers may visit the store to learn about Spectrum products, including our new Spectrum Mobile service, pay a bill and pick up or return equipment. Additional support is available at Spectrum.net/support.

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



4145 S. Falkenburg Rd Riverview, FL 33578-8652
7635 1610 NO RP 23 01232019 NNNNNY 01 000310 0001

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

Received
JAN 30 2019

January 23, 2019

FERN HILL

Invoice Number: 069143201012319
Account Number: 0050691432-01
Service At: 10340 BOGGY MOSS DR
RIVERVIEW, FL 33578-4621

Total Due by 02/12/19	\$277.40
Amount you are enclosing	\$

Please Remit Payment To:

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





Invoice Number:
Account Number:
Security Code:

FERN HILL
069143201012319
0050691432-01
2769

Contact UsVisit us at brighthouse.com/business

Or, call us at 1-877-824-6249

7635 1610 NO RP 23 01232019 NNNNNY 01 000310 0001

Charge Details

Previous Balance	277.40
Payments Received - Thank You 01/16	-277.40
Remaining Balance	\$0.00

Payments received after 01/23/19 will appear on your next bill.

Services from 01/28/19 through 02/27/19

Spectrum Business™ TV

Spectrum Business TV Premier	69.99
Spectrum Receiver	7.50
	\$77.49

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

Spectrum Business Internet Plus	99.99
Business WiFi	4.99
Promo Discount	-15.00
	\$89.98

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

Phone Number 813-769-9173	
Spectrum Business Voice	49.99
	\$49.99

Phone Number 813-915-5481	
Spectrum Business Voice	49.99
	\$49.99

For additional call details,
please visit brighthouse.com/myservices.

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

Broadcast TV Surcharge	9.95
Other Charges Total	\$9.95

Current Charges	\$277.40
Total Due by 02/12/19	\$277.40

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 for more information.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at 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 \$10.47, Federal USF \$3.90, E911 Fee \$0.80, TRS Surcharge \$0.20, Sales Tax \$0.10.

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.

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

Visit Spectrum.com/stores for store locations. For questions or concerns, visit Spectrum.net/support or call 1-855-657-7328.

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Enrolling is easy, just go to 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.

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: 069143201012319
Account Number: 0050691432-01
Security Code: 2769

FERN HILL

Contact UsVisit us at brighthouse.com/business

Or, call us at 1-877-824-6249

7635 1610 NO RP 23 01232019 NNNNNY 01 000310 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. 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. 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.



January 23, 2019

Invoice Number:
Account Number:
Security Code:

FERN HILL
069143201012319
0050691432-01
2769



Contact Us

Visit us at brighthouse.com/business

Or, call us at 1-877-824-6249

7635 1610 NO RP 23 01232019 NNNNNY 01 000310 0001



December 23, 2018
Invoice Number: 069143201122318
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
Or, call us at 1-877-824-6249

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.

Summary *Services from 12/28/18 through 01/27/19
details on following pages*

Previous Balance	275.85
Payments Received - Thank You	-275.85
Remaining Balance	\$0.00
Spectrum Business™ TV	77.49
Spectrum Business™ Internet	89.98
Spectrum Business™ Voice	99.98
Other Charges	9.95
Current Charges	\$277.40
Total Due by 01/12/19	\$277.40

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



4145 S. Falkenburg Rd Riverview, FL 33578-8652
7635 1610 NO RP 23 12232018 NNNNNY 01 000327 0001

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

Received

DEC 26 2018

December 23, 2018

FERN HILL

Invoice Number: 069143201122318
Account Number: 0050691432-01
Service At: 10340 BOGGY MOSS DR
RIVERVIEW, FL 33578-4621

Total Due by 01/12/19 **\$277.40**
Amount you are enclosing \$

Please Remit Payment To:

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





Invoice Number:
Account Number:
Security Code:

FERN HILL
069143201122318
0050691432-01
2769

Contact Us

Visit us at brighthouse.com/business
Or, call us at 1-877-824-6249

7635 1610 NO RP 23 12232018 NNNNNY 01 000327 0001

Charge Details

Previous Balance	275.85
Payments Received - Thank You 12/06	-275.85
Remaining Balance	\$0.00

Payments received after 12/23/18 will appear on your next bill.

Services from 12/28/18 through 01/27/19

Spectrum Business™ TV

Spectrum Business TV Premier	69.99
Spectrum Receiver	7.50
	\$77.49

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

Spectrum Business™ Internet

Spectrum Business Internet Plus	99.99
Business WiFi	4.99
Promo Discount	-15.00
	\$89.98

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

Spectrum Business™ Voice

Phone Number 813-769-9173	
Spectrum Business Voice	49.99
	\$49.99

Phone Number 813-915-5481	
Spectrum Business Voice	49.99
	\$49.99

For additional call details,
please visit brighthouse.com/my services.

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

Other Charges

Broadcast TV Surcharge	9.95
Other Charges Total	\$9.95

Current Charges	\$277.40
Total Due by 01/12/19	\$277.40

Billing Information

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- Receive a quick summary of your account at any time
- Access up to 6 months of statements

Payment Options

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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: 069143201122318
Security Code: 0050691432-01
2769

Contact UsVisit us at brighthouse.com/business

Or, call us at 1-877-824-6249

7635 1610 NO RP 23 12232018 NNNNNY 01 000327 0001

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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.



