

**SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
PUBLIC HEARING & REGULAR MEETING
JULY 11, 2019**

SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT AGENDA
JULY 11, 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 Meritus	Brian Lamb Nicole Hicks
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 public hearing will begin at **9:00 a.m.** The regular meeting will follow and begin with the sixth section called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. The seventh section is called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The eighth section is called **Vendor/Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action.

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

Agendas can be reviewed by contacting the Manager's office at (813) 397-5120 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting.

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

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

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

July 11, 2019

Board of Supervisors
Summit at Fern Hill Community Development District

Dear Board Members:

The Public Hearing & Regular Meeting of Summit at Fern Hill Community Development District will be held on **Thursday, July 11, 2019 at 9:00 a.m.** at the offices of Lennar Homes located at 4600 W. Cypress St. Suite 200, Tampa, FL 33607. 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. RECESS TO PUBLIC HEARINGS**
- 4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2020 BUDGET**
 - A. Open Public Hearing on Proposed Fiscal Year 2020 Budget
 - B. Staff Presentations
 - C. Public Comment
 - D. Consideration of Resolution 2019-03; Adopting Fiscal Year 2020 Budget.....Tab 01
 - E. Close Public Hearing on Proposed Fiscal Year 2020 Budget
- 5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**
 - A. Open Public Hearing on Levying O&M Assessments
 - B. Staff Presentations
 - C. Public Comment
 - D. Consideration of Resolution 2019-04; Levying O&M Assessments.....Tab 02
 - E. Close Public Hearing on Levying O&M Assessments
- 6. RETURN TO REGULAR MEETING**
- 7. BUSINESS ITEMS**
 - A. Consideration of Resolution 2019-05; Setting Fiscal Year 2020 Meeting Schedule.....Tab 03
 - B. Consideration of Resolution 2019-06; Adopting Parking Restrictions.....Tab 04
- 8. CONSENT AGENDA**
 - A. Consideration of Minutes of the Board of Supervisors Regular Meeting May 09, 2019Tab 05
 - B. Consideration of Operations and Maintenance Expenditures April 2019Tab 06
 - C. Consideration of Operations and Maintenance Expenditures May 2019Tab 07
 - D. Review of Financial Statements through May 30, 2019.....Tab 08
- 9. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District ManagerTab 09
 - i. Aquatics Report
 - ii. Community Inspection Report
- 10. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 11. ADJOURNMENT**

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

Sincerely,

Nicole Hicks
District Manager

RESOLUTION 2019-03

THE ANNUAL APPROPRIATION RESOLUTION OF THE SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019, AND ENDING SEPTEMBER 30, 2020; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2019, submitted to the Board of Supervisors (the “**Board**”) a proposed budget for the next ensuing budget year (the “**Proposed Budget**”), along with an explanatory and complete financial plan for each fund of the Summit at Fern Hill Community Development District (the “**District**”), pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set July 11, 2019, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year; and

WHEREAS, in order for the Developer to fund a portion of the Budget, the Board desires to approve a form of the Budget Funding Agreement.

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

Section 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown below.

- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2018/2019 and/or revised projections for fiscal year 2019/2020.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as the "Budget for the Summit at Fern Hill Community Development District for the Fiscal Year Beginning October 1, 2019, and Ending September 30, 2020," as adopted by the Board of Supervisors on July 11, 2019.
- d. The final adopted budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the District, for the fiscal year beginning October 1, 2019, and ending September 30, 2020, the sum of \$678,545.00 to be raised by the levy of assessments and otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ <u>297,755.00</u>
TOTAL DEBT SERVICE FUNDS	\$ <u>380,790.00</u>
TOTAL ALL FUNDS	\$ <u>678,545.00*</u>

*Not inclusive of any collection costs.

Section 3. Budget Amendments

Pursuant to Section 189.016, Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016 of the Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption.

Section 4. Effective Date.

This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 11TH DATE OF JULY, 2019.

ATTEST:

**SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT
DISTRICT**

By: _____
Name: _____
Secretary/Assistant Secretary

By: _____
Kelly Evans
Chair of the Board of Supervisors

Exhibit A: 2019/2020 Budget

2020



SUMMIT AT FERN HILL

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2020
FINAL ANNUAL OPERATING BUDGET

JULY 11, 2019



SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2020 FINAL ANNUAL OPERATING BUDGET

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JULY 11, 2019

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

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

The following report represents the District budget for Fiscal Year 2020, which begins on October 1, 2019. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

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

Facilities of the District

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

Maintenance of the Facilities

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

SUMMIT AT FERN HILL

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2019 Final Operating Budget	Current Period Actuals 10/1/18 - 2/28/19	Projected Revenues & Expenditures 3/1/19 to 9/30/19	Total Actuals and Projections Through 9/30/19	Over/(Under) Budget Through 9/30/19
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Tax Roll	175,651.88	141,798.00	33,853.88	175,651.88	0.00
Operations & Maintenance Assmts-Off Roll	91,853.12	52,528.00	43,959.72	96,487.72	4,634.60
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$267,505.00	\$194,326.00	\$77,813.60	\$272,139.60	\$4,634.60
INTEREST EARNINGS					
Interest Earnings	0.00	0.00	0.00	0.00	0.00
TOTAL INTEREST EARNINGS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	0.00	3,256.00	0.00	3,256.00	3,256.00
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	\$0.00	\$3,256.00	\$0.00	\$3,256.00	\$3,256.00
OTHER MISCELLANEOUS REVENUES					
Miscellaneous	0.00	250.00	0.00	250.00	250.00
TOTAL OTHER MISCELLANEOUS REVENUES	\$0.00	\$250.00	\$0.00	\$250.00	\$250.00
TOTAL REVENUES	\$267,505.00	\$197,832.00	\$77,813.60	\$275,645.60	\$8,140.60
EXPENDITURES					
FINANCIAL & ADMINISTRATIVE					
District Manager	33,750.00	14,063.00	19,687.00	33,750.00	0.00
District Engineer	2,250.00	0.00	1,500.00	1,500.00	(750.00)
Disclosure Report	8,400.00	0.00	8,400.00	8,400.00	0.00
Trustees Fees	8,500.00	1,684.00	6,416.00	8,100.00	(400.00)
Accounting Services	750.00	0.00	3,000.00	3,000.00	2,250.00
Auditing Services	6,000.00	1,546.00	4,954.00	6,500.00	500.00
Postage, Phone, Faxes, Copies	500.00	100.00	140.00	240.00	(260.00)
Public Officials Insurance	1,500.00	912.00	1,588.00	2,500.00	1,000.00
Legal Advertising	750.00	959.00	791.00	1,750.00	1,000.00
Bank Fees	430.00	142.00	198.80	340.80	(89.20)
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Office Supplies	250.00	100.00	100.00	200.00	(50.00)
Website Administration	0.00	0.00	0.00	0.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$63,255.00	\$19,681.00	\$46,774.80	\$66,455.80	\$3,200.80
LEGAL COUNSEL					
District Counsel	6,000.00	3,616.00	5,062.40	8,678.40	2,678.40
TOTAL LEGAL COUNSEL	\$6,000.00	\$3,616.00	\$5,062.40	\$8,678.40	\$2,678.40
ELECTRIC UTILITY SERVICES					
Electric Utility Services	40,000.00	8,748.00	21,252.00	30,000.00	(10,000.00)
TOTAL ELECTRIC UTILITY SERVICES	\$40,000.00	\$8,748.00	\$21,252.00	\$30,000.00	(\$10,000.00)
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	3,000.00	886.00	2,114.00	3,000.00	0.00
TOTAL WATER-SEWER COMBINATION SERVICES	\$3,000.00	\$886.00	\$2,114.00	\$3,000.00	\$0.00
OTHER PHYSICAL ENVIRONMENT					
Waterway Management Program	7,750.00	2,625.00	3,375.00	6,000.00	(1,750.00)
Property & Casualty Insurance	7,000.00	2,271.00	4,229.00	6,500.00	(500.00)
Club Facility Maintenance	15,000.00	4,801.00	10,199.00	15,000.00	0.00
Landscape Maintenance - Contract	85,000.00	29,231.00	40,769.00	70,000.00	(15,000.00)
Landscape Maintenance - Other	17,500.00	1,919.00	8,081.00	10,000.00	(7,500.00)
Plant Replacement Program	2,500.00	0.00	2,500.00	2,500.00	0.00
Irrigation Maintenance	3,500.00	2,189.00	1,311.00	3,500.00	0.00
Pool Maintenance	10,000.00	2,707.00	4,793.00	7,500.00	(2,500.00)
Park Facility Maintenance	7,000.00	0.00	3,500.00	3,500.00	(3,500.00)
TOTAL OTHER PHYSICAL ENVIRONMENT	\$155,250.00	\$45,743.00	\$78,757.00	\$124,500.00	(\$30,750.00)
RESERVE					
Capital Reserve	0.00	0.00	43,011.40	43,011.40	43,011.40
TOTAL RESERVE	\$0.00	\$0.00	\$43,011.40	\$43,011.40	\$43,011.40
TOTAL EXPENDITURES	\$267,505.00	\$78,674.00	\$196,971.60	\$275,645.60	\$8,140.60
EXCESS REVENUES OVER (UNDER) EXPENDITURES	\$0.00	\$119,158.00	(\$119,158.00)	\$0.00	\$0.00

FISCAL YEAR 2019 BUDGET ANALYSIS

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2019 Final Operating Budget	Total Actuals and Projections Through 9/30/19	Over/(Under) Budget Through 9/30/19	Fiscal Year 2020 Final Operating Budget	Increase / (Decrease) from FY 2019 to FY 2020
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Tax Roll	175,651.88	175,651.88	0.00	240,530.09	64,878.20
Operations & Maintenance Assmts-Off Roll	91,853.12	96,487.72	4,634.60	57,224.91	(34,628.20)
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$267,505.00	\$272,139.60	\$4,634.60	\$297,755.00	\$30,250.00
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	0.00	3,256.00	3,256.00	0.00	0.00
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	\$0.00	\$3,256.00	\$3,256.00	\$0.00	\$0.00
OTHER MISCELLANEOUS REVENUES					
Miscellaneous	0.00	250.00	250.00	0.00	0.00
TOTAL OTHER MISCELLANEOUS REVENUES	\$0.00	\$250.00	\$250.00	\$0.00	\$0.00
TOTAL REVENUES	\$267,505.00	\$275,645.60	\$8,140.60	\$297,755.00	\$30,250.00
EXPENDITURES					
FINANCIAL & ADMINISTRATIVE					
District Manager	33,750.00	33,750.00	0.00	33,750.00	0.00
District Engineer	2,250.00	1,500.00	(750.00)	2,250.00	0.00
Disclosure Report	8,400.00	8,400.00	0.00	8,400.00	0.00
Trustees Fees	8,500.00	8,100.00	(400.00)	8,500.00	0.00
Accounting Services	750.00	3,000.00	2,250.00	0.00	(750.00)
Auditing Services	6,000.00	6,500.00	500.00	6,500.00	500.00
Postage, Phone, Faxes, Copies	500.00	240.00	(260.00)	200.00	(300.00)
Public Officials Insurance	1,500.00	2,500.00	1,000.00	2,500.00	1,000.00
Legal Advertising	750.00	1,750.00	1,000.00	1,500.00	750.00
Bank Fees	430.00	340.80	(89.20)	400.00	(30.00)
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Office Supplies	250.00	200.00	(50.00)	200.00	(50.00)
Website Administration	0.00	0.00	0.00	4,000.00	4,000.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$63,255.00	\$66,455.80	\$3,200.80	\$68,375.00	\$5,120.00
LEGAL COUNSEL					
District Counsel	6,000.00	8,678.40	2,678.40	6,000.00	0.00
TOTAL LEGAL COUNSEL	\$6,000.00	\$8,678.40	\$2,678.40	\$6,000.00	\$0.00
ELECTRIC UTILITY SERVICES					
Electric Utility Services	40,000.00	30,000.00	(10,000.00)	50,000.00	10,000.00
TOTAL ELECTRIC UTILITY SERVICES	\$40,000.00	\$30,000.00	(\$10,000.00)	\$50,000.00	\$10,000.00
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	3,000.00	3,000.00	0.00	6,000.00	3,000.00
TOTAL WATER-SEWER COMBINATION SERVICES	\$3,000.00	\$3,000.00	\$0.00	\$6,000.00	\$3,000.00
OTHER PHYSICAL ENVIRONMENT					
Waterway Management Program	7,750.00	6,000.00	(1,750.00)	10,000.00	2,250.00
Property & Casualty Insurance	7,000.00	6,500.00	(500.00)	6,500.00	(500.00)
Club Facility Maintenance	15,000.00	15,000.00	0.00	15,000.00	0.00
Landscape Maintenance - Contract	85,000.00	70,000.00	(15,000.00)	100,000.00	15,000.00
Landscape Maintenance - Other	17,500.00	10,000.00	(7,500.00)	14,880.00	(2,620.00)
Plant Replacement Program	2,500.00	2,500.00	0.00	2,500.00	0.00
Irrigation Maintenance	3,500.00	3,500.00	0.00	3,500.00	0.00
Pool Maintenance	10,000.00	7,500.00	(2,500.00)	10,000.00	0.00
Park Facility Maintenance	7,000.00	3,500.00	(3,500.00)	5,000.00	(2,000.00)
TOTAL OTHER PHYSICAL ENVIRONMENT	\$155,250.00	\$124,500.00	(\$30,750.00)	\$167,380.00	\$12,130.00
RESERVE					
Capital Reserve	0.00	43,011.40	43,011.40	0.00	0.00
TOTAL RESERVE	\$0.00	\$43,011.40	\$43,011.40	\$0.00	\$0.00
TOTAL EXPENDITURES	\$267,505.00	\$275,645.60	\$8,140.60	\$297,755.00	\$30,250.00
EXCESS REVENUES OVER (UNDER) EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

FISCAL YEAR 2020
FINAL ANNUAL OPERATING BUDGET

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Financial & Administrative

District Manager

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

District Engineer

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

Disclosure Reporting

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

Trustees Fees

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

Auditing Services

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

Postage, Phone, Fax, Copies

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

Miscellaneous Administration

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

Public Officials Insurance

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

Legal Advertising

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

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

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

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

Investment Reporting Fees

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

Office Supplies

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

Technology Services

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

Website Administration

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

Capital Outlay

This is to purchase new equipment as required.