Invoice Number:
Account Number:
Security Code:

FERN HILL
069143201122318
0050691432-01
2769



Contact Us

Visit us at brighthouse.com/business

Or, call us at 1-877-824-6249

7635 1610 NO RP 23 12232018 NNNNNY 01 000327 0001





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 01/08/2019

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:	\$102.68
Total amount due:	\$101.83
Payment Due By:	01/29/2019

Your Account Summary

Previous Amount Due	\$102.58
Payment(s) Received Since Last Statement	-\$102.58
Miscellaneous Credits	-\$0.85
Credit balance after payments and credits	-\$0.85
Current Month's Charges	\$102.68
Total Amount Due	\$101.83

Report a streetlight

*It's easy to request a streetlight
or area light repair at*
tampaelectric.com/reportlight.



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



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Learn more and sign up > tec-support.com/paperlessbilling

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



JAN 11 2018

WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211000167513

Current month's charges:	\$102.68
Total amount due:	\$101.83
Payment Due By:	01/29/2019
Amount Enclosed	\$

605704097721

00003445 02 AV 0.37 33607 FTECO101081923141010 00000 03 01000000 018 03 17555 006



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

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

60570409772121100016751300000000101839

ACCOUNT INVOICE

tampaelectric.com



Account: 211000167513
Statement Date: 01/08/2019
Current month's charges due 01/29/2019

Details of Charges – Service from 12/04/2018 to 01/02/2019

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

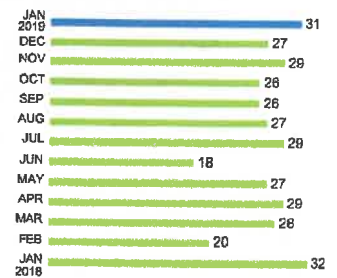
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
C24484	01/02/2019	27,255		26,316		939 kWh	1	30 Days

Basic Service Charge		\$18.14
Energy Charge	939 kWh @ \$0.06011/kWh	\$56.44
Fuel Charge	939 kWh @ \$0.02719/kWh	\$25.53
Florida Gross Receipt Tax		\$2.57
Electric Service Cost		\$102.68
Total Current Month's Charges		\$102.68

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Miscellaneous Credits

Interest for Cash Security Deposit - Electric -\$0.85

Total Current Month's Credits **-\$0.85**

Important Messages

Annual Deposit Interest Credit

This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Important information about your deposit interest

Per the Florida Public Service Commission (FPSC) tariff requirements, Tampa Electric pays interest annually on any customer cash deposit. As such, customers with a cash deposit on record is more than six months old (per the FPSC) receives a deposit interest credit on this bill.



Statement Date: 01/08/2019
Account: 211000167729

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

Current month's charges:	\$1,533.74
Total amount due:	\$1,523.08
Payment Due By:	01/29/2019

Your Account Summary

Previous Amount Due	\$1,508.41
Payment(s) Received Since Last Statement	-\$1,508.41
Miscellaneous Credits	-\$10.66
Credit balance after payments and credits	-\$10.66
Current Month's Charges	\$1,533.74
Total Amount Due	\$1,523.08

Report a streetlight
*It's easy to request a streetlight
or area light repair at*
tampaelectric.com/reportlight.



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



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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211000167729

Current month's charges:	\$1,533.74
Total amount due:	\$1,523.08
Payment Due By:	01/29/2019

Amount Enclosed \$

605704097722



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

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

6057040977222110001677290000001523080

Account: 211000167729
Statement Date: 01/08/2019
Current month's charges due 01/29/2019

Details of Charges – Service from 12/01/2018 to 01/02/2019

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 33 days

Lighting Energy Charge	900 kWh @ \$0.02930/kWh	\$26.37
Fixture & Maintenance Charge	45 Fixtures	\$405.45
Lighting Pole / Wire	45 Poles	\$1076.40
Lighting Fuel Charge	900 kWh @ \$0.02691/kWh	\$24.22
Florida Gross Receipt Tax		\$1.30
Lighting Charges		\$1,533.74

Total Current Month's Charges

\$1,533.74

Miscellaneous Credits

Interest for Cash Security Deposit - Electric

-\$10.66

Total Current Month's Credits

-\$10.66

Important Messages

Annual Deposit Interest Credit

This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Important information about your deposit interest

Per the Florida Public Service Commission (FPSC) tariff requirements, Tampa Electric pays interest annually on any customer cash deposit. As such, customers with a cash deposit on record is more than six months old (per the FPSC) receives a deposit interest credit on this bill.

00003445-0007944-Page 7 of 12



Statement Date: 01/08/2019

Account: 211000167901

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

Current month's charges:	\$525.21
Total amount due:	\$501.50
Payment Due By:	01/29/2019

Your Account Summary

Previous Amount Due	\$552.36
Payment(s) Received Since Last Statement	-\$552.36
Miscellaneous Credits	-\$23.71
Credit balance after payments and credits	-\$23.71
Current Month's Charges	\$525.21
Total Amount Due	\$501.50

Report a streetlight

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or area light repair at*
tampaelectric.com/reportlight.



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Learn more and sign up > tecoupport.com/paperlessbilling

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:	\$525.21
Total amount due:	\$501.50
Payment Due By:	01/29/2019

Amount Enclosed \$

605704097723



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

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

Account: 211000167901
Statement Date: 01/08/2019
Current month's charges due 01/29/2019

Details of Charges – Service from 12/01/2018 to 01/02/2019

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	01/02/2019	61,266	55,608	5,658 kWh	1	33 Days

Basic Service Charge
Energy Charge
Fuel Charge
Florida Gross Receipt Tax
Electric Service Cost

5,658 kWh @ \$0.06011/kWh
5,658 kWh @ \$0.02719/kWh
\$18.14
\$340.10
\$153.84
\$13.13

\$525.21

Total Current Month's Charges

\$525.21

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Miscellaneous Credits

Interest for Cash Security Deposit - Electric

-\$23.71

Total Current Month's Credits

-\$23.71

Important Messages

Annual Deposit Interest Credit

This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Important information about your deposit interest

Per the Florida Public Service Commission (FPSC) tariff requirements, Tampa Electric pays interest annually on any customer cash deposit. As such, customers with a cash deposit on record is more than six months old (per the FPSC) receives a deposit interest credit on this bill.





Brandon Lock & Safe, Inc.

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

Invoice

Date	Invoice #
1/21/2019	44768

Lic. HCLOC14006

Bill To			
Meritus Communities Attn: Fern Hill 2005 Pan Am Circle Drive Suite 120 Tampa, FL 33607		Due Date 2/20/2019	
P.O. Number		Terms	
		Net 30	
Quantity	Description	Price Each	Amount
40	SC1 key duplicated	1.95	78.00
40	Y11 key duplicated	1.95	78.00
40	SC4 key duplicated	1.95	78.00
<p>Date of Service: 01/11/2019</p> <p>Signed for by: G. Roberts</p> <p><i>WJ</i></p> <p><i>53900</i></p> <p><i>4602</i></p>			
Terms & conditions are available on the back of your mailed invoice or at http://www.brandonlock.com/terms		Subtotal \$234.00	
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.		Sales Tax (8.5%) \$0.00	
To ensure proper credit, please be sure to include the invoice number on your check. Thank you.		Total \$234.00	



Brandon Lock & Safe, Inc.
SECURITY CONSULTANTS/ACCESS CONTROL SPECIALISTS
Fed. ID #65-4763885 Lic # MCLOC10006
Phone (813) 655-4200 • Fax (813) 655-4201
333 Falkenburg Rd. North, Unit B-203 Tampa, Florida 33619

CUSTOMER ORDER NO. _____ PHONE _____ DATE 01-11-89
NAME Summit at Fern Hill
ADDRESS _____

QTY	DESCRIPTION	PRICE	AMOUNT
40	SEC Duplicates		
40	YH Duplicates		
40	SCY Duplicates		
			TAX
			TOTAL

By signing above I agree to the Terms and Conditions displayed on the back.



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

Invoice and detailed service report
INVOICE #: 60621419

WORK DATE: 12/18/18

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: 12/18/18 2:16 PM

Time Out: 12/18/18 2:36 PM

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
Subtotal					120.80
Tax					0.00
Total					120.80
Total Due:					120.80

Today's Service Comments

Hi Mr/Ms Summit at Fernhill,

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 facility I did find spider webs and eggs around the clubhouse perimeter, and treated accordingly. Due to the treatment of your facility today you may experience dead or dying insects in the next 3 to 5 days. If you have any questions in regards to our service, please give our office a call. Thanks, Leonard.

Curbside Call was completed, Customer aware of service.

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

*
*
*
*
*

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
InTice Granular Bait		73079-2	5.0000%	n/a	Orthoboric Acid (boric acid)-5.0%	1.5000 Pound	1.5000 Ounce
Areas Applied: Exterior perimeter							
Target Pests: 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	0.0800 Ounce

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 #: 60621419

WORK DATE: 12/18/18

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Areas Applied: Exterior entry points							
Target Pests: Ants, Roaches, Spiders							

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Termidor SC		7969-210-AA	9.1000%	0.1250	Fipronil	3.0000 Gallon	0.0412 Gallon
Areas Applied: Exterior perimeter							
Target Pests: Ants, Roaches, Spiders							

PRODUCTS APPLIED

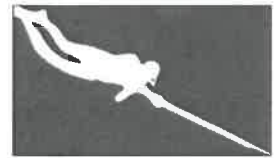
Material	A.I. %	Finished Qty	Application Equipment	Time
EPA #	A.I. Concentration	Undiluted Qty	Application Method	Lot #
Onslaught - Fastcap	6.4000%	4.0000 Ounce	One Gallon Compressed Sprayer	2:34:08 PM
1021-2574	0.12500000	0.0800 Ounce	Handheld compression sprayer	
Target Pests: Ants, Roaches, Spiders				
Areas Applied: Exterior entry points				
Weather: 0°, 0 MPH				
InTice Granular Bait	5.0000%	1.5000 Pound	Spreader	2:34:47 PM
73079-2	n/a	1.5000 Ounce	Broadcast	
Target Pests: Ants, Roaches, Spiders				
Areas Applied: Exterior perimeter				
Weather: 0°, 0 MPH				
Termidor SC	9.1000%	3.0000 Gallon	Backpack Compressed Sprayer	2:33:41 PM
7969-210-AA	0.12500000	0.0412 Gallon	Surface application	
Target Pests: Ants, Roaches, Spiders				
Areas Applied: Exterior perimeter				
Weather: 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

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.