Legal Counsel

District Counsel

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

Electric Utility Services

Electric Utility Services

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

Garbage/Solid Waste Control Services

Garbage Collection

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

Water-Sewer Combination Services

Water Utility Services

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

Other Physical Environment

Waterway Management System

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

Property & Casualty Insurance

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

Entry & Walls Maintenance

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

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Landscape Maintenance

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

Miscellaneous Landscape

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

Plant Replacement Program

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

Property Taxes

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

Irrigation Maintenance

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

Pool Maintenance

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

Clubhouse Maintenance

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

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND SERIES 2016

REVENUES

CDD Debt Service Assessments	\$	242,280
TOTAL REVENUES	\$	242,280

EXPENDITURES

Series 2016 May Bond Principal Payment	\$	72,000
Series 2016 May Bond Interest Payment	\$	85,815
Series 2016 November Bond Interest Payment	\$	84,465
TOTAL EXPENDITURES	\$	242,280
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2019	\$	3,631,000
Principal Payment Applied Toward Series 2016 Bonds	\$	72,000
Bonds Outstanding - Period Ending 11/1/2020	\$	3,559,000

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND SERIES 2018

REVENUES

CDD Debt Service Assessments	\$	138,510
TOTAL REVENUES	\$	138,510

EXPENDITURES

Series 2018 May Bond Principal Payment	\$	35,000
Series 2018 May Bond Interest Payment	\$	52,105
Series 2018 November Bond Interest Payment	\$	51,405
TOTAL EXPENDITURES	\$	138,510
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2019	\$	2,122,000
Principal Payment Applied Toward Series 2018 Bonds	\$	35,000
Bonds Outstanding - Period Ending 11/1/2020	\$	2,087,000

SUMMIT AT FERN HILL

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS

Lot Size	EBU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2020 Total Assessment ⁽¹⁾	FY 2019 Total Assessment	Total Increase / (Decrease) in Annual Assmt
SERIES 2016 BONDS - PHASE 1							
Single Family 50'	1.25	205	\$1,302.08	\$1,036.66	\$2,338.74	\$2,233.42	\$105.32
SERIES 2018 BONDS - PHASES 2 & 3							
Single Family 40'	1.00	59	\$1,063.83	\$829.33	\$1,893.16	\$1,808.91	\$84.25
Single Family 50'	1.25	60	\$1,462.77	\$1,036.66	\$2,499.42	\$2,394.11	\$105.31

Notations:

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

FISCAL YEAR 2020
FINAL ANNUAL OPERATING BUDGET

RESOLUTION 2019-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; ADOPTING AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Summit at Fern Hill Community Development District (the **“District”**) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Hillsborough County, Florida (the **“County”**); and

WHEREAS, the District owns and operates various infrastructure improvements and provides certain services in accordance with Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (the **“Board”**) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budget for fiscal year 2019/2020 (**“Operations and Maintenance Budget”**), attached hereto as **Exhibit A** and incorporated as a material part of this Resolution by this reference; and

WHEREAS, the District must obtain sufficient funds to provide for the operations and maintenance services and facilities provided by the District as described in the Operations and Maintenance Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the County tax roll and collected by the County Tax Collector (**“Uniform Method”**); and

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method; and

WHEREAS, the District has approved an agreement with the Hillsborough County Property Appraiser (**“Property Appraiser”**) and Hillsborough County Tax Collector (**“Tax Collector”**) to provide for the collection of special assessments under the Uniform Method; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments on all assessable lands for operations and maintenance in the amount contained in the Operations and Maintenance Budget; and

WHEREAS, the District desires to levy and collect special assessments reflecting each parcel's portion of the Operations and Maintenance Budget; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll of the District as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (the "**Assessment Roll**"), and to certify a portion of the Assessment Roll on the parcels designated in the Assessment Roll to the Tax Collector pursuant to the Uniform Method and to directly collect a portion of the assessments on the parcels designated in the Assessment Roll through the direct collection method pursuant to Chapter 190, Florida Statutes; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT. The provision of the services, facilities and operations as described in **Exhibit A** confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefited lands is shown in **Exhibit A** and in the Assessment Roll.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190 of the Florida Statutes, and using procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operations and maintenance is hereby imposed and levied on benefited lands within the District in accordance with **Exhibit A** and in the Assessment Roll. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND DUE DATE.

A. Uniform Method Assessments. The collection of the previously levied debt service assessments and operations and maintenance special assessments on a portion of the platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibit A** and in the Assessment Roll.

B. Direct Bill Assessments. The annual installment for the previously levied debt service assessments, and the annual operations and maintenance assessments, on a portion of the undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in **Exhibit A** and in the Assessment Roll. Assessments directly collected by the District are due in full on December 1, 2019; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2019, 25% due no later than February 1, 2020 and 25% due no later than May 1, 2020. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2019/2020, as well as any future installments of special assessments securing debt service – shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the applicable rate of any bonds or other debt instruments secured by the special assessments, or, in the case of operations and maintenance assessments, at the applicable statutory prejudgment interest rate. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170 of the Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

C. Future Collection Methods. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices. The District certifies all assessments for debt service and operations and maintenance for collection pursuant to Chapters 190 and 197, Florida Statutes. All assessments collected by the Tax Collector shall be due and payable as provided in Chapter 197, Florida Statutes.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll is hereby certified and adopted.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the property roll by the Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 11TH DAY OF JULY, 2019.

ATTEST:

**SUMMIT AT FERN HILL COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____
Secretary/Assistant Secretary

By: _____
Kelly Evans
Chair of the Board of Supervisors

Exhibit A – Fiscal Year 2019/2020 Operations and Maintenance Budget

2020



SUMMIT AT FERN HILL

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2020
FINAL ANNUAL OPERATING BUDGET

JULY 11, 2019



SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2020 FINAL ANNUAL OPERATING BUDGET

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JULY 11, 2019

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

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

The following report represents the District budget for Fiscal Year 2020, which begins on October 1, 2019. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

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

Facilities of the District

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

Maintenance of the Facilities

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

SUMMIT AT FERN HILL

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2019 Final Operating Budget	Current Period Actuals 10/1/18 - 2/28/19	Projected Revenues & Expenditures 3/1/19 to 9/30/19	Total Actuals and Projections Through 9/30/19	Over/(Under) Budget Through 9/30/19
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Tax Roll	175,651.88	141,798.00	33,853.88	175,651.88	0.00
Operations & Maintenance Assmts-Off Roll	91,853.12	52,528.00	43,959.72	96,487.72	4,634.60
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$267,505.00	\$194,326.00	\$77,813.60	\$272,139.60	\$4,634.60
INTEREST EARNINGS					
Interest Earnings	0.00	0.00	0.00	0.00	0.00
TOTAL INTEREST EARNINGS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	0.00	3,256.00	0.00	3,256.00	3,256.00
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	\$0.00	\$3,256.00	\$0.00	\$3,256.00	\$3,256.00
OTHER MISCELLANEOUS REVENUES					
Miscellaneous	0.00	250.00	0.00	250.00	250.00
TOTAL OTHER MISCELLANEOUS REVENUES	\$0.00	\$250.00	\$0.00	\$250.00	\$250.00
TOTAL REVENUES	\$267,505.00	\$197,832.00	\$77,813.60	\$275,645.60	\$8,140.60
EXPENDITURES					
FINANCIAL & ADMINISTRATIVE					
District Manager	33,750.00	14,063.00	19,687.00	33,750.00	0.00
District Engineer	2,250.00	0.00	1,500.00	1,500.00	(750.00)
Disclosure Report	8,400.00	0.00	8,400.00	8,400.00	0.00
Trustees Fees	8,500.00	1,684.00	6,416.00	8,100.00	(400.00)
Accounting Services	750.00	0.00	3,000.00	3,000.00	2,250.00
Auditing Services	6,000.00	1,546.00	4,954.00	6,500.00	500.00
Postage, Phone, Faxes, Copies	500.00	100.00	140.00	240.00	(260.00)
Public Officials Insurance	1,500.00	912.00	1,588.00	2,500.00	1,000.00
Legal Advertising	750.00	959.00	791.00	1,750.00	1,000.00
Bank Fees	430.00	142.00	198.80	340.80	(89.20)
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Office Supplies	250.00	100.00	100.00	200.00	(50.00)
Website Administration	0.00	0.00	0.00	0.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$63,255.00	\$19,681.00	\$46,774.80	\$66,455.80	\$3,200.80
LEGAL COUNSEL					
District Counsel	6,000.00	3,616.00	5,062.40	8,678.40	2,678.40
TOTAL LEGAL COUNSEL	\$6,000.00	\$3,616.00	\$5,062.40	\$8,678.40	\$2,678.40
ELECTRIC UTILITY SERVICES					
Electric Utility Services	40,000.00	8,748.00	21,252.00	30,000.00	(10,000.00)
TOTAL ELECTRIC UTILITY SERVICES	\$40,000.00	\$8,748.00	\$21,252.00	\$30,000.00	(\$10,000.00)
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	3,000.00	886.00	2,114.00	3,000.00	0.00
TOTAL WATER-SEWER COMBINATION SERVICES	\$3,000.00	\$886.00	\$2,114.00	\$3,000.00	\$0.00
OTHER PHYSICAL ENVIRONMENT					
Waterway Management Program	7,750.00	2,625.00	3,375.00	6,000.00	(1,750.00)
Property & Casualty Insurance	7,000.00	2,271.00	4,229.00	6,500.00	(500.00)
Club Facility Maintenance	15,000.00	4,801.00	10,199.00	15,000.00	0.00
Landscape Maintenance - Contract	85,000.00	29,231.00	40,769.00	70,000.00	(15,000.00)
Landscape Maintenance - Other	17,500.00	1,919.00	8,081.00	10,000.00	(7,500.00)
Plant Replacement Program	2,500.00	0.00	2,500.00	2,500.00	0.00
Irrigation Maintenance	3,500.00	2,189.00	1,311.00	3,500.00	0.00
Pool Maintenance	10,000.00	2,707.00	4,793.00	7,500.00	(2,500.00)
Park Facility Maintenance	7,000.00	0.00	3,500.00	3,500.00	(3,500.00)
TOTAL OTHER PHYSICAL ENVIRONMENT	\$155,250.00	\$45,743.00	\$78,757.00	\$124,500.00	(\$30,750.00)
RESERVE					
Capital Reserve	0.00	0.00	43,011.40	43,011.40	43,011.40
TOTAL RESERVE	\$0.00	\$0.00	\$43,011.40	\$43,011.40	\$43,011.40
TOTAL EXPENDITURES	\$267,505.00	\$78,674.00	\$196,971.60	\$275,645.60	\$8,140.60
EXCESS REVENUES OVER (UNDER) EXPENDITURES	\$0.00	\$119,158.00	(\$119,158.00)	\$0.00	\$0.00

FISCAL YEAR 2019 BUDGET ANALYSIS

SUMMIT AT FERN HILL

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2019 Final Operating Budget	Total Actuals and Projections Through 9/30/19	Over/(Under) Budget Through 9/30/19	Fiscal Year 2020 Final Operating Budget	Increase / (Decrease) from FY 2019 to FY 2020
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Tax Roll	175,651.88	175,651.88	0.00	240,530.09	64,878.20
Operations & Maintenance Assmts-Off Roll	91,853.12	96,487.72	4,634.60	57,224.91	(34,628.20)
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$267,505.00	\$272,139.60	\$4,634.60	\$297,755.00	\$30,250.00
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	0.00	3,256.00	3,256.00	0.00	0.00
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	\$0.00	\$3,256.00	\$3,256.00	\$0.00	\$0.00
OTHER MISCELLANEOUS REVENUES					
Miscellaneous	0.00	250.00	250.00	0.00	0.00
TOTAL OTHER MISCELLANEOUS REVENUES	\$0.00	\$250.00	\$250.00	\$0.00	\$0.00
TOTAL REVENUES	\$267,505.00	\$275,645.60	\$8,140.60	\$297,755.00	\$30,250.00
EXPENDITURES					
FINANCIAL & ADMINISTRATIVE					
District Manager	33,750.00	33,750.00	0.00	33,750.00	0.00
District Engineer	2,250.00	1,500.00	(750.00)	2,250.00	0.00
Disclosure Report	8,400.00	8,400.00	0.00	8,400.00	0.00
Trustees Fees	8,500.00	8,100.00	(400.00)	8,500.00	0.00
Accounting Services	750.00	3,000.00	2,250.00	0.00	(750.00)
Auditing Services	6,000.00	6,500.00	500.00	6,500.00	500.00
Postage, Phone, Faxes, Copies	500.00	240.00	(260.00)	200.00	(300.00)
Public Officials Insurance	1,500.00	2,500.00	1,000.00	2,500.00	1,000.00
Legal Advertising	750.00	1,750.00	1,000.00	1,500.00	750.00
Bank Fees	430.00	340.80	(89.20)	400.00	(30.00)
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Office Supplies	250.00	200.00	(50.00)	200.00	(50.00)
Website Administration	0.00	0.00	0.00	4,000.00	4,000.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$63,255.00	\$66,455.80	\$3,200.80	\$68,375.00	\$5,120.00
LEGAL COUNSEL					
District Counsel	6,000.00	8,678.40	2,678.40	6,000.00	0.00
TOTAL LEGAL COUNSEL	\$6,000.00	\$8,678.40	\$2,678.40	\$6,000.00	\$0.00
ELECTRIC UTILITY SERVICES					
Electric Utility Services	40,000.00	30,000.00	(10,000.00)	50,000.00	10,000.00
TOTAL ELECTRIC UTILITY SERVICES	\$40,000.00	\$30,000.00	(\$10,000.00)	\$50,000.00	\$10,000.00
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	3,000.00	3,000.00	0.00	6,000.00	3,000.00
TOTAL WATER-SEWER COMBINATION SERVICES	\$3,000.00	\$3,000.00	\$0.00	\$6,000.00	\$3,000.00
OTHER PHYSICAL ENVIRONMENT					
Waterway Management Program	7,750.00	6,000.00	(1,750.00)	10,000.00	2,250.00
Property & Casualty Insurance	7,000.00	6,500.00	(500.00)	6,500.00	(500.00)
Club Facility Maintenance	15,000.00	15,000.00	0.00	15,000.00	0.00
Landscape Maintenance - Contract	85,000.00	70,000.00	(15,000.00)	100,000.00	15,000.00
Landscape Maintenance - Other	17,500.00	10,000.00	(7,500.00)	14,880.00	(2,620.00)
Plant Replacement Program	2,500.00	2,500.00	0.00	2,500.00	0.00
Irrigation Maintenance	3,500.00	3,500.00	0.00	3,500.00	0.00
Pool Maintenance	10,000.00	7,500.00	(2,500.00)	10,000.00	0.00
Park Facility Maintenance	7,000.00	3,500.00	(3,500.00)	5,000.00	(2,000.00)
TOTAL OTHER PHYSICAL ENVIRONMENT	\$155,250.00	\$124,500.00	(\$30,750.00)	\$167,380.00	\$12,130.00
RESERVE					
Capital Reserve	0.00	43,011.40	43,011.40	0.00	0.00
TOTAL RESERVE	\$0.00	\$43,011.40	\$43,011.40	\$0.00	\$0.00
TOTAL EXPENDITURES	\$267,505.00	\$275,645.60	\$8,140.60	\$297,755.00	\$30,250.00
EXCESS REVENUES OVER (UNDER) EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

FISCAL YEAR 2020
FINAL ANNUAL OPERATING BUDGET

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Financial & Administrative

District Manager

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

District Engineer

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

Disclosure Reporting

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

Trustees Fees

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

Auditing Services

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

Postage, Phone, Fax, Copies

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

Miscellaneous Administration

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

Public Officials Insurance

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

Legal Advertising

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

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

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

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

Investment Reporting Fees

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

Office Supplies

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

Technology Services

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

Website Administration

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

Capital Outlay

This is to purchase new equipment as required.

Legal Counsel

District Counsel

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

Electric Utility Services

Electric Utility Services

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

Garbage/Solid Waste Control Services

Garbage Collection

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

Water-Sewer Combination Services

Water Utility Services

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

Other Physical Environment

Waterway Management System

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

Property & Casualty Insurance

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

Entry & Walls Maintenance

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

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Landscape Maintenance

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

Miscellaneous Landscape

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

Plant Replacement Program

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

Property Taxes

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

Irrigation Maintenance

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

Pool Maintenance

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

Clubhouse Maintenance

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

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND SERIES 2016

REVENUES

CDD Debt Service Assessments	\$	242,280
TOTAL REVENUES	\$	242,280

EXPENDITURES

Series 2016 May Bond Principal Payment	\$	72,000
Series 2016 May Bond Interest Payment	\$	85,815
Series 2016 November Bond Interest Payment	\$	84,465
TOTAL EXPENDITURES	\$	242,280
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2019	\$	3,631,000
Principal Payment Applied Toward Series 2016 Bonds	\$	72,000
Bonds Outstanding - Period Ending 11/1/2020	\$	3,559,000

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND SERIES 2018

REVENUES

CDD Debt Service Assessments	\$	138,510
TOTAL REVENUES	\$	138,510

EXPENDITURES

Series 2018 May Bond Principal Payment	\$	35,000
Series 2018 May Bond Interest Payment	\$	52,105
Series 2018 November Bond Interest Payment	\$	51,405
TOTAL EXPENDITURES	\$	138,510
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2019	\$	2,122,000
Principal Payment Applied Toward Series 2018 Bonds	\$	35,000
Bonds Outstanding - Period Ending 11/1/2020	\$	2,087,000

SUMMIT AT FERN HILL

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS

Lot Size	EBU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2020 Total Assessment ⁽¹⁾	FY 2019 Total Assessment	Total Increase / (Decrease) in Annual Assmt
SERIES 2016 BONDS - PHASE 1							
Single Family 50'	1.25	205	\$1,302.08	\$1,036.66	\$2,338.74	\$2,233.42	\$105.32
SERIES 2018 BONDS - PHASES 2 & 3							
Single Family 40'	1.00	59	\$1,063.83	\$829.33	\$1,893.16	\$1,808.91	\$84.25
Single Family 50'	1.25	60	\$1,462.77	\$1,036.66	\$2,499.42	\$2,394.11	\$105.31

Notations:

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

FISCAL YEAR 2020
FINAL ANNUAL OPERATING BUDGET

RESOLUTION 2019-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATE, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS FOR THE FISCAL YEAR 2019/2020, AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

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

WHEREAS, the District’s Board of Supervisors (the “**Board**”), is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually with the local governing authority a schedule of its regular meetings.

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

Section 1. Regular meetings of the Board of Supervisors of the District, for the Fiscal Year 2019/2020, shall be held as provided on the schedule attached as **Exhibit A**.

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with the Hillsborough County a schedule of the District’s regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 11th DAY OF JULY, 2019.

**SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT**

CHAIRMAN

ATTEST:

SECRETARY

EXHIBIT A

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS REGULAR MEETING SCHEDULE

FISCAL YEAR 2019/2020

October 10, 2019	9:00 a.m.
November 07, 2019	9:00 a.m.
December 12, 2019	9:00 a.m.
January 09, 2020	9:00 a.m.
February 13, 2020	9:00 a.m.
March 12, 2020	9:00 a.m.
April 09, 2020	9:00 a.m.
May 14, 2020	9:00 a.m.
June 11, 2020	9:00 a.m.
July 9, 2020	9:00 a.m.
August 13, 2020	9:00 a.m.
September 10, 2020	9:00 a.m.

**All meetings will convene at the offices of Lennar Homes located at 4600 W. Cypress Street Suite
200, Tampa, FL 33607.**

RESOLUTION 2019-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT ADOPTING A POLICY REGARDING PARKING RESTRICTIONS AND TRESPASSING ON DISTRICT OWNED PROPERTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Summit at Fern Hill Community Development District (the “**District**”) owns and maintains recreation facilities and common areas that are located within the boundaries of the District, including, without limitation, a clubhouse and pool and recreational areas (the “**District Facilities**”); and

WHEREAS, the District has the right to establish parking restrictions on District Facilities and to have vehicles towed that are parked in violation of the District’s parking restrictions; and

WHEREAS, from time to time residents, non-resident members, and/or members of the public use the District Facilities in a manner inconsistent with the District’s policies and/or rules or applicable regulatory requirements which govern the use of the District Facilities;

WHEREAS, the District desires to have the Hillsborough County Sheriff and/or the Florida Highway Patrol issue trespass warnings against persons who use District Facilities in a manner inconsistent with the District’s policies and/or rules or applicable regulatory requirements; and

WHEREAS, the District desires to grant the Chair or, in the Chair’s absence, the Vice Chair of the Board and/or designated employees of District the authority to issue trespass warnings against persons who use District Facilities in an unauthorized manner and to report those individuals to the Hillsborough County Sheriff’s Office and the Florida Highway Patrol for trespassing,

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

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

Section 2. Adoption of Parking Restrictions and Towing Policy. The District hereby adopts the parking restrictions and towing policy attached in **Exhibit “A”**.

Section 3. Trespass Warnings, Citations and Towing. The Board hereby authorizes and requests that in accordance with Chapter 810, Florida Statutes, the Hillsborough County Sheriff’s Office, the Florida Highway Patrol, and any other applicable law enforcement agencies issue trespass warnings, issue trespass citations, and/or remove any person who is using

District Facilities in violation of the District's policies and/or rules or regulatory conditions governing the use of District Facilities.

Section 4. Authority of District Board Members and/or Staff to Issue Warnings.

The Board hereby authorizes the Chair or, in the Chair's absence, the Vice Chair and/or designated employees of the District to authorize the issuance of trespass warnings to any person using District Facilities in an unauthorized manner and to report such individuals to the Hillsborough County Sheriff's Office and the Florida Highway Patrol for such purposes.

Section 5. Effective Date. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED THE 11th DAY OF JULY, 2019.

Attest:

**Summit at Fern Hill Community
Development District**

Name: _____
Assistant Secretary

Kelly Evans
Chair of the Board of Supervisors

EXHIBIT “A”

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT COMMON AREA PARKING RESTRICTIONS AND TOWING POLICY

The Summit at Fern Hill Community Development District (the “**District**”) has adopted the following policies regarding the parking of vehicles on common areas and recreational facilities owned by the District:

1. **Parking Restrictions:** No automobiles, motorcycles, or vehicles of any kind and nature may be parked overnight at the District clubhouse, recreational facilities or other common areas owned by the District (the “**District Facilities**”). During daylight hours, automobiles, motorcycles and other vehicles may only park in the area designated for parking.

2. **Enforcement of Parking Restrictions:** Any vehicle that is parked on the District Facilities in violation of this policy may be towed in accordance with section 715.07, Florida Statutes.

Policy Adoption Date: July 11, 2019.

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

May 9, 2019 Minutes of Regular Meeting

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, May 9, 2019 at 9:00 a.m.** at The Offices of Lennar Homes located at 4600 W. Cypress St., Suite 200, Tampa, FL 33607.

1. CALL TO ORDER/ROLL CALL

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

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

Kelly Evans	Chair
Laura Coffey	Vice Chair
Ben Gainer	Supervisor
Lori Campagna	Supervisor

Staff Members Present:

Brian Lamb	Meritus
Nicole Hicks	Meritus
Gene Roberts	Meritus
John Vericker	District Counsel

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 Towing Policy

The Board discussed the agreement. Supervisor Campagna asked for the hours when vehicles will be towed. The Board decided on 12:00 a.m. through 6:00 a.m. Supervisor Gainer asked for more details on the problems with parking. Supervisor Evans said there has been an issue with overnight parking at the amenity, which can be a liability for the CDD. Management will order the required signs and provide notice to homeowners. Ms. Hicks will draft a message and send it to Kevin Perkins to distribute to residents via HOA email.

MOTION TO:	Approve the agreement.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Campagna
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

B. Consideration of Resolution 2019-02; Approving Fiscal Year 2020 Budget

Ms. Hicks went over the resolution and budget line items with the Board. The public hearing is scheduled for July 11, 2019. The Board discussed the total proposed increase and the effect on the assessments. The increase covers the expansion areas and includes landscaping, pond maintenance, electric, and water utility service.

MOTION TO:	Approve Resolution 2019-02.
MADE BY:	Supervisor Campagna
SECONDED BY:	Supervisor Evans
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

C. Annual Disclosure of Qualified Electors

Ms. Hicks announced that there are 222 qualified electors in Summit at Fern Hill CDD as of April 15, 2019.

4. CONSENT AGENDA

A. Consideration of Minutes of the Board of Supervisors Meeting March 14, 2019

The Board reviewed the minutes.

MOTION TO:	Approve the March 14, 2019 minutes.
MADE BY:	Supervisor Coffey
SECONDED BY:	Supervisor Evans
DISCUSSION:	None further
RESULT:	Motion PASSED
	4/0 - Motion Passed Unanimously

B. Consideration of Operations and Maintenance Expenditures February 2019

The Board reviewed the February 2019 O&Ms. Supervisor Evans ask if this was Yellowstone's last month of service. Ms. Hicks said yes, and it was only a partial month, which is why there were invoices from Yellowstone and Carson's Landscaping.

MOTION TO:	Approve the February 2019 O&Ms.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Gainer
DISCUSSION:	None further
RESULT:	Motion PASSED
	4/0 - Motion Passed Unanimously

C. Consideration of Operations and Maintenance Expenditures March 2019

The Board reviewed the March 2019 O&Ms.

MOTION TO:	Approve the March 2019 O&Ms.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Gainer
DISCUSSION:	None further
RESULT:	Motion PASSED
	4/0 - Motion Passed Unanimously

D. Review of Financial Statements Month Ending March 31, 2019

The Board reviewed and accepted the financials. Supervisor Coffey asked how much is in the construction account. Mr. Lamb said he will look into it and provide the information to the Board.

5. VENDOR/STAFF REPORTS

A. District Counsel

B. District Engineer

C. District Manager

i. Aquatics Report

ii. Community Inspection Report

Mr. Roberts provided an update. The Board discussed the reports and the condition of the community. Mr. Roberts said he will have the blinds replaced, pressure washing completed, and the entrance finished by May 15, 2019.

6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

There were no supervisor requests or audience comments.

7. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Campagna
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

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

**These minutes were done in a summary format.*

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

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

Signature

Printed Name

Title:

☐ **Chair**

☐ **Vice Chair**

Signature

Printed Name

Title:

☐ **Secretary**

☐ **Assistant Secretary**

Recorded by Records Administrator

Signature

Date



Official District Seal

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Carson's Lawn & Landscaping Services	4926	\$ 4,858.34		Lawn Maintenance - March
First Choice Aquatic Weed Management, LLC	35180	340.00		Waterway Service - March
Meritus Districts	9014	2,816.70		Management Services - April
Zebra Cleaning Team, Inc.	3178	500.00		Pool Cleaning - April
Monthly Contract Sub-Total		\$ 8,515.04		
Variable Contract				
Stantec	1494859	\$ 422.50		Professional Services - thru 03/22/2019
Straley Robin Vericker	16968	273.00		Professional Services - thru 04/15/2019
Variable Contract Sub-Total		\$ 695.50		
Utilities				
BOCC	6440260149 041519	\$ 188.49		Water Service - thru 04/11/2019
Spectrum	069143201032319	279.44		Phone/Internet Services - thru 04/27/2018
Tampa Electric	211000167513 040519	59.87		Electric Services - thru 04/02/2019
Tampa Electric	211000167729 040519	1,538.15		Electric Services - thru 04/01/2019
Tampa Electric	211000167901 040519	525.64	\$ 2,123.66	Electric Services - thru 04/02/2019
Utilities Sub-Total		\$ 2,591.59		
Regular Services				
US Bank	5312723	\$ 4,040.63		Trustee Fees Series 2016 03/01/2019 to 02/29/2020 - 03/25/2019
Regular Services Sub-Total		\$ 4,040.63		
Additional Services				
Brandon Lock & Safe, Inc.	45405	\$ 292.50		Key Duplications - 04/15/2019

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Carson's Lawn & Landscaping Services	4940	850.00		Repair Irrigation Line/Fluch Main Line/Flush Spray Heads - 04/16/2019
Spearem Enterprises, LLC	3846	400.00		Clubhouse Cleaning - thru 04/25/2019
Additional Services Sub-Total		\$ 1,542.50		

TOTAL:	\$ 17,385.26		
---------------	---------------------	--	--

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

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

DATE: March 27, 2019
Invoice # 4926

Billing address
<p>The Summit at Fern Hill C/O Meritus 2005 Pan Am Circle Suite 120 Tampa, FL 33607</p>

Service address
The Summit at Fern Hill

[illegible]**Payment due upon receipt**

Phone #	Fax #	E-mail
813-526-3739	813-280-2476	carsonwd@yahoo.com

Invoice

First Choice Aquatic Weed Management, LLC

P.O. Box 593258
Orlando, FL 32859

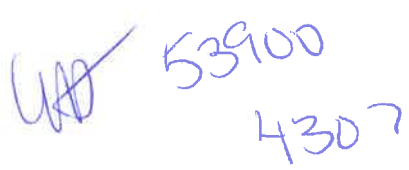
Phone: 407-859-2020
Fax: 407-859-3275

Date	Invoice #
3/31/2019	35180

Bill To

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

Customer P.O. No.	Payment Terms	Due Date
	Net 30	4/30/2019

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: 3/30/12

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

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

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE

Invoice Number: 9014
Invoice Date: Apr 1, 2019
Page: 1

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

Ship to:

Customer ID	Customer PO	Payment Terms	
Summit Fern Hill CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		4/1/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - April.		2,812.50
		Postage - February .		4.20
		L		

Subtotal	2,816.70
Sales Tax	
Total Invoice Amount	2,816.70
Payment/Credit Applied	
TOTAL	2,816.70

Thanks For Your Business!