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 # 3696
DATE 12/27/2018
DUE DATE 01/11/2019
TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
Labor 12-4-2018 • 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
Labor 12--11-2018 • 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

WAF 53900
 4602

ACTIVITY	QTY	RATE	AMOUNT
<ul style="list-style-type: none"> • 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 <p>Description Of Work To Be Performed One Time Per Week:</p> <ul style="list-style-type: none"> • 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 			
Labor	1	100.00	100.00
2-18-2018			
<ul style="list-style-type: none"> • 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 <p>Description Of Work To Be Performed One Time Per Week:</p> <ul style="list-style-type: none"> • 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 			
Labor	1	100.00	100.00
12-28-2018			
<ul style="list-style-type: none"> • 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 <p>Description Of Work To Be Performed One Time Per Week:</p> <ul style="list-style-type: none"> • 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 			

ACTIVITY	QTY	RATE	AMOUNT
Material Papergoods, Soap, Trash bags included in cost.	1	0.00	0.00

BALANCE DUE			\$400.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

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

Federal Tax Id. - 20-1778458

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

January 23, 2019

Client: 001462

Matter: 000001

Invoice #: 16641

Page: 1

RE: General

For Professional Services Rendered Through January 15, 2019

SERVICES

Date	Person	Description of Services	Hours	
1/4/2019	JMV	REVIEW EMAIL FROM B. CRUTCHFIELD; REVIEW LEGAL NOTICE.	0.2	
1/9/2019	LB	PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDED DECEMBER 31, 2018.	0.2	
1/10/2019	VKB	PREPARE FOR AND ATTEND BOARD MEETING.	0.5	
1/10/2019	LB	REVIEW EMAIL FROM B. CRUTCHFIELD RE STATUS RECORDED DEED FOR PHASE 3 CONVEYANCES FROM THE DEVELOPER; PREPARE EMAIL TO B. CRUTCHFIELD TRANSMITTING COPY OF THE RECORDED DEED FOR THE DISTRICT'S RECORDS.	0.2	
1/14/2019	KMS	REVIEW RFP FOR LANDSCAPING CONTRACT; REVIEW CARSON LAWN & LANDSCAPING SERVICES LLC PROPOSAL; DRAFT LANDSCAPING CONTRACT; EMAIL G. ROBERTS; REVISE DEED FROM LENNAR TO CDD.	3.2	
1/14/2019	VKB	REVIEW AND REVISE DRAFT DEED CONVEYING PROPERTY TO CDD.	0.4	
1/15/2019	JMV	PREPARE QUARTERLY BOND DISCLOSURE REPORT.	0.3	
1/15/2019	KMS	REVISE SCOPE OF WORK AND LANDSCAPE AGREEMENT WITH CARSON LAWN & LANDSCAPING SERVICES INC.	0.5	
Total Professional Services			5.5	\$1,362.50

January 23, 2019

Client: 001462

Matter: 000001

Invoice #: 16641

Page: 2

PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	0.5	\$152.50
VKB	Vivek K. Babbar	0.9	\$225.00
KMS	Kristen M. Schalter	3.7	\$925.00
LB	Lynn Butler	0.4	\$60.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
12/15/2018	Photocopies (2 @ \$0.15)	\$0.30
	Total Disbursements	\$0.30

Total Services	\$1,362.50
Total Disbursements	\$0.30
Total Current Charges	\$1,362.80

PAY THIS AMOUNT	\$1,362.80
------------------------	-------------------

Please Include Invoice Number on all Correspondence



YELLOWSTONE
LANDSCAPE

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

Invoice

Invoice: INV-0000243432
Invoice Date: December 31, 2018

Account: 22748
PO Number:

Bill To:

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

Tampa, FL 33607

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Terms: NET 30
Project Number: 10141165.201.99999
Project Name: Irrigation Repairs
Summit at Fern Hill - ENH

Invoice Due Date: January 30, 2019
Invoice Amount: \$73.78

Description	Quantity	Price	Total Price
Irrigation Repairs Per Proposal	1.00	73.78	\$73.78

Invoice Total \$73.78

WAT 53900
4611





YELLOWSTONE
LANDSCAPE

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

Invoice

Invoice: INV-0000246946
Invoice Date: January 31, 2019

Account: 22748
PO Number:

Bill To:

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

Tampa, FL 33607

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Terms: NET 30
Project Number: 10141165.201.99999
Project Name: Irrigation Repairs
Summit at Fern Hill - ENH

Invoice Due Date: March 2, 2019
Invoice Amount: \$136.02

Description	Quantity	Price	Total Price
Irrigation Repairs Per Proposal	1.00	136.02	\$136.02

Invoice Total \$136.02

WHT
53900
4611



IRR TECH: Dana Pellechia

Part Type	Description of Parts and Services	Zone (s)	Qty	Unit Price	Extension
Decoder	1 STA DECODER USE W/ACC CONTROLLER	3		\$156.00	
Solenoid	SOLENOID 24 VAC .4A INRUSH .2A HOLD IRRITROL	3	1	\$20.00	\$20.00
Nozzle	15H NOZ W/SCREEN	3,30	2	\$1.87	\$3.74
Drip	TECHLINE INSERT COUPLING	32	6	\$0.38	\$2.28
Labor	Technician Labor Charge per Hour		2	\$55.00	\$110.00
Labor	Assistant Technician Charge per Hour			\$35.00	

Proposal Total	\$136.02
Deposit/Credit	

Balance Due	\$136.02
-------------	----------

Work Completed Date
1/4/2019
Billing Fiscal

Thanks For Your Business!