INVOICE

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

DATE: APRIL 8, 2019
INVOICE #3178

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

Page 1 of 1

Invoice Number	1494859
Invoice Date	April 1, 2019
Purchase Order	215612636
Customer Number	132832
Project Number	215612636

Bill To

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

Please Remit To

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

Project Fern Hill CDD Engineering Services

Project Manager
Current Invoice Total (USD)

Stewart, Tonja L
422.50

For Period Ending

March 22, 2019

Process requisitions

Top Task **219** **2019 FY General Consulting**

Professional Services

Category/Employee	Current Hours	Rate	Current Amount
Nurse, Vanessa M	0.75	110.00	82.50
Stewart, Tonja L	2.00	170.00	340.00
Subtotal Professional Services	2.75		422.50

Top Task Subtotal 2019 FY General Consulting 422.50

Total Fees & Disbursements

422.50

INVOICE TOTAL (USD)**422.50****Due upon receipt or in accordance with terms of the contract**

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

Phone: (239) 985 - 5515 [E-mail: Summer.Fillinger@Stantec.com](mailto:Summer.Fillinger@Stantec.com)**** PLEASE SEND AN INVOICE # WITH PAYMENT ****

Thank you.

Received
APR 10 2019

UNT
51300
3103

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 300
TAMPA, FL 33607

April 18, 2019

Client: 001462

Matter: 000001

Invoice #: 16968

Page: 1

RE: General

For Professional Services Rendered Through April 15, 2019

SERVICES

Date	Person	Description of Services	Hours	
3/28/2019	LB	PREPARE QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDED MARCH 31, 2019 RE SERIES 2016 BONDS AND SERIES 2018 BONDS.	0.2	
3/30/2019	JMV	PREPARE QUARTERLY DISTRICT COUNSEL BOND DISCLOSURE REPORT.	0.3	
4/2/2019	LB	FINALIZE QUARTERLY REPORT TO DISSEMINATION AGENT RE SERIES 2016 BONDS AND SERIES 2018 BONDS; PREPARE EMAIL TO DISSEMINATION AGENT TRANSMITTING SAME.	0.2	
4/4/2019	JMV	PREPARE RESOLUTION FOR CDD PRELIMINARY BUDGET BOARD MEETING.	0.3	
4/4/2019	LB	FINALIZE RESOLUTION APPROVING PRELIMINARY BUDGET AND SCHEDULING PUBLIC HEARING ON SAME RE FY 2019/2020; PREPARE EMAIL TO B. CRUTCHFIELD TRANSMITTING RESOLUTION.	0.2	
Total Professional Services			1.2	\$273.00

PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	0.6	\$183.00
LB	Lynn Butler	0.6	\$90.00

Handwritten: LVA, 522, 51400, 3,07

April 18, 2019
Client: 001462
Matter: 000001
Invoice #: 16968

Page: 2

Total Services	\$273.00	
Total Disbursements	\$0.00	
Total Current Charges		\$273.00

PAY THIS AMOUNT	\$273.00
------------------------	-----------------

Please Include Invoice Number on all Correspondence



Hillsborough
County Florida

M-Page 1 of 2

CUSTOMER NAME
SUMMIT AT FERN HILL

ACCOUNT NUMBER
6440260149

BILL DATE
04/15/2019

DUE DATE
05/06/2019



Summary of Account Charges

Previous Balance	\$157.55
Net Payments - Thank You	(\$157.55)
Total Account Charges	\$188.49
AMOUNT DUE	\$188.49

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



Make checks payable to: BOCC

ACCOUNT NUMBER: 6440260149

Hillsborough
County Florida

Received
APR 22 2019

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 300
TAMPA FL 33607-2359

162

DUE DATE	05/06/2019
AMOUNT DUE	\$188.49
AMOUNT PAID	

0064402601492

00000188491



Hillsborough
County Florida

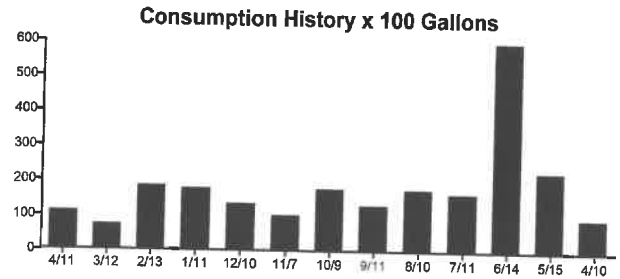
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	04/15/2019	05/06/2019

Service Address: 10340 BOGGY MOSS DR
M-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
53708598	03/12/2019	6143	04/11/2019	6252	10900	ACTUAL	WATER

Service Address Charges

Customer Bill Charge	\$4.15
Purchase Water Pass-Thru	\$31.94
Water Base Charge	\$24.19
Water Usage Charge	\$7.74
Sewer Base Charge	\$58.63
Sewer Usage Charge	\$49.05
Total Service Address Charges	\$175.70



Hillsborough
County Florida

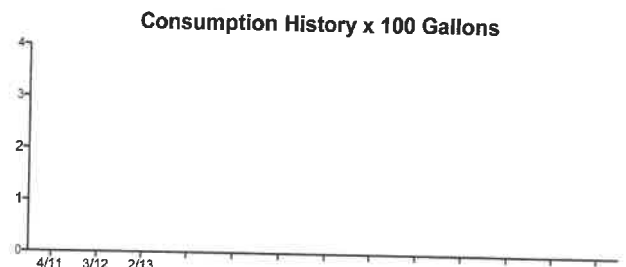
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	04/15/2019	05/06/2019

Service Address: 10636 FERN HILL DR
M-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
54272591	03/12/2019	0	04/11/2019	0	0	ACTUAL	WATER

Service Address Charges

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



March 23, 2019
Invoice Number: 069143201032319
Account Number: 0050691432-01
Security Code: 2769
Service At: 10340 BOGGY MOSS DR
RIVERVIEW, FL 33578-4621

Contact Us

Visit us at Enterprise.Spectrum.com
Or, call us at 1-877-824-6249

Summary

Services from 03/28/19 through 04/27/19
details on following pages

Previous Balance	279.44
Payments Received - Thank You	-279.44
Remaining Balance	\$0.00
Spectrum Business™ TV	77.49
Spectrum Business™ Internet	89.98
Spectrum Business™ Voice	99.98
Other Charges	11.99
Current Charges	\$279.44
Total Due by 04/12/19	\$279.44

SPECTRUM BUSINESS NEWS

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

IMPORTANT BILLING NOTICE:

Effective with your April billing statement, changes will be made to the following:

- Your new Bill Statement Date will be on or after the 29th of each month.
- Your new Due Date will be on or after the 14th of each month.

If you use the AutoPay feature, your payment date will be the same as your Due Date.

- If you pay by credit card, the date your credit card is charged may change in accordance with your new Due Date.
- Please note you may need to make adjustments with your financial institution to account for these date changes.

Be sure to review your next statement for these updates.

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 03232019 NNNNNY 01 000343 0001

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



March 23, 2019

FERN HILL

Invoice Number: 069143201032319
Account Number: 0050691432-01
Service At: 10340 BOGGY MOSS DR
RIVERVIEW, FL 33578-4621

Total Due by 04/12/19 \$279.44

Amount you are enclosing

Received

Please Remit Payment To:

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



APR 01 2019

Invoice Number: 069143201032319
 Account Number: 0050691432-01
 Security Code: 2769

**Contact Us**

Visit us at Enterprise.Spectrum.com
 Or, call us at 1-877-824-6249

7635 1610 NO RP 23 03232019 NNNNNY 01 000343 0001

Charge Details

Previous Balance	279.44
Payments Received - Thank You 03/15	-279.44
Remaining Balance	\$0.00

Payments received after 03/23/19 will appear on your next bill.

Services from 03/28/19 through 04/27/19

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

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

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

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

Enrolling is easy, just go to Enterprise.Spectrum.com.
 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

**Other Charges**

Broadcast TV Surcharge	11.99
Other Charges Total	\$11.99

Current Charges	\$279.44
Total Due by 04/12/19	\$279.44

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 \$11.08, Federal USF \$3.85, E911 Fee \$0.80, TRS Surcharge \$0.20, Sales Tax \$0.12.

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.

Payment Options

Pay Online - Create or Login to pay or view your bill online at Enterprise.Spectrum.com.

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: 069143201032319
Security Code: 0050691432-01
2769

Contact UsVisit us at Enterprise.Spectrum.com

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

7635 1610 NO RP 23 03232019 NNNNNY 01 000343 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.



March 23, 2019

Invoice Number:
Account Number:
Security Code:

FERN HILL
069143201032319
0050691432-01
2769



Contact Us

Visit us at Enterprise.Spectrum.com

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

7635 1610 NO RP 23 03232019 NNNNNY 01 000343 0001



Statement Date: 04/05/2019
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:	\$59.87
Total amount due:	\$59.87
Payment Due By:	04/26/2019

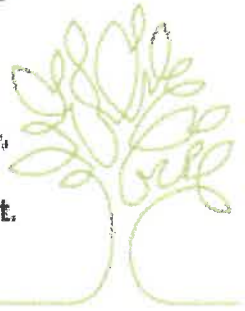
Your Account Summary

Previous Amount Due	\$79.04
Payment(s) Received Since Last Statement	-\$79.04
Current Month's Charges	\$59.87
Total Amount Due	\$59.87

Go paperless for perks!

Goodbye clutter. Hello convenience.

Paperless Billing is free, secure and a good way to help the environment.



Learn more and sign up > tampaelectric.com/paperless

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

Yard project? Avoid damage and fines

Learn more at tampaelectric.com/811



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:	\$59.87
Total amount due:	\$59.87
Payment Due By:	04/26/2019
Amount Enclosed	\$

618049811471



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

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

6180498114712110001675130000000059872

Account: 211000167513
Statement Date: 04/05/2019
Current month's charges due 04/26/2019

Details of Charges – Service from 03/06/2019 to 04/02/2019

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	04/02/2019	29,122		28,682		440 kWh	1	28 Days

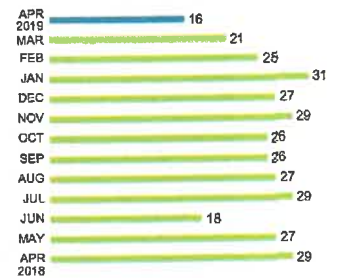
Basic Service Charge		\$18.14
Energy Charge	440 kWh @ \$0.05916/kWh	\$26.03
Fuel Charge	440 kWh @ \$0.03227/kWh	\$14.20
Florida Gross Receipt Tax		\$1.50
Electric Service Cost		\$59.87

Total Current Month's Charges

\$59.87

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



00001490-0003385-Page 7 of 12





ACCOUNT INVOICE

tampaelectric.com



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

Statement Date: 04/05/2019

Account: 211000167729

Past Due – Pay Immediately **\$1,533.74**

Current month's charges: **\$1,538.15**

Total amount due: **\$3,071.89**

Payment Due By: **04/26/2019**

Your Account Summary

Previous Amount Due	\$1,533.74
Payment(s) Received Since Last Statement	\$0.00
Past Due – Pay Immediately	\$1,533.74
Current Month's Charges	\$1,538.15
Total Amount Due	\$3,071.89

Go paperless for perks!

Goodbye clutter. Hello convenience.

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Learn more and sign up > tampaelectric.com/paperless

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

Yard project? Avoid damage and fines

Learn more at tampaelectric.com/B11



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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211000167729

Past Due – Pay Immediately **\$1,533.74**

Current month's charges: **\$1,538.15**

Total amount due: **\$3,071.89**

Payment Due By: **04/26/2019**

Amount Enclosed \$

618049811472



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

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

6180498114722110001677290000003071890

Account: 211000167729
Statement Date: 04/05/2019
Current month's charges due 04/26/2019

Details of Charges – Service from 03/02/2019 to 04/01/2019

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 31 days

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

Total Current Month's Charges

\$1,538.15

00001490-0003587-Page 11 of 12



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

Statement Date: 04/05/2019
Account: 211000167901

Current month's charges:	\$525.64
Total amount due:	\$525.64
Payment Due By:	04/26/2019

Your Account Summary

Previous Amount Due	\$525.21
Payment(s) Received Since Last Statement	-\$525.21
Current Month's Charges	\$525.64
Total Amount Due	\$525.64

Go paperless for perks!

Goodbye clutter. Hello convenience.
Paperless Billing is free, secure and a good way to help the environment.



Learn more and sign up > tampaelectric.com/paperless

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

Yard project?
Avoid damage and fines

Learn more at tampaelectric.com/811



CALL



WAIT two business days



Start DIGGING!

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:	\$525.64
Total amount due:	\$525.64
Payment Due By:	04/26/2019

Amount Enclosed

\$

618049811473

Received

APR 11 2019

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

00001490 02 AV 0.38 33607 FTECO104051923514410 00000 04 01000000 018 04 21113 006



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

6180498114732110001679010000000525644

ACCOUNT INVOICE

tampaelectric.com



Account: 211000167901
Statement Date: 04/05/2019
Current month's charges due 04/26/2019

Details of Charges – Service from 03/05/2019 to 04/02/2019

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	04/02/2019	77,665		72,258		5,407 kWh	1	29 Days

Basic Service Charge

Energy Charge

Fuel Charge

Florida Gross Receipt Tax

Electric Service Cost

\$18.14
5,407 kWh @ \$0.05916/kWh \$319.88
5,407 kWh @ \$0.03227/kWh \$174.48
\$13.14

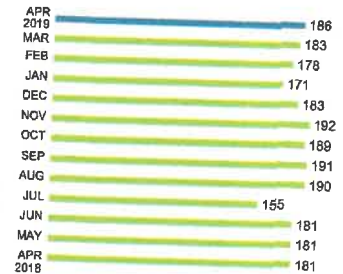
\$525.64

Total Current Month's Charges

\$525.64

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



00001490-0003583-Page 3 of 12



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

Invoice Number: 5312723
Account Number: 245150000
Invoice Date: 03/25/2019
Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

Received
APR 05 2019

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

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT 2016

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$4,040.63

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

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

Invoice Number:	5312723
Account Number:	245150000
Current Due:	\$4,040.63
Direct Inquiries To:	STACEY JOHNSON
Phone:	407-835-3805

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 245150000
Invoice # 5312723
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





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

Invoice Number: 5312723
Invoice Date: 03/25/2019
Account Number: 245150000
Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

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

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

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP				
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advance 03/01/2019 - 02/29/2020				\$3,750.00
Incidental Expenses	3,750.00	0.0775		\$290.63
Subtotal Incidental Expenses				\$290.63
TOTAL AMOUNT DUE				\$4,040.63






Brandon Lock & Safe, Inc.

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

Invoice

Date	Invoice #
4/15/2019	45405

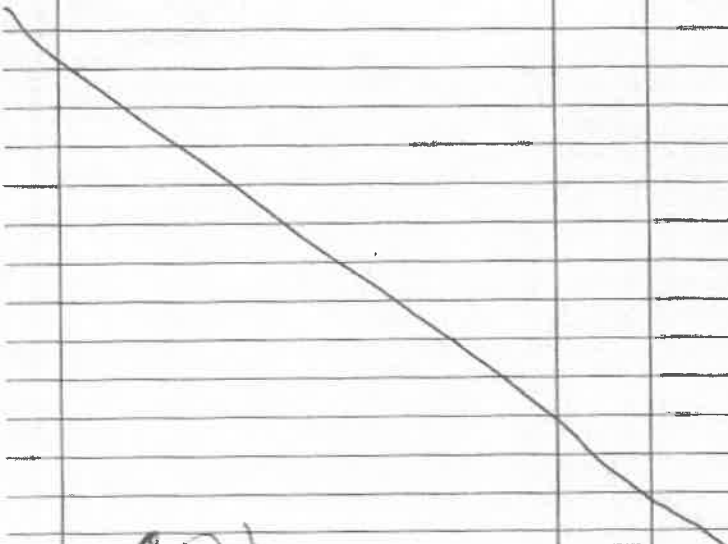

Lic. HCLOC14006

Bill To			
Meritus Communities Attn: Fern Hill 2005 Pan Am Circle Drive Suite 120 Tampa, FL 33607		Due Date 5/15/2019	
P.O. Number		Terms	
		Net 30	
Quantity	Description	Price Each	Amount
50	Y11 key duplicated	1.95	97.50
50	SC4 key duplicated	1.95	97.50
50	SC1 key duplicated	1.95	97.50
Date of Service: 04/12/2019			
Signed for by: Gene Roberts			
			
Terms & conditions are available on the back of your mailed invoice or at http://www.brandonlock.com/terms		Subtotal \$292.50	
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 \$292.50	



Brandon Lock & Safe, Inc.
SECURITY CONSULTANTS/ACCESS CONTROL SPECIALISTS
Fed. ID #65-976288 Lic #TCL000110
Phone (813) 655-4200 • Fax (813) 655-4201
333 Falkenburg Rd. North, Unit B-203, Tampa, Florida 33619

CUSTOMER ORDER NO. _____ PHONE _____ DATE 04-12-19
NAME Summit at Fern Hill
ADDRESS _____

WEEK	CASH	COD	CREDIT	CHECK	MORE TO GO	PAYMENT	
QTY.	DESCRIPTION					PRICE	AMOUNT
50	Y11 Duplicates						
50	SC4 Duplicates						
50	SC2 Duplicates						
							
RECEIVED BY 						TOTAL	

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

THANK YOU!

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

DATE: April 16, 2019
Invoice # 4940

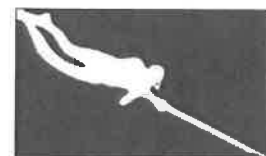
ID	LOCATION	QTY	COST	TOTAL
	Exit Side Entrance along Fern Hill			
A)	Repair (4) four 2 1/2 inch main irrigation line			
B)	Flush main line to remove any debris in pipe			
C)	Flush all clogged spray heads to remove dirt from pipes			
D)	Dig up wash out area and repair 1 1/2 inch irrigation line and connections			
E)	All listed damages made by Spectrum Cable		\$	850.00
			\$	-
			\$	-
THANK YOU FOR USING CARSON'S LAWN & LANDSCAPING SERVICES			TOTAL	\$ 850.00

Phone #
813-526-3739

Fax #
813-280-2476

E-mail
carsonwd@yahoo.com

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 # 3846

DATE 04/25/2019

DUE DATE 05/10/2019

TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
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Labor

4-4-2019

- Scrubbing and disinfecting the toilets, all sinks, all counter top areas, all cabinet areas
- Mirrors ,door knobs, handicap bars, light switches, locking mechanisms on doors, paper goods fixtures as well as all other fixtures located in restroom & clubhouse cleaned/disinfected
- Sweep, Vacuum & Mop ALL floors
- ALL Trash bins to be emptied upon each visit and new liners in place
- Replacement of burned out light bulbs.
- Clean/Disinfect drinking fountain
- Pick up all trash and debris on Clubhouse grounds
- Tables wiped off & straitened inside & outside
- Dust all furniture, pictures, tables, lamps and baseboards in clubhouse
- Blinds and window sills dusted

WJH

53900

4602

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

Labor

4-11-2019

- Scrubbing and disinfecting the toilets, all sinks, all counter top areas, all cabinet areas
- Mirrors ,door knobs, handicap bars, light switches, locking mechanisms on doors, paper goods fixtures as well as all other fixtures located in restroom & clubhouse cleaned/disinfected
- Sweep, Vacuum & Mop ALL floors
- ALL Trash bins to be emptied upon each visit and new liners in place
- Replacement of burned out light bulbs.
- Clean/Disinfect drinking fountain

1

100.00

100.00

ACTIVITY	QTY	RATE	AMOUNT
<ul style="list-style-type: none"> • 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
4-18-2019			
<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
4-25-2019			
<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
-------------	-----------------

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Carson's Lawn & Landscaping Services	5000	\$ 4,858.34		Lawn Maintenance - April
First Choice Aquatic Weed Management, LLC	35307	445.00		Waterway Service - April
First Choice Aquatic Weed Management, LLC	36111	445.00	\$ 890.00	Waterway Service - May
Meritus Districts	9081	2,823.79		Management Services - May
Zebra Cleaning Team, Inc.	3220	500.00		Pool Cleaning - May
Monthly Contract Sub-Total		\$ 9,072.13		

Variable Contract				
Stantec	1507449	\$ 165.00		Professional Services - thru 04/26/2019
Straley Robin Vericker	17091	305.00		Professional Services - thru 05/15/2019
Variable Contract Sub-Total		\$ 470.00		

Utilities				
BOCC	6440260149 051519	\$ 159.18		Water Service - thru 05/09/2019
Spectrum	069143201042919	279.44		Phone/Internet Services - thru 05/27/2018
Tampa Electric	211000167513 050719	61.39		Electric Services - thru 05/02/2019
Tampa Electric	211000167729 050719	1,537.33		Electric Services - thru 05/01/2019
Tampa Electric	211000167901 050719	536.62	\$ 2,135.34	Electric Services - thru 05/02/2019
Utilities Sub-Total		\$ 2,573.96		

Regular Services				
US Bank	5343111	\$ 4,040.63		Trustee Fees Series 2018 04/01/2019 to 03/31/2020
Regular Services Sub-Total		\$ 4,040.63		

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Additional Services				
Antoinette Moore	AM052219	\$ 250.00		Clubhouse Deposit Refund - 05/22/2019
Carson's Lawn & Landscaping Services	5010	650.00		Clean Up/Mow Over Grown New Ponds/Haul Away - 04/24/2019
Carson's Lawn & Landscaping Services	5016	2,513.75	\$ 3,163.75	Landscaping Plant Removal/Replacement - 05/13/2019
First Choice Aquatic Weed Management, LLC	35321	1,850.00		Hand Cut Primrose & Cattails/Remove debris - 04/29/2019
Florida Health	29601614696 052019	275.00		
Ryder Residential Services	36	372.99		Replace Ballast/Pool Safety Gate Latch - 05/07/2019
Ryder Residential Services	39	207.42		Pressure Wash Pool Area/Rinsing Off Walls - 05/20/2019
Ryder Residential Services	40	269.33	\$ 849.74	Tighten Bolts/Replace 3 Pickets - 05/20/2019
Spearem Enterprises, LLC	3861	95.00		Replace 1 Blind in Clubhouse - 05/16/2019
Zebra Cleaning Team, Inc.	3221	18.50		Chemical Pump Chem Tube - 05/09/2019
Additional Services Sub-Total		\$ 6,501.99		

TOTAL:	\$ 22,658.71		
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Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	---------------------------	--------	-----------------	----------------------

[] Chairman [] Vice Chairman [] Assistant Secretary

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

DATE: April 24, 2019
Invoice # 5000

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

[illegible]**Payment due upon receipt**

Phone #
813-526-3739

Fax #
813-280-2476

E-mail
carsonwd@yahoo.com

Invoice

First Choice Aquatic Weed Management, LLC

P.O. Box 593258
Orlando, FL 32859

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

Date	Invoice #
4/27/2019	35307

Bill To

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

Customer P.O. No.	Payment Terms	Due Date
	Net 30	5/27/2019

Description	Amount
Monthly waterway service for the month this invoice is dated - 8 waterways (2 waterways added in April 2019) Light Debris pickup included 53500 4307 (WJ)	445.00

Thank you for your business.

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

Service Report

Customer: Summit at Fern Hill

Date: 4/27/18

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		✓		✓			✓	✓			↓	↓	↓	↓
7		✓		✓			✓	✓			↓	↓	↓	↓
8		✓		✓			✓	✓			↓	↓	↓	↓

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*

First Choice Aquatic Weed Management, LLC

P.O. Box 593258
Orlando, FL 32859

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

Invoice

Date	Invoice #
5/10/2019	36111

Bill To

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

Customer P.O. No.	Payment Terms	Due Date
	Net 30	6/9/2019

Description	Amount
Monthly waterway service for the month this invoice is dated - 8 waterways Light Debris pickup included <i>WAT 53900 4367</i>	445.00

Thank you for your business.

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

Service Report

Customer: Summit @ Fern Hill

Date: 5/9/2019

Technician: Jasen / Todd

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

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

Comments: Thank you!

First Choice

Aquatic Weed Management, LLC

6536 Pinecastle Blvd. Ste. A

Orlando, FL 32809

800-543-6694

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



Creating a balance
with nature

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE

Invoice Number: 9081
Invoice Date: May 1, 2019
Page: 1

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

Ship to:

Customer ID	Customer PO	Payment Terms	
Summit Fern Hill CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		5/1/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - May		2,812.50
		Postage - March		11.29
		H		

Subtotal	2,823.79
Sales Tax	
Total Invoice Amount	2,823.79
Payment/Credit Applied	
TOTAL	2,823.79



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

DATE: MAY 9, 2019
INVOICE #3220

EXPIRATION DATE

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

[illegible]

Comments:



INVOICE

Page 1 of 1

Invoice Number	1507449
Invoice Date	May 8, 2019
Purchase Order	215612636
Customer Number	132832
Project Number	215612636

Bill To

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

Please Remit To

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

Project Fern Hill CDD Engineering Services

Project Manager

Stewart, Tonja L

For Period Ending

April 26, 2019

Current Invoice Total (USD)

165.00

Process requisitions

Top Task 219 2019 FY General Consulting**Professional Services**

Category/Employee	Current Hours	Rate	Current Amount
Nurse, Vanessa M	1.50	110.00	165.00
Subtotal Professional Services	<u>1.50</u>		<u>165.00</u>
Top Task Subtotal 2019 FY General Consulting			165.00
Total Fees & Disbursements			<u>165.00</u>
INVOICE TOTAL (USD)			165.00

Due upon receipt or in accordance with terms of the contract

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

Phone: (239) 985 - 5515 E-mail: Summer.Fillinger@Stantec.com**** PLEASE SEND AN INVOICE # WITH PAYMENT ****

Thank you.

Received
MAY 13 2019

Unt 51300
3103

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 300
TAMPA, FL 33607

May 22, 2019
Client: 001462
Matter: 000001
Invoice #: 17091

Page: 1

RE: General

For Professional Services Rendered Through May 15, 2019

SERVICES

Date	Person	Description of Services	Hours	
5/8/2019	JMV	REVIEW AGENDA AND PREPARE FOR CDD BOARD MEETING.	0.4	
5/9/2019	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.6	
Total Professional Services			1.0	\$305.00

PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker	1.0	\$305.00

51400
3107
LW

May 22, 2019

Client: 001462

Matter: 000001

Invoice #: 17091

Page: 2

Total Services	\$305.00	
Total Disbursements	\$0.00	
Total Current Charges		\$305.00

PAY THIS AMOUNT

\$305.00

Please Include Invoice Number on all Correspondence



**Hillsborough
County Florida**

M-Page 1 of 2

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	05/15/2019	06/05/2019



Summary of Account Charges

Previous Balance	\$188.49
Net Payments - Thank You	(\$188.49)
Total Account Charges	\$159.18

AMOUNT DUE	\$159.18
-------------------	-----------------

Important Message

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

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

Received
MAY 20 2019



**Hillsborough
County Florida**

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6440260149

ELECTRONIC PAYMENTS BY CHECK OR

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



THANK YOU!