INVOICE

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

DATE: JANUARY 11, 2019
INVOICE #3117

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
		Chemical pump motor		\$206.73
		LAT	539.00	
		4617		
			SUBTOTAL	
			SALES TAX	
			TOTAL	\$206.73

Comments:

Summit at Fern Hill Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 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 1/31/2019
(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
Assets							
Cash-Operating Account	130,672	0	0	0	0	0	130,672
Investments - Revenue 2016 # 0000	0	194,611	0	0	0	0	194,611
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	82,617	0	0	0	82,617
Investments - Interest 2018 #1001	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	335	1,358,148	0	0	1,358,483
Investments - COI 2018 # 1006	0	0	0	3	0	0	3
Accounts Receivable - Other	575	0	0	0	0	0	575
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	3,634	0	0	0	0	0	3,634
Prepaid Public Officials Insurance	1,459	0	0	0	0	0	1,459
Prepaid Trustee Fees	337	0	0	0	0	0	337
Deposits	3,640	0	0	0	0	0	3,640
Construction Work In Progress	0	0	0	0	3,961,539	0	3,961,539
Amount Available-Debt Service	0	0	0	0	0	300,625	300,625
Amount To Be Provided-Debt Service	0	0	0	0	0	3,604,375	3,604,375
Other	0	0	0	0	0	0	0
Total Assets	140,317	317,789	152,277	1,358,151	3,961,539	3,905,000	9,835,072
Liabilities							
Accounts Payable	2,116	0	0	0	0	0	2,116
Accounts Payable Other	0	0	0	0	0	0	0
Due To Debt Service Fund	0	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0
Deposits	400	0	0	0	0	0	400
Revenue Bonds Payable-LT-2016	0	0	0	0	0	3,905,000	3,905,000
Total Liabilities	2,516	0	0	0	0	3,905,000	3,907,516
Fund Equity & Other Credits							
Fund Balance-All Other Reserves	0	220,250	92,655	1,450,033	0	0	1,762,939

Summit at Fern Hill Community Development District

Balance Sheet

As of 1/31/2019
(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 Balance-Unreserved	8,892	0	0	0	0	0	8,892
Investment In General Fixed Assets	0	0	0	0	3,961,539	0	3,961,539
Other	128,908	97,538	59,621	(91,882)	0	0	194,185
Total Fund Equity & Other Credits	137,801	317,789	152,277	1,358,151	3,961,539	0	5,927,555
Total Liabilities & Fund Equity	140,317	317,789	152,277	1,358,151	3,961,539	3,905,000	9,835,072

Summit at Fern Hill Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2018 Through 1/31/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
O&M Assmts - Tax Roll	175,652	134,560	(41,092)	(23)%
O&M Assmts - Off Roll	91,853	52,528	(39,326)	(43)%
Other Miscellaneous Revenues				
Miscellaneous	0	150	150	0 %
Total Revenues	<u>267,505</u>	<u>187,237</u>	<u>(80,268)</u>	<u>(30)%</u>
Expenditures				
Financial & Administrative				
District Manager	33,750	11,250	22,500	67 %
District Engineer	2,250	0	2,250	100 %
Disclosure Report	8,400	0	8,400	100 %
Trustees Fees	8,500	1,347	7,153	84 %
Accounting Services	750	0	750	100 %
Auditing Services	6,000	1,546	4,454	74 %
Postage, Phone, Faxes, Copies	500	95	405	81 %
Public Officials Insurance	1,500	730	770	51 %
Legal Advertising	750	959	(209)	(28)%
Bank Fees	430	123	307	71 %
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	250	100	150	60 %
Legal Counsel				
District Counsel	6,000	2,854	3,146	52 %
Electric Utility Services				
Electric Utility Services	40,000	6,632	33,368	83 %
Water-Sewer Combination Services				
Water Utility Services	3,000	370	2,630	88 %
Other Physical Environment				
Waterway Management Program	7,750	2,285	5,465	71 %
Property & Casualty Insurance	7,000	1,817	5,183	74 %
Club Facility Maintenance	15,000	3,461	11,539	77 %
Landscape Maintenance - Contract	85,000	21,665	63,335	75 %
Landscape Maintenance - Other	17,500	0	17,500	100 %
Plant Replacement Program	2,500	0	2,500	100 %
Irrigation Maintenance	3,500	714	2,786	80 %
Pool Maintenance	10,000	2,207	7,793	78 %
Park Facility Maintenance	7,000	0	7,000	100 %
Total Expenditures	<u>267,505</u>	<u>58,329</u>	<u>209,176</u>	<u>78 %</u>
Excess Revenues Over (Under) Expenditures	<u>0</u>	<u>128,908</u>	<u>128,908</u>	<u>0 %</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>8,892</u>	<u>8,892</u>	<u>0 %</u>
Fund Balance, End of Balance	<u><u>0</u></u>	<u><u>137,801</u></u>	<u><u>137,801</u></u>	<u><u>0 %</u></u>

Summit at Fern Hill Community Development District

Statement of Revenues and Expenditures

200 - Debt Service - Series 2016
From 10/1/2018 Through 1/31/2019
(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	184,453	(57,471)	(24)%
Interest Earnings				
Interest Earnings	0	194	194	0 %
Total Revenues	241,924	184,647	(57,277)	(24)%
Expenditures				
Debt Service Payments				
Interest Earnings	0	87,109	(87,109)	0 %
Interest Payment	172,924	0	172,924	100 %
Principal Payment	69,000	0	69,000	100 %
Total Expenditures	241,924	87,109	154,815	64 %
Excess Revenues Over (Under) Expenditures	0	97,538	97,538	0 %
Fund Balance, Beginning of Period	0	220,250	220,250	0 %
Fund Balance, End of Balance	0	317,789	317,789	0 %