SUMMIT AT FERN HILL
2005 PAN AM CIR STE 300
TAMPA FL 33607-2359

145

DUE DATE	06/05/2019
AMOUNT DUE	\$159.18
AMOUNT PAID	

0064402601492

00000159186⁸⁶



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	05/15/2019	06/05/2019

Service Address: 10340 BOGGY MOSS DR

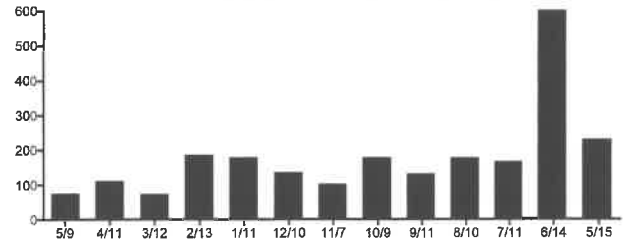
M-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
53708598	04/11/2019	6252	05/09/2019	6325	7300	ACTUAL	WATER

Service Address Charges

Customer Bill Charge	\$4.15
Purchase Water Pass-Thru	\$21.39
Water Base Charge	\$24.19
Water Usage Charge	\$5.18
Sewer Base Charge	\$58.63
Sewer Usage Charge	\$32.85
Total Service Address Charges	\$146.39

Consumption History x 100 Gallons



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	05/15/2019	06/05/2019

Service Address: 10636 FERN HILL DR

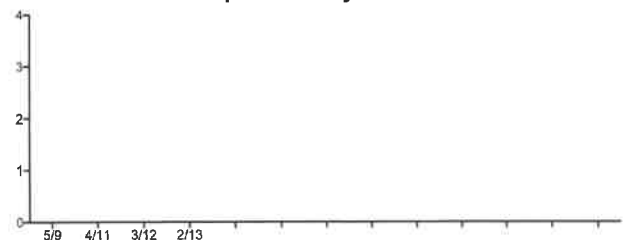
M-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
54272591	04/11/2019	0	05/09/2019	0	0	ACTUAL	WATER

Service Address Charges

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

Consumption History x 100 Gallons



April 29, 2019
Invoice Number: 069143201042919
Account Number: 0050691432-01
Security Code: 2769
Service At: 10340 BOGGY MOSS DR
RIVERVIEW, FL 33578-4621

SPECTRUM BUSINESS NEWS

Contact Us

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

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.

The Spectrum Business Service Agreement will be updated on or after June 23, 2019. To obtain a copy, visit business.spectrum.com/terms or call 888-692-8635 to request a paper copy.

Summary

Services from 04/28/19 through 05/27/19
details on following pages

Previous Balance	279.44
Payments Received - Thank You	-279.44
Remaining Balance	\$0.00
Spectrum Business™ TV	77.49
Spectrum Business™ Internet	89.98
Spectrum Business™ Voice	99.98
Other Charges	11.99
Current Charges	\$279.44
Total Due by 05/15/19	\$279.44

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



Received
MAY 06 2019

April 29, 2019

FERN HILL

Invoice Number: 069143201042919
Account Number: 0050691432-01
Service At: 10340 BOGGY MOSS DR
RIVERVIEW, FL 33578-4621

Total Due by 05/15/19	\$279.44
Amount you are enclosing	\$

Please Remit Payment To:

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



Invoice Number: 069143201042919
 Account Number: 0050691432-01
 Security Code: 2769

Contact Us

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

7635 1610 NO RP 29 04292019 NNNNNY 01 000310 0001

Charge Details

Previous Balance	279.44
Payments Received - Thank You 04/10	-279.44
Remaining Balance	\$0.00

Payments received after 04/29/19 will appear on your next bill.

Services from 04/28/19 through 05/27/19**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	11.99
Other Charges Total	\$11.99

Current Charges	\$279.44
Total Due by 05/15/19	\$279.44

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 \$11.11, Federal USF \$3.70, E911 Fee \$0.80, TRS Surcharge \$0.20, Sales Tax \$0.11.

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

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.

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

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

Enrolling is easy, just go to Brighthouse.com/business. 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: FERN HILL
Account Number: 069143201042919
Security Code: 0050691432-01
2769

Contact Us

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

7635 1610 NO RP 29 04292019 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@charter.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.



April 29, 2019

Invoice Number:
Account Number:
Security Code:

FERN HILL
069143201042919
0050691432-01
2769

Spectrum
BUSINESS

Contact Us

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

7635 1610 NO RP 29 04292019 NNNNNY 01 000310 0001

IMPORTANT BILLING NOTICE:**YOUR PAYMENT DUE DATE HAS CHANGED.**

Starting this month, your **BILL STATEMENT DATE** and **DUE DATE** have changed.

YOUR NEW PAYMENT DUE DATE

YOUR NEW BILL STATEMENT DATE

AUTO-PAY PAYMENT DUE DATE

Spectrum BUSINESS

Account:
Phone Number:
Security Code:
Service At:

Contact Us
Visit us at: www.spectrumbusiness.net or call 1-800-314-7195

Summary

Previous Balance	
Payments Received - Thank You!	
Adjustments	
Remaining Balance	
Spectrum Business TV	
Spectrum Business Internet	
Spectrum Business Voice	
Additional Discounts	
Other Charges	
One-Time Charges	
Partial Monthly Charges	
Taxes, Fees and Charges	
Current Charges	

YOUR AUTO PAY WILL BE PROCESSED IMMEDIATELY

Total Due by MM/DD/YY

Welcome to Spectrum Business
This bill reflects install & service charges from the date of install through your current billing period. If you made a payment at time of install, this bill may not reflect that payment but your next bill will.

Spectrum BUSINESS

941 CHARTER COMMUNICATIONS DR TOWN & COUNTRY MO 63017
8780 0002 22 01 01 00022019 11 11 11 11

Business Sample

Account:
Phone Number:
Service At:

Total Due by MM/DD/YY

Total Due by Auto Pay

Amount you are enclosing \$

CHARTER COMMUNICATIONS
PO BOX 180220
ST LOUIS MO 63179-0220

IF YOU ARE ENROLLED IN AUTO PAY, YOUR PAYMENT DATE WILL BE THE SAME AS YOUR DUE DATE.

If you pay by credit or debit card, the date your credit card is charged or withdrawal is made may change in accordance with your new due date. Please note, you may need to make adjustments with your financial institution to account for these date changes.

Spectrum
BUSINESS

Statement Date: 05/07/2019
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: \$66.43
Total amount due: \$61.39
Payment Due By: 05/28/2019

Your Account Summary

Previous Amount Due	\$59.87
Payment(s) Received Since Last Statement	-\$59.87
Miscellaneous Credits	-\$5.04
Credit balance after payments and credits	-\$5.04
Current Month's Charges	\$66.43
Total Amount Due	\$61.39



Always assume that a downed power line is energized. Visit tampaelectric.com/safety for more safety tips.

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

Tampa Electric will generate more solar energy per customer by 2021 than any other utility in the state.

Visit tampaelectric.com/solar to learn more about how we're tapping to sun to deliver renewable energy to all our customers.

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: \$66.43
Total amount due: \$61.39
Payment Due By: 05/28/2019

Amount Enclosed \$

610642427333



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

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

Account: 211000167513
Statement Date: 05/07/2019
Current month's charges due 05/28/2019

Details of Charges – Service from 04/03/2019 to 05/02/2019

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	05/02/2019	29,632		29,122		510 kWh	1	30 Days

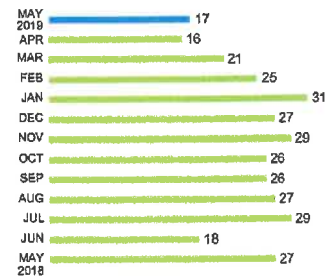
Basic Service Charge		\$18.14
Energy Charge	510 kWh @ \$0.05916/kWh	\$30.17
Fuel Charge	510 kWh @ \$0.03227/kWh	\$16.46
Florida Gross Receipt Tax		\$1.66
Electric Service Cost		\$66.43

Total Current Month's Charges

\$66.43

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Miscellaneous Credits

Deposit Refund	-\$5.00
During our annual review of accounts, we found that your account is over-secured. We have credited a portion of your deposit to better reflect your typical usage.	
Interest for Cash Security Deposit - Electric	-\$0.04

Total Current Month's Credits

-\$5.04

Important Messages

Deposit Credit Applied

During a review of your account, we found that your security deposit is more than needed for your account. We have refunded a portion of your cash deposit with interest and applied a credit to your account.



Statement Date: 05/07/2019

Account: 211000167729

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

Current month's charges:	\$1,538.15
Total amount due:	\$1,537.33
Payment Due By:	05/28/2019

Your Account Summary

Previous Amount Due	\$3,071.89
Payment(s) Received Since Last Statement	-\$3,071.89
Miscellaneous Credits	-\$0.82
Credit balance after payments and credits	-\$0.82
Current Month's Charges	\$1,538.15
Total Amount Due	\$1,537.33



Always assume that a downed power line is energized. Visit tampaelectric.com/safety for more safety tips.

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

Tampa Electric will generate more solar energy per customer by 2021 than any other utility in the state.

Visit tampaelectric.com/solar to learn more about how we're tapping to sun to deliver renewable energy to all our customers.

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

WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211000167729

Current month's charges:	\$1,538.15
Total amount due:	\$1,537.33
Payment Due By:	05/28/2019

Amount Enclosed \$ 610642427334

00006957 02 AV 0.38 33607 FTECO105071923562710 00000 03 01000000 019 04 21116 007



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



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

Received
MAY 13 2019

Account: 211000167729
Statement Date: 05/07/2019
Current month's charges due 05/28/2019

Details of Charges – Service from 04/02/2019 to 05/01/2019

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

Rate Schedule: Lighting Service

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

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

Total Current Month's Charges

\$1,538.15

Miscellaneous Credits

Interest for Cash Security Deposit - Electric

-\$0.82

Total Current Month's Credits

-\$0.82

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.

Fuel sources we use to serve you

By 2021, Tampa Electric will have nearly 7% of its energy generated from the sun – the highest percentage of solar generation of any utility in the state of Florida. We have reached the half-way point on constructing of 6 million solar panels – enough to power more than 100,000 homes. [Visit our solar page](#) to learn more. For the 12-month period ending March 2019, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas & Oil* 79%, Coal 15%, Purchased Power 5% and Solar 1%. Tampa Electric provides this information to our customers on a quarterly basis.

**Oil makes up less than 1%*



Statement Date: 05/07/2019

Account: 211000167901

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

Current month's charges:	\$536.62
Total amount due:	\$536.62
Payment Due By:	05/28/2019

Your Account Summary

Previous Amount Due	\$525.64
Payment(s) Received Since Last Statement	-\$525.64
Current Month's Charges	\$536.62
Total Amount Due	\$536.62



Always assume that a downed power line is energized. Visit tampaelectric.com/safety for more safety tips.

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

Tampa Electric will generate more solar energy per customer by 2021 than any other utility in the state.

Visit tampaelectric.com/solar to learn more about how we're tapping to sun to deliver renewable energy to all our customers.

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:	\$536.62
Total amount due:	\$536.62
Payment Due By:	05/28/2019

Amount Enclosed \$

610642427335



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

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

Account: 211000167901
 Statement Date: 05/07/2019
 Current month's charges due 05/28/2019

Details of Charges – Service from 04/03/2019 to 05/02/2019

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	05/02/2019	83,189		77,665		5,524 kWh	1	30 Days

Basic Service Charge		\$18.14
Energy Charge	5,524 kWh @ \$0.05916/kWh	\$326.80
Fuel Charge	5,524 kWh @ \$0.03227/kWh	\$178.26
Florida Gross Receipt Tax		\$13.42

Electric Service Cost

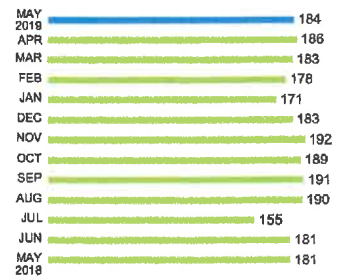
\$536.62

Total Current Month's Charges

\$536.62

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Important Messages

Fuel sources we use to serve you

By 2021, Tampa Electric will have nearly 7% of its energy generated from the sun – the highest percentage of solar generation of any utility in the state of Florida. We have reached the half-way point on constructing of 6 million solar panels – enough to power more than 100,000 homes. [Visit our solar page](#) to learn more. For the 12-month period ending March 2019, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas & Oil* 79%, Coal 15%, Purchased Power 5% and Solar 1%. Tampa Electric provides this information to our customers on a quarterly basis.

*Oil makes up less than 1%





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

2/3

Invoice Number: 5343111
Account Number: 224531000
Invoice Date: 04/25/2019
Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

SUMMIT AT FERN HILL CDD
ATTN BRIAN LAMB
2005 PAN AM CIRCLE STE 120
TAMPA FL 33607

SUMMIT AT FERN HILL SERIES 2018

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$4,040.63

All invoices are due upon receipt.

Received
MAY 06 2019

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

SUMMIT AT FERN HILL SERIES 2018

Invoice Number: 5343111
Account Number: 224531000
Current Due: \$4,040.63

Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 224531000
Invoice # 5343111
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





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

3/3

Invoice Number: 5343111
Invoice Date: 04/25/2019
Account Number: 224531000
Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

SUMMIT AT FERN HILL SERIES 2018

Accounts Included 224531000 224531001 224531002 224531003 224531004 224531005
In This Relationship: 224531006

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advance 04/01/2019 - 03/31/2020				\$3,750.00
Incidental Expenses	3,750.00	0.0775		\$290.63
Subtotal Incidental Expenses				\$290.63
TOTAL AMOUNT DUE				\$4,040.63

The fees shown on this invoice are reflective of the most recent fee schedule or notice of fee adjustment provided by U.S. Bank.