Summit at Fern Hill Community Development District

Statement of Revenues and Expenditures

201 - Debt Service - Series 2018
From 10/1/2018 Through 1/31/2019
(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	82,500	82,500	0 %
DS Assmts - Developer	0	29,435	29,435	0 %
Interest Earnings				
Interest Earnings	0	452	452	0 %
Total Revenues	137,870	112,386	(25,484)	(18)%
Expenditures				
Debt Service Payments				
Interest Payment	104,870	52,765	52,105	50 %
Principal Payment	33,000	0	33,000	100 %
Total Expenditures	137,870	52,765	85,105	62 %
Excess Revenues Over (Under) Expenditures	0	59,621	59,621	0 %
Fund Balance, Beginning of Period	0	92,655	92,655	0 %
Fund Balance, End of Balance	0	152,277	152,277	0 %

Summit at Fern Hill Community Development District

Statement of Revenues and Expenditures

301 - Capital Projects - Series 2018

From 10/1/2018 Through 1/31/2019

(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>1,052</u>	<u>1,052</u>	<u>0 %</u>
Total Revenues	<u>0</u>	<u>1,052</u>	<u>1,052</u>	<u>0 %</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	<u>0</u>	<u>92,935</u>	<u>(92,935)</u>	<u>0 %</u>
Total Expenditures	<u>0</u>	<u>92,935</u>	<u>(92,935)</u>	<u>0 %</u>
Excess Revenues Over (Under) Expenditures	<u>0</u>	<u>(91,882)</u>	<u>(91,882)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>1,450,033</u>	<u>1,450,033</u>	<u>0 %</u>
Fund Balance, End of Balance	<u><u>0</u></u>	<u><u>1,358,151</u></u>	<u><u>1,358,151</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: 01/31/2019
Reconciliation Date: 1/31/2019
Status: Locked

Bank Balance	130,905.73	
Less Outstanding Checks/Vouchers	234.00	
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	130,671.73	
Balance Per Books	<u>130,671.73</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: 01/31/2019

Reconciliation Date: 1/31/2019

Status: Locked

Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1511	1/24/2019	System Generated Check/Voucher	234.00	Brandon Lock & Safe, Inc.
Outstanding Checks/Vouchers			234.00	

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

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 01/31/2019

Reconciliation Date: 1/31/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1491	12/12/2018	System Generated Check/Voucher	46.00	Grau and Associates
1498	12/26/2018	System Generated Check/Voucher	167.98	BOCC
1499	1/1/2019	System Generated Check/Voucher	2,820.39	Meritus Districts
1500	1/3/2019	System Generated Check/Voucher	120.80	Home Team Pest Defense, Inc.
1501	1/4/2019	Series 2016 FY19 Tax Dist ID 400	14,730.82	Summit at Fern Hill CDD
BOCC 010719	1/7/2019	Deposit for service paid by ACH	100.00	BOCC
1502	1/10/2019	System Generated Check/Voucher	340.00	First Choice Aquatic
1503	1/10/2019	System Generated Check/Voucher	1,500.00	Grau and Associates
1504	1/10/2019	System Generated Check/Voucher	400.00	Spearem Enterprises, LLC
1505	1/10/2019	System Generated Check/Voucher	277.40	Bright House Networks
1506	1/10/2019	System Generated Check/Voucher	5,490.03	Yellowstone Landscape
1507	1/16/2019	System Generated Check/Voucher	101.83	Tampa Electric
1508	1/16/2019	System Generated Check/Voucher	1,523.08	Tampa Electric
1509	1/16/2019	System Generated Check/Voucher	501.50	Tampa Electric
1510	1/16/2019	System Generated Check/Voucher	706.73	Zebra Cleaning Team, Inc.
1512	1/24/2019	Series 2016 FY19 Tax Dist ID Dec Int	37.88	Summit at Fern Hill CDD
Cleared Checks/Vouchers			28,864.44	

Summit at Fern Hill Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 01/31/2019

Reconciliation Date: 1/31/2019

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR156	1/4/2019	FY 2019 Tax Dist ID 400	25,477.03
	CR158	1/24/2019	FY 2019 Tax Dist ID Dec Int	65.51
	CR160	1/31/2019	January Bank Activity	<u>(16.96)</u>
Cleared Deposits				<u>25,525.58</u>



Account Statement

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

Questions? Please call
1-800-786-8787

As of January 2, 2019 changes will be made to Rules and Regulations for Deposit Accounts and Funds Availability Policy. The changes will be reflected in the January 2, 2019 versions and can be viewed or obtained online at www.suntrust.com/disclosures, by requesting a copy at 800.SUNTRUST or by visiting a SunTrust branch.

Account Summary	Account Type	Account Number	Statement Period
	ANALYZED BUSINESS CHECKING		01/01/2019 - 01/31/2019

Description	Amount	Description	Amount
Beginning Balance	\$134,244.59	Average Balance	\$145,719.18
Deposits/Credits	\$25,542.54	Average Collected Balance	\$145,719.18
Checks	\$28,764.44	Number of Days in Statement Period	31
Withdrawals/Debits	\$116.96		
Ending Balance	\$130,905.73		

Overdraft Protection	Account Number	Protected By
		Not enrolled
For more information about SunTrust's Overdraft Services, visit www.suntrust.com/overdraft .		

Deposits/Credits	Date	Amount	Serial #	Description
	01/07	25,477.03		ELECTRONIC/ACH CREDIT HLLS TAX LICENS DIST ID400 DN022136
	01/17	65.51		ELECTRONIC/ACH CREDIT HLLS TAX LICENS DIST181230 DN022136
Deposits/Credits: 2		Total Items Deposited: 0		

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	1491	46.00	01/08	1502	340.00	01/15	1507	101.83	01/22
	*1498	167.98	01/04	1503	1,500.00	01/22	1508	1,523.08	01/22
	1499	2,820.39	01/03	1504	400.00	01/14	1509	501.50	01/22
	1500	120.80	01/07	1505	277.40	01/16	1510	706.73	01/22
	1501	14,730.82	01/30	1506	5,490.03	01/14	*1512	37.88	01/30

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
	01/09	100.00		ELECTRONIC/ACH DEBIT HC-WATER INTERNET 043000093771038
	01/22	16.96		ACCOUNT ANALYSIS FEE
Withdrawals/Debits: 2				

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	01/01	134,244.59	134,244.59	01/09	156,466.45	156,466.45
	01/03	131,424.20	131,424.20	01/14	150,576.42	150,576.42
	01/04	131,256.22	131,256.22	01/15	150,236.42	150,236.42
	01/07	156,612.45	156,612.45	01/16	149,959.02	149,959.02
	01/08	156,566.45	156,566.45	01/17	150,024.53	150,024.53

SUNTRUST BANK
PO BOX 305183
NASHVILLE TN 37230-5183

Page 2 of 2
36/E00/0175/0/42
01/31/2019



Account Statement

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	01/22	145,674.43	145,674.43	01/30	130,905.73	130,905.73

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.

Service Report

Customer: Summit at Fern Hill

Date: 1/29/19

Technician: Jason Marks

- ☐ 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		✓	✓				✓	✓			↓	↓	↓	↓

Comments

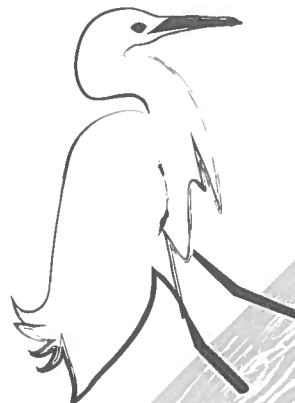
Thank You!

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

Lennar - WCI Communities

Monthly Maintenance Checklist

Community ____ Summit at Fern Hill Date____ 2/7/2019 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			could use pressure washing
<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	Lawn/turf in good shape (there are no dead or bare spots in any lawn areas, no excessive weed growth)	
<input type="checkbox"/>	<input type="checkbox"/>	Flowers are fresh and seasonal	no flowers
<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 is fresh looking	
<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	No need for pest control	Some Brown patch disease
<input type="checkbox"/>	<input checked="" type="checkbox"/>	There is no excess dirt and mud, debris on streets, gutters, parking lots, walkways	From the new construction
<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 type="checkbox"/>	<input type="checkbox"/>	Community rooms are clean and fresh smelling	n/a
<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 checked="" type="checkbox"/>	<input type="checkbox"/>	Pool furniture is cleaned	
<input type="checkbox"/>	<input type="checkbox"/>	Fobs-Access cards are working properly and time are up to date	Keys
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Mail Kiosks are clean-lights working-free of debris-no bees nests or mudd dobbers	needs cleaning
<input type="checkbox"/>	<input type="checkbox"/>	Gas Grills, Gas Fire Pit & Gas Lanterns are working properly and cleaned	n/a
<input type="checkbox"/>	<input type="checkbox"/>	Playground - Community Park - Gates are working properly and area is clean and free of debris	n/a
<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 checked="" type="checkbox"/>	<input type="checkbox"/>	Ponds are clean and free of algae	minor 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: 2/7/19

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
LANDSCAPE MAINTENANCE				
TURF	5	3	-2	
TURF FERTILITY	10	8	-2	
TURF EDGING	5	5	0	
WEED CONTROL - TURF AREAS	5	3	-2	Broad leaf weeds
TURF INSECT/DISEASE CONTROL	10	9	-1	Some brown patch present
PLANT FERTILITY	5	3	-2	
WEED CONTROL - BED AREAS	5	3	0	Needs attention
PLANT INSECT/DISEASE CONTROL	5	5	0	
PRUNING	10	8	-2	Palm trees need pruning
CLEANLINESS	5	5	0	
MULCHING	5	4	-1	
WATER/IRRIGATION MGMT	8	6	-2	Over watering
CARRYOVERS	5	5	0	

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	83	-17	83%

Contractor Signature: _____

Manager's Signature: Gene Roberts 2/7/2019



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Summit at Fern Hill

Date: 2/7/19

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	22	-3	Some construction debris
INVASIVE MATERIAL (FLOATING)	20	18	-2	Small amount of algae
INVASIVE MATERIAL (SUBMERSED)	20	20	0	
FOUNTAINS/AERATORS	20	20	0	N/A
DESIRABLE PLANTS	15	10	-5	Spartini grass needs to be trimmed.

AMENITIES				
CLUBHOUSE INTERIOR	4	4	0	A few scratches on the walls
CLUBHOUSE EXTERIOR	3	2	-1	Spider webs
POOL WATER	10	10	0	Clean
POOL TILES	10	8	-2	Ok
POOL LIGHTS	5	5	0	
POOL FURNITURE/EQUIPMENT	8	6	-2	One broken umbrella
FIRST AID/SAFETY ITEMS	10	10	0	Ok
SIGNAGE (rules, pool, playground)	5	5	0	Ok
PLAYGROUND EQUIPMENT	5	5	0	N/A
RECREATIONAL FACILITIES	7	7	0	N/A
RESTROOMS	6	5	-1	Men's room missing soap dispenser.
HARDSCAPE	10	10	0	
ACCESS & MONITORING SYSTEM	3	3	0	N/A
IT/PHONE SYSTEM	3	3	0	Ok
TRASH RECEPTACLES	3	3	0	Ok
FOUNTAINS	8	8	0	Ok