DISTRICT CHECK REQUEST FORM

Today's Date May 22, 2019

District Name Summit at Fern Hill CDD

Check Amount \$ 250.00

Payable: Antoinette Moore

Mailing Address 10013 Crested Fringe Drive
 Riverview, FL 33578

Check Description Clubhouse Deposit & Fee

Special Instructions

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


Approved Signature

DM	_____
Fund	_____
G/L	_____
Object Cd	_____

CK # _____	Date _____
------------	------------

Date of Reservation: June 8, 2019
Time From: 12:00pm to 5:00pm
Type of Function: Baby Shower
Number of Persons Planning to Attend: 50-60
Total Rental Fee: \$50.00
Total Refundable Deposit: \$200.00

Cancelled
Received
MAY 01 2019

THE SUMMIT AT FERN HILL Clubhouse Rental Agreement

THIS CLUBHOUSE RENTAL AGREEMENT (the "**Agreement**") is made on this 27 day of April, 2019, by and between THE SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT., a local unit of special-purpose government organized and existing pursuant to Chapter 190, Florida Statutes (the "**CDD**"), located at 10340 Boggly Moss Dr Riverview, FL and at Antionette Moore ("**Homeowner**"), residing at 10013 Crested Fringe Drive, Riverview, Florida 33578.

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

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

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

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

HOMEOWNER:

Name: _____

Name: _____

CDD:

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

By: _____

Name: _____

Title: _____

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

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



ANTOINETTE YVONNE MOORE
OR TANNYA SANDERS-HILBERT
10013 CRESTED FRINGE DR
RIVERVIEW, FL 33578

2376
63-391/631

APR 27 2019
Date

Pay to the
Order of

Summit at Fern Hill CSD
two hundred

\$ 200⁰⁰

Dollars



Photo
Safe
Deposit
Check on back



FIFTH THIRD BANK

For Security Deposit

Signature

⑆063103915⑆ 7907541929⑈ 02376

Harford Clarks



ANTOINETTE YVONNE MOORE
OR TANNYA SANDERS-HILBERT
10013 CRESTED FRINGE DR
RIVERVIEW, FL 33578

2377
63-391/631

APR 27 2019
Date

Pay to the
Order of

Summit at Fern Hill CSD

\$ 50⁰⁰

Dollars



Photo
Safe
Deposit
Check on back



FIFTH THIRD BANK

For Rental Fee

Signature

⑆063103915⑆ 7907541929⑈ 02377

Harford Clarks

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

DATE: April 24, 2019
Invoice # 5010

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

[illegible]**Payment due upon receipt**

Phone #
813-526-3739

Fax #
813-280-2476

E-mail
carsonwd@yahoo.com

Carson's Lawn & Landscaping Services

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

INVOICE

DATE: May 13, 2019
Invoice # 5016

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

ID	LOCATION	QTY	COST	TOTAL
	Upper Landscape Planter			
	A) Remove existing Shore Juniper and haul away		\$	50.00
	B) Deliver and Install (2) yds potting soil @ 60 per yd		\$	120.00
	C) Deliver and Install (40) 1 gal Blue Daze at \$6.50 ea		\$	266.00
	Entrance Sign Landscape			
	A) Remove existing declining plants and peanut grass and haul away		\$	150.00
	B) Deliver and Install (20) 3gal Fire Bush at \$11.75 ea		\$	235.00
	C) Deliver and install (45) 3gal Crotons at \$11.75 ea		\$	528.75
	D) Deliver and Install (4) yds of Pine Bark at \$45.00 per yd		\$	180.00
	E) Deliver and Install 656 sq ft Floratam Sod at \$1.50 per sq ft		\$	984.00
	Entrance Side			
	A) This also includes touch up the entrance side including in price			
	B) Adjust irrigation as needed			N/C
			\$	-
			\$	-
THANK YOU FOR USING CARSON'S LAWN & LANDSCAPING SERVICES			TOTAL	\$ 2,513.75

Payment due upon receipt

Phone #
813-526-3739

Fax #
813-280-2476

E-mail
carsonwd@yahoo.com

Invoice

First Choice Aquatic Weed Management, LLC

P.O. Box 593258
Orlando, FL 32859


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

Date	Invoice #
4/29/2019	35321

Bill To

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

Customer P.O. No.	Payment Terms	Due Date
	Net 30	5/29/2019

Description	Amount
Hand cut primrose and cattails along the shoreline of waterway #1 and remove all debris off-site. Completed 4/27/2019.	1,850.00
 53900 4307	

Thank you for your business.

Total	\$1,850.00
Payments/Credits	\$0.00
Balance Due	\$1,850.00



**Florida Department of Health
in Hillsborough County
Notification of Fees Due**



29-BID-4194157

Permit Number

29-60-1614696

For: Swimming Pools - Public Pool > 25000 Gallons

Fee Amount: \$275.00

Previous Balance: \$0.00

Total Amount Due: \$275.00

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2019).

Payment Due Date: 06/30/2019 or Upon Receipt

If not paid by 06/30/2019 then the fee will be: \$325.00

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

Received

MAY 20 2019

Please verify all information below at www.myfloridaehpermit.com and make changes as necessary.

Account Information:

Name: Summit At Fern Hill Pool
Location: 10320 Fern Hill Drive
Riverview, FL 33578

Pool Volume: 64,000 gallons
Bathing Load: 51
Flow Rate: 255

Owner Information:

Name: Summit at Fern Hill CDD
Address: 2005 Pan Am Circle, Suite 120
(Mailing) Tampa, FL 33607
Home Phone: (813) 574-5658

Work Phone: ()

Circle One: Visa MC

Name on Card: _____

Account #: _____

Exp Date: ____/____ Security Code (CVV): _____

Card's Billing Address: _____

City: _____ State: ____ Zip: _____

I Authorize Florida Department of Health in Hillsborough County to charge my credit card account for the following:

Payment Amount: \$_____ For: _____

**Please go online to pay fee at:
www.MyFloridaEHPermit.com**

Permit Number: 29-60-1614696 Bill ID: 29-BID-4194157

Billing Questions call DOH-Hillsborough at: (813) 307-8059

If you do not pay online, make checks payable to and mail invoice WITH payment to:
Florida Department of Health in Hillsborough County
P O Box 5135
Tampa, FL 33675

Signature

Date

[Please RETURN invoice with your payment]

Batch Billing ID:18586

PERMIT HOLDERS CAN NOW

pay invoices online!

The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

- ☐ No sign-up cost.
- ☐ Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- ☐ Our safe and secure system will keep your information protected.
- ☐ Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

Pay this invoice online at www.myfloridaehpermit.com

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information





Ryder Residential and Commercial, LLC
813-846-2865

1071 Emerald Dr.
Brandon, Florida
33511
United States

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

Date of Issue
05/07/2019

Invoice Number
0000036

Amount Due (USD)
\$372.99

Due Date
05/22/2019

Description	Rate	Qty	Line Total
Service Call FEE Retrieve Job Details	\$25.00	1	\$25.00
T8 Ballast Replace ballast in front room in clubhouse	\$36.00	1	\$36.00
48" led light	\$7.50	2	\$15.00
Pool Safety Gate Latch Black Magnetic Top-Pull Pool Latch	\$78.00	1	\$78.00
Mileage	\$0.35	22.1	\$7.74
Labor hours	\$65.00	3.25	\$211.25
Subtotal			372.99
Tax			0.00
Total			372.99
Amount Paid			0.00
Amount Due (USD)			\$372.99

539100
41602
WHD



Ryder Residential and Commercial, LLC
813-846-2865

1071 Emerald Dr.
Brandon, Florida
33511
United States

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

Date of Issue
05/20/2019

Invoice Number
0000039

Due Date
06/04/2019

Amount Due (USD)
\$207.42

Description	Rate	Qty	Line Total
Pressure Washing Per Square Foot Pressure Washing of Ceiling in Pool Area Around Clubhouse.	\$0.18	1152.36	\$207.42
Rinsing Off Walls under Ceiling Area Comp	\$0.00	0	\$0.00

Handwritten in blue ink:
4602 539100

Subtotal	207.42
Tax	0.00
Total	207.42
Amount Paid	0.00
Amount Due (USD)	\$207.42

Terms

Please Make All Checks Payable To:

Ryder Residential and Commercial, LLC
1071 Emerald Dr.
Brandon, Florida 33511

GM Cell 813-846-2865



Ryder Residential and Commercial, LLC
813-846-2865

1071 Emerald Dr.
Brandon, Florida
33511
United States

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

Date of Issue
05/20/2019

Due Date
06/04/2019

Invoice Number
0000040

Amount Due (USD)
\$269.33

Description	Rate	Qty	Line Total
Service Call FEE Retrieve Job Details	\$25.00	1	\$25.00
General Labor Hours Tighten Bolts on base of dock and replace broken pickets.	\$65.00	3	\$195.00
6' Almond Picket Replaced 3 Pickets	\$12.50	3	\$37.50
Mileage 05/20/19	\$0.35	33.8	\$11.83

Subtotal 269.33

Tax 0.00

Total 269.33

Amount Paid 0.00

Amount Due (USD) \$269.33

Notes
Fence Repair

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 # 3861

DATE 05/16/2019

DUE DATE 06/15/2019

TERMS Net 30

ACTIVITY	QTY	RATE	AMOUNT
Labor Replaced 1 blind in clubhouse. Touch Paint in Hall.	1	95.00	95.00

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site.

Whether actual or consequential, or any claim arising out of or relating to "Acts of God".

Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

BALANCE DUE

\$95.00

Handwritten:
CAB
53900
4602

Thanks For Your Business!

INVOICE

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

DATE: MAY 9, 2019
INVOICE #3221

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:**

Summit at Fern Hill Community Development District

Financial Statements
(Unaudited)

Period Ending
May 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 5/31/2019
(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	151,650	0	0	0	0	0	151,650
Investments - Revenue 2016 # 0000	0	103,959	0	0	0	0	103,959
Investments - Interest 2016 # 0001	0	0	0	0	0	0	0
Investments - Sinking 2016 # 0002	0	0	0	0	0	0	0
Investments - Reserve 2016 # 0003	0	123,178	0	0	0	0	123,178
Investments - Prepayment 2016 # 0004	0	0	0	0	0	0	0
Investments - Construction 2016 # 0005	0	0	0	0	0	0	0
Investments - Revenue 2018 #1000	0	0	59,775	0	0	0	59,775
Investments - Interest 2018 #1001	0	0	0	0	0	0	0
Investments - Sinking 2018 #1002	0	0	0	0	0	0	0
Investments - Reserve 2018 # 1003	0	0	69,325	0	0	0	69,325
Investments - Construction 2018 #1005	0	0	0	512,948	0	0	512,948
Investments - COI 2018 # 1006	0	0	0	3	0	0	3
Accounts Receivable - Other	0	0	0	0	0	0	0
Due From Developer	0	0	0	0	0	0	0
Assessments Receivable - Tax Roll	0	0	0	0	0	0	0
Assessments Receivable - Off Roll	0	0	0	0	0	0	0
Due From General Fund	0	0	0	0	0	0	0
Prepaid Items	0	0	0	0	0	0	0
Prepaid General Liability Insurance	1,817	0	0	0	0	0	1,817
Prepaid Public Officials Insurance	730	0	0	0	0	0	730
Prepaid Trustee Fees	3,030	0	0	0	0	0	3,030
Deposits	3,840	0	0	0	0	0	3,840
Construction Work In Progress	0	0	0	0	4,808,039	0	4,808,039
Amount Available-Debt Service	0	0	0	0	0	300,625	300,625
Amount To Be Provided-Debt Service	0	0	0	0	0	5,452,375	5,452,375
Other	0	0	0	0	0	0	0
Total Assets	161,067	227,136	129,100	512,951	4,808,039	5,753,000	11,591,292
Liabilities							
Accounts Payable	6,920	0	0	0	0	0	6,920
Accounts Payable Other	0	0	0	0	0	0	0
Due To Debt Service Fund	0	0	0	0	0	0	0
Deferred Revenue	0	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0
Deposits	1,200	0	0	0	0	0	1,200
Revenue Bonds Payable-LT-2016	0	0	0	0	0	3,631,000	3,631,000
Revenue Bond Payable - Series 2018	0	0	0	0	0	2,122,000	2,122,000
Total Liabilities	8,120	0	0	0	0	5,753,000	5,761,120

Summit at Fern Hill Community Development District

Balance Sheet

As of 5/31/2019
(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 Equity & Other Credits							
Fund Balance-All Other Reserves	0	220,250	92,655	1,357,098	0	0	1,670,004
Fund Balance-Unreserved	5,061	0	0	0	0	0	5,061
Investment In General Fixed Assets	0	0	0	0	4,808,039	0	4,808,039
Other	147,886	6,886	36,444	(844,148)	0	0	(652,932)
Total Fund Equity & Other Credits	152,947	227,136	129,100	512,951	4,808,039	0	5,830,173
Total Liabilities & Fund Equity	161,067	227,136	129,100	512,951	4,808,039	5,753,000	11,591,292

Summit at Fern Hill Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2018 Through 5/31/2019

(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	182,078	6,426	4 %
O&M Assmts - Off Roll	91,853	96,487	4,634	5 %
Interest Earnings				
Interest Earnings	0	33	33	0 %
Contributions & Donations From Private Sources				
Developer Contributions	0	3,256	3,256	0 %
Other Miscellaneous Revenues				
Miscellaneous	0	600	600	0 %
Total Revenues	267,505	282,454	14,949	6 %
Expenditures				
Financial & Administrative				
District Manager	33,750	22,500	11,250	33 %
District Engineer	2,250	1,180	1,070	48 %
Disclosure Report	8,400	0	8,400	100 %
Trustees Fees	8,500	6,734	1,766	21 %
Accounting Services	750	0	750	100 %
Auditing Services	6,000	5,246	754	13 %
Postage, Phone, Faxes, Copies	500	125	375	75 %
Public Officials Insurance	1,500	1,459	41	3 %
Legal Advertising	750	959	(209)	(28)%
Bank Fees	430	210	220	51 %
Dues, Licenses & Fees	175	450	(275)	(157)%
Office Supplies	250	100	150	60 %
Legal Counsel				
District Counsel	6,000	4,779	1,221	20 %
Electric Utility Services				
Electric Utility Services	40,000	15,145	24,855	62 %
Water-Sewer Combination Services				
Water Utility Services	3,000	1,391	1,609	54 %
Other Physical Environment				
Waterway Management Program	7,750	5,705	2,045	26 %
Property & Casualty Insurance	7,000	3,634	3,366	48 %
Club Facility Maintenance	15,000	8,447	6,553	44 %
Landscape Maintenance - Contract	85,000	44,806	40,194	47 %
Landscape Maintenance - Other	17,500	4,433	13,067	75 %
Plant Replacement Program	2,500	0	2,500	100 %
Irrigation Maintenance	3,500	3,039	461	13 %
Pool Maintenance	10,000	4,225	5,775	58 %
Park Facility Maintenance	7,000	0	7,000	100 %
Total Expenditures	267,505	134,568	132,937	50 %
Excess Revenues Over (Under) Expenditures	0	147,886	147,886	0 %
Fund Balance, Beginning of Period	0	5,061	5,061	0 %
Fund Balance, End of Balance	0	152,947	152,947	0 %