MONUMENTS AND SIGNS				
CLEAR VISIBILITY (Landscaping)	25	25	0	Good
PAINTING	25	25	0	good
CLEANLINESS	25	20	-5	Could use pressure washing
GENERAL CONDITION	25	25	0	Good



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Summit at Fern Hill

Date: 2/7/19

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	35	-5	Needs upgrading
RECREATIONAL AREAS	30	30	0	
SUBDIVISION MONUMENTS	30	30	0	
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	15	0	OK
SIDEWALKS	30	30	0	Good
SPECIALTY MONUMENTS	15	15	0	
STREETS	25	25	0	
PARKING LOTS	15	15	0	
LIGHTING ELEMENTS				
STREET LIGHTING	33	33	0	?
LANDSCAPE UP LIGHTING	22	22	0	Good
MONUMENT LIGHTING	30	30	0	Good
AMENITY CENTER LIGHTING	15	15	0	Good
GATES				
ACCESS CONTROL PAD	25	25		N/A
OPERATING SYSTEM	25	20		N/A
GATE MOTORS	25	25		N/A
GATES	25	25		N/A
SCORE	700	669	-26	96%

Manager's Signature: Gene Roberts 2/7/2019

Supervisor's Signature: _____

Summit at Fern Hill February



Construction of a new sidewalk has impacted some landscape and broken some irrigation lines.



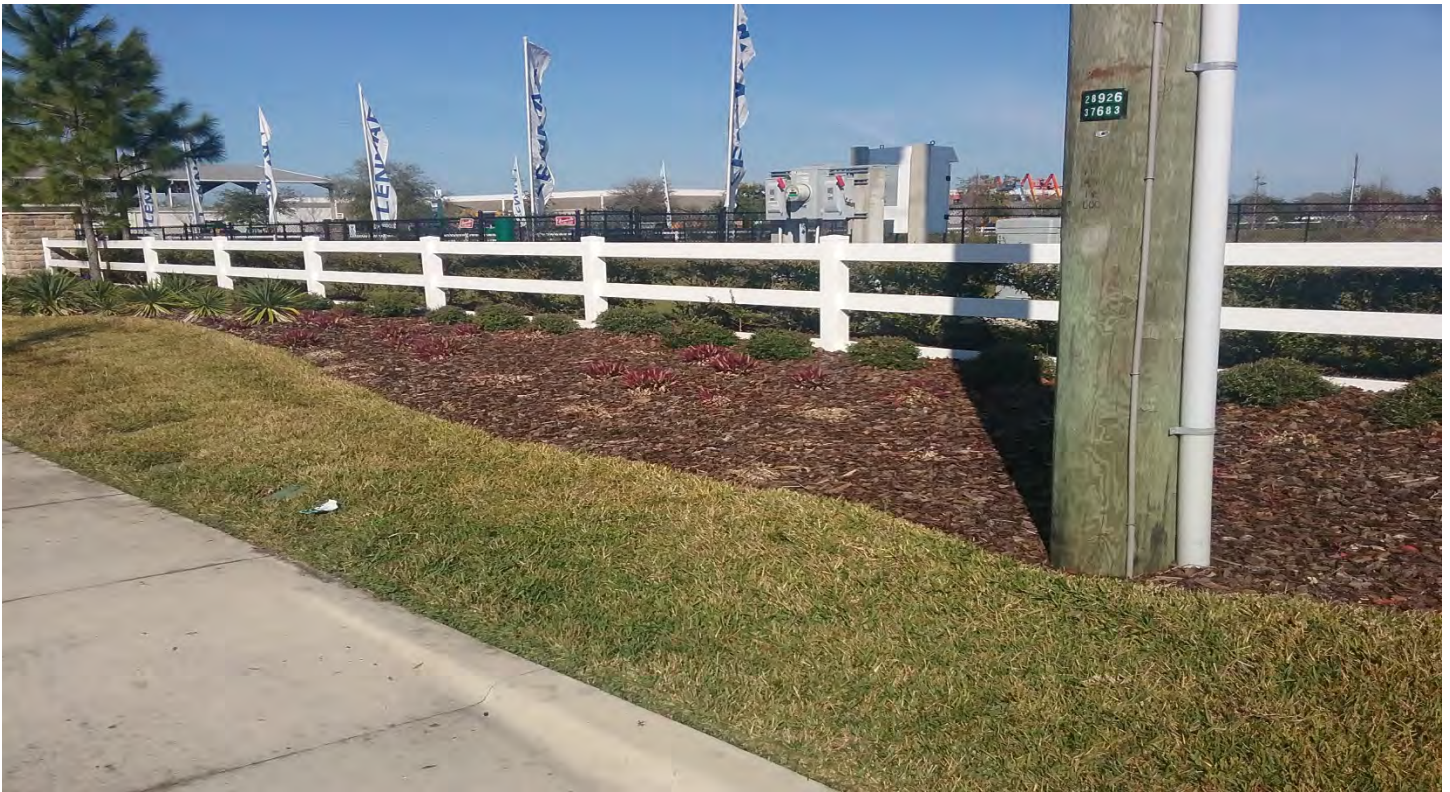
The ponds have a small amount of algae but some construction debris.



The mop sink won't stop dripping so a plumber was called.



Beds need to be detailed for weeds.



Some of the Oyster plants have died and need to be replaced.



The Perennial peanut is over run with torpedo grass and needs to be removed and replaced with something different.



More weed detailing needed.



The landscape at the entrance sign needs to be upgraded.



There's a dead Sabal palm at the mail kiosk that needs to be replaced.



The Ginger and Lantana has not done well in the direct sunlight.