Summit at Fern Hill Community Development District

Statement of Revenues and Expenditures

200 - Debt Service - Series 2016
From 10/1/2018 Through 5/31/2019
(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	249,590	7,666	3 %
Interest Earnings				
Interest Earnings	0	513	513	0 %
Total Revenues	241,924	250,103	8,179	3 %
Expenditures				
Debt Service Payments				
Interest Earnings	0	87,109	(87,109)	0 %
Interest Payment	172,924	87,109	85,815	50 %
Principal Payment	69,000	69,000	0	0 %
Total Expenditures	241,924	243,218	(1,294)	(1)%
Excess Revenues Over (Under) Expenditures	0	6,886	6,886	0 %
Fund Balance, Beginning of Period	0	220,250	220,250	0 %
Fund Balance, End of Balance	0	227,136	227,136	0 %

Summit at Fern Hill Community Development District

Statement of Revenues and Expenditures

201 - Debt Service - Series 2018
From 10/1/2018 Through 5/31/2019
(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	145,266	145,266	0 %
DS Assmts - Developer	0	29,435	29,435	0 %
Interest Earnings				
Interest Earnings	0	274	274	0 %
Total Revenues	137,870	174,974	37,104	27 %
Expenditures				
Debt Service Payments				
Interest Payment	104,870	105,530	(660)	(1)%
Principal Payment	33,000	33,000	0	0 %
Total Expenditures	137,870	138,530	(660)	(0)%
Excess Revenues Over (Under) Expenditures	0	36,444	36,444	0 %
Fund Balance, Beginning of Period	0	92,655	92,655	0 %
Fund Balance, End of Balance	0	129,100	129,100	0 %

Summit at Fern Hill Community Development District

Statement of Revenues and Expenditures

301 - Capital Projects - Series 2018

From 10/1/2018 Through 5/31/2019

(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>2,352</u>	<u>2,352</u>	<u>0 %</u>
Total Revenues	<u>0</u>	<u>2,352</u>	<u>2,352</u>	<u>0 %</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	<u>0</u>	<u>846,500</u>	<u>(846,500)</u>	<u>0 %</u>
Total Expenditures	<u>0</u>	<u>846,500</u>	<u>(846,500)</u>	<u>0 %</u>
Excess Revenues Over (Under) Expenditures	<u>0</u>	<u>(844,148)</u>	<u>(844,148)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>1,357,098</u>	<u>1,357,098</u>	<u>0 %</u>
Fund Balance, End of Balance	<u><u>0</u></u>	<u><u>512,951</u></u>	<u><u>512,951</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: 05/31/2019
Reconciliation Date: 5/31/2019
Status: Locked

Bank Balance	151,924.51	
Less Outstanding Checks/Vouchers	275.00	
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	151,649.51	
Balance Per Books	<u>151,649.51</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: 05/31/2019
Reconciliation Date: 5/31/2019
Status: Locked

Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1573	5/23/2019	System Generated Check/Voucher	275.00	Florida Department of Health in Hillsborough County
Outstanding Checks/Vouchers			275.00	

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

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 05/31/2019

Reconciliation Date: 5/31/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1557	4/25/2019	System Generated Check/Voucher	188.49	BOCC
1559	5/1/2019	System Generated Check/Voucher	850.00	Carson's Lawn & Landscaping Services
1560	5/1/2019	System Generated Check/Voucher	2,823.79	Meritus Districts
1561	5/1/2019	System Generated Check/Voucher	400.00	Spearem Enterprises, LLC
1562	5/1/2019	System Generated Check/Voucher	273.00	Straley Robin Vericker
1563	5/6/2019	Series 2016 FY19 Tax Dist ID 415	36,308.24	Summit at Fern Hill CDD
1564	5/9/2019	System Generated Check/Voucher	2,295.00	First Choice Aquatic
1565	5/9/2019	System Generated Check/Voucher	5,508.34	Carson's Lawn & Landscaping Services
1566	5/9/2019	System Generated Check/Voucher	372.99	Ryder Residential
1567	5/9/2019	System Generated Check/Voucher	279.44	Bright House Networks
1568	5/9/2019	System Generated Check/Voucher	4,040.63	U.S. Bank
1569	5/16/2019	System Generated Check/Voucher	2,135.34	Tampa Electric
1570	5/23/2019	System Generated Check/Voucher	445.00	First Choice Aquatic
1571	5/23/2019	System Generated Check/Voucher	159.18	BOCC
1572	5/23/2019	System Generated Check/Voucher	2,513.75	Carson's Lawn & Landscaping Services
1574	5/23/2019	System Generated Check/Voucher	95.00	Spearem Enterprises, LLC
1575	5/23/2019	System Generated Check/Voucher	165.00	Stantec Consulting Services Inc.
1576	5/23/2019	System Generated Check/Voucher	518.50	Zebra Cleaning Team, Inc.

Summit at Fern Hill Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 05/31/2019
Reconciliation Date: 5/31/2019
Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
Cleared Checks/Vouchers			59,371.69	

Summit at Fern Hill Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 05/31/2019

Reconciliation Date: 5/31/2019

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR174	5/6/2019	FY 2019 Tax Dist ID 415	62,795.29
	CR175	5/7/2019	Clubhouse Rental	250.00
	CR177	5/10/2019	Clubhouse Rental MO2200812285 Perez	50.00
	CR179	5/17/2019	Clubhouse Rentals	300.00
	CR181	5/23/2019	Clubhouse Rental	250.00
	CR182	5/31/2019	May Bank Activity	<u>(23.33)</u>
Cleared Deposits				<u>63,621.96</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

Account Summary	Account Type	Account Number	Statement Period
	ANALYZED BUSINESS CHECKING		05/01/2019 - 05/31/2019

Description	Amount	Description	Amount
Beginning Balance	\$147,674.24	Average Balance	\$173,683.85
Deposits/Credits	\$63,645.29	Average Collected Balance	\$173,641.91
Checks	\$59,371.69	Number of Days in Statement Period	31
Withdrawals/Debits	\$23.33		
Ending Balance	\$151,924.51		

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	Date	Amount	Serial #	Description
	05/08	250.00		DEPOSIT	05/20	200.00		DEPOSIT
	05/16	50.00		DEPOSIT	05/30	300.00		DEPOSIT
	05/20	50.00		DEPOSIT				
	05/07	62,795.29		ELECTRONIC/ACH CREDIT				
				HLLS TAX LICENS DIST ID415 DN022136				
Deposits/Credits: 6				Total Items Deposited: 8				

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	1557	188.49	05/02	1564	2,295.00	05/14	1570	445.00	05/29
	*1559	850.00	05/08	1565	5,508.34	05/15	1571	159.18	05/31
	1560	2,823.79	05/03	1566	372.99	05/13	1572	2,513.75	05/31
	1561	400.00	05/06	1567	279.44	05/15	*1574	95.00	05/24
	1562	273.00	05/07	1568	4,040.63	05/14	1575	165.00	05/30
	1563	36,308.24	05/21	1569	2,135.34	05/21	1576	518.50	05/30
Checks: 18									
* 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
	05/20	23.33		ACCOUNT ANALYSIS FEE
Withdrawals/Debits: 1				

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	05/01	147,674.24	147,674.24	05/14	199,475.63	199,475.63
	05/02	147,485.75	147,485.75	05/15	193,687.85	193,687.85
	05/03	144,661.96	144,661.96	05/16	193,737.85	193,687.85
	05/06	144,261.96	144,261.96	05/20	193,964.52	193,714.52
	05/07	206,784.25	206,784.25	05/21	155,520.94	155,270.94
	05/08	206,184.25	205,934.25	05/22	155,520.94	155,520.94
	05/09	206,184.25	206,184.25	05/24	155,425.94	155,425.94
	05/13	205,811.26	205,811.26	05/29	154,980.94	154,980.94

SUNTRUST BANK
PO BOX 305183
NASHVILLE TN 37230-5183

Page 2 of 2
36/E00/0175/0/42
05/31/2019



Account Statement

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	05/30	154,597.44	154,297.44	05/31	151,924.51	151,874.51

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.

Lennar - WCI Communities

Monthly Maintenance Checklist

Community ____ Summit at Fern Hill Date____ 6/6/2019 Form Completed By _____

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

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

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

Entry / Perimeter Landscape			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lawn/turf in good shape (there are no dead or bare spots in any lawn areas, no weeds visible in turf areas)	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	No dead or distressed shrubs and/or trees	
<input type="checkbox"/>	<input type="checkbox"/>	Flowers are fresh and seasonal	n/a
<input checked="" type="checkbox"/>	<input type="checkbox"/>	There is no dead plant material, shrubbery or ground cover	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pine straw/mulch replacement fresh looking	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	No need for pest control	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	There is no excess dirt and mud, debris on streets, gutters, parking lots, walkways	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	Ginger/Lantana will be removed
<input type="checkbox"/>	<input type="checkbox"/>	Vacant lots and common areas are mowed and free of construction debris	
<input type="checkbox"/>	<input type="checkbox"/>	Fitness centers are clean and machines are working properly	n/a
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Community rooms are clean and fresh smelling	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pools are clean and all mechanicals are working properly	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pool Decking is free of stains and debris	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pool furniture is cleaned	Umbrellas need cleaning
<input type="checkbox"/>	<input type="checkbox"/>	Fobs-Access cards are working properly and time are up to date	Keys
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Mail Kiosks are clean-lights working-free of debris-no bees nests or mudd dobbers	
<input type="checkbox"/>	<input type="checkbox"/>	Gas Grills, Gas Fire Pit & Gas Lanterns are working properly and cleaned	n/a
<input type="checkbox"/>	<input type="checkbox"/>	Playground - Community Park - Gates are working properly and area is clean and free of debris	Under construction
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dog Parks - Gates are working properly, water stations are clean & working & dog stations are clean & empty	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Bulletin Boards - Permits Current, Old Notices Removed & all Contacts are posted (HOA, CDD & Amenities)	
Comments:			

YES	NO	Pond Maintenance	Notes
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Ponds are Properly Mowed	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ponds are clean and free of algae	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 MAINTENANCE INSPECTION GRADESHEET

Site: Summit at Fern Hill

Date: 6/6/19

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	25	0	<u>Ponds looked cleaner</u>
INVASIVE MATERIAL (FLOATING)	20	18	-2	<u>Algae in the front pond</u>
INVASIVE MATERIAL (SUBMERSED)	20	20	0	
FOUNTAINS/AERATORS	20	20	0	<u>N/A</u>
DESIRABLE PLANTS	15	15	0	
AMENITIES				
CLUBHOUSE INTERIOR	4	4	0	
CLUBHOUSE EXTERIOR	3	3	0	
POOL WATER	10	10	0	
POOL TILES	10	8	-2	<u>Ok</u>
POOL LIGHTS	5	5	0	
POOL FURNITURE/EQUIPMENT	8	6	-2	<u>Missing umbrella</u>
FIRST AID/SAFETY ITEMS	10	8	-2	<u>Fire extinguisher is missing.</u>
SIGNAGE (rules, pool, playground)	5	5	0	<u>Ok</u>
PLAYGROUND EQUIPMENT	5	5	0	<u>N/A</u>
RECREATIONAL FACILITIES	7	7	0	<u>N/A</u>
RESTROOMS	6	6	0	<u>Looked clean</u>
HARDSCAPE	10	10	0	
ACCESS & MONITORING SYSTEM	3	3	0	<u>N/A</u>
IT/PHONE SYSTEM	3	3	0	<u>Ok</u>
TRASH RECEPTACLES	3	3	0	
FOUNTAINS	8	8	0	<u>Ok</u>
MONUMENTS AND SIGNS				
CLEAR VISIBILITY (Landscaping)	25	25	0	<u>Good</u>
PAINTING	25	25	0	<u>good</u>
CLEANLINESS	25	25	0	
GENERAL CONDITION	25	25	0	<u>Good</u>



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Summit at Fern Hill

Date: 6/6/19

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	40	0	
RECREATIONAL AREAS	30	25	-5	Plant material around the pool needs replacing
SUBDIVISION MONUMENTS	30	25	-5	Secondary entrance landscape needs upgrading
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	10	-5	Needs pressure washing
SIDEWALKS	30	30	0	Good
SPECIALTY MONUMENTS	15	10	-5	Columns are still damaged
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	667	-28	95%

Manager's Signature: Gene Roberts 6/6/2019

Supervisor's Signature: _____



Meritus

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Summit at Fern Hill

Date: 6/6/19

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

LANDSCAPE MAINTENANCE

TURF	5	5	0	Looks better
TURF FERTILITY	10	10	0	Good
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	5	0	
TURF INSECT/DISEASE CONTROL	10	10	0	None observed
PLANT FERTILITY	5	4	-1	OK
WEED CONTROL - BED AREAS	5	5	0	Good
PLANT INSECT/DISEASE CONTROL	5	3	-2	Some dead material needs to be replaced
PRUNING	10	10	0	
CLEANLINESS	5	5	0	
MULCHING	5	4	-1	Some needed
WATER/IRRIGATION MGMT	8	6	-2	Some dry areas
CARRYOVERS	5	4	-1	Dead plant material

SEASONAL COLOR/PERENNIAL MAINTENANCE

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

SCORE

100	93	-7	93%
-----	----	----	-----

Contractor Signature: _____

Manager's Signature: _____

Gene Roberts 6/6/2019

Summit at Fern Hill June



The landscape renovation at the entrance sign is complete and looks better.



The turf along Fern Hill Drive looks much better.



The Oyster plants have not done well and should be replaced.



The landscape at the secondary monument should be upgraded.



The turf in front of the clubhouse is dry, vendor was notified.



The ginger and lantana next to the clubhouse does poorly in direct sun and should be removed.



The new playground is almost complete.



The sod needs to be completed on the pond bank next to the playground on Fairy Moss.



The turf at the playground needs some rain.



The damaged column still has not been repaired.



Most of the ponds are clean and free of algae.





The pond at the entrance has a little algae.