

**SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING AND PUBLIC HEARING
AUGUST 6, 2015**

SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT AGENDA
AUGUST 6, 2015 at 2:30 p.m.

The Offices of Meritus
Located at 5680 W. Cypress Street Suite A Tampa, FL 33607

District Board of Supervisors	Chairman Vice Chairman Supervisor Supervisor Supervisor	Jeff Hills Gary Jernigan Brady Lefere Ryan Motko Ben Gainer
District Manager	Meritus Meritus	Brian Lamb Brian Howell
District Attorney	Straley & Robin	John Vericker
District Engineer	Stantec (Interem)	Tonja Stewart

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

The District Agenda is comprised of four different sections:

The meeting will begin at **2:30 p.m.** with the third section called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Agendas can be reviewed by contacting the Manager's office at (813) 397-5120 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The fourth section is called **Business Administration**. The Business Administration section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fifth section is called **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 ADMINISTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.

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

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

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

August 6, 2015

Board of Supervisors
Summit at Fern Hill Community Development District

Dear Board Members:

The Regular Meeting and Public Hearing of Summit at Fern Hill Community Development District will be held on **Thursday, August 6, 2015 at 2:30 p.m.** at the offices of Meritus, located at 5680 W. Cypress Street Suite A, 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. PUBLIC HEARING ON FISCAL YEAR 2015 PROPOSED BUDGET**
 - A. Open Public Hearing on Fiscal Year 2015 Proposed Budget
 - B. Staff Presentations
 - C. Public Comment
 - D. Close Public Hearing on Fiscal Year 2015 Proposed Budget
 - E. Consideration of Resolution 2015-32; Adopting Fiscal Year 2015 Budget.....Tab 01
- 4. PUBLIC HEARING ON FISCAL YEAR 2016 PROPOSED BUDGET**
 - A. Open Public Hearing on Fiscal Year 2016 Proposed Budget
 - B. Staff Presentations
 - C. Public Comment
 - D. Close Public Hearing on Fiscal Year 2016 Proposed Budget
 - E. Consideration of Resolution 2015-33; Adopting Fiscal Year 2016 Budget.....Tab 02
- 5. BUSINESS ADMINISTRATIVE**
 - A. Consideration of Resolution 2015-34; Setting Fiscal Year 2016 Meeting ScheduleTab 03
 - B. Consideration of Board of Supervisors Meeting Minutes June 4, 2015.....Tab 04
 - C. Consideration of Board of Supervisors Meeting Minutes June 11, 2015.....Tab 05
 - D. Consideration of Operations and Maintenance Expenditures August 2015.....Tab 06
 - E. Review of Financial Statements Month Ending June 30, 2015.....Tab 07
 - F. General Matters of the District
- 6. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 7. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 8. 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.

RESOLUTION 2015-32

A RESOLUTION OF THE SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE FINAL BUDGET FOR THE FISCAL YEAR 2015 (BEGINNING OCTOBER 1, 2014 AND ENDING SEPTEMBER 30, 2015)

WHEREAS, the District Manager submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing fiscal year, pursuant to the provision of Chapters 190 and 197, Florida Statutes; and

WHEREAS, the Board adopted said proposed budget and set August 6, 2015 as the date for a public hearing thereon, to receive public comments and caused notice of such public hearing to be given by mail and/or publication pursuant to Chapters 190 and 197, Florida Statutes; and

WHEREAS, Florida Statutes require that the District Board, by resolution, adopt the final approved budget for the ensuing fiscal year; and

WHEREAS, the Board is empowered to impose special assessments upon the properties within the District.

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

Section 1. The Proposed Budget (as amended, if applicable) for Fiscal Year 2015 and attached hereto as Exhibit A, is hereby approved and adopted as Final, pursuant to Florida Statutes and incorporated herein by reference.

Section 2. Pursuant to the assessment levy approved in conjunction with the Adoption of the Fiscal Year 2015 Budget, attached hereto as Exhibit A.

Section 3. The Appropriate Officer(s) of the District and the District Manager are authorized to execute any and all necessary transmittals, certifications, or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

Section 4. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED THIS 6th DAY OF AUGUST, 2015.

**SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT
DISTRICT**

CHAIRMAN

ATTEST:

SECRETARY

2015



SUMMIT AT FERN HILL

COMMUNITY DEVELOPMENT DISTRICT

**PROPOSED
ANNUAL OPERATING BUDGET**

FISCAL YEAR 2015

May 7, 2015



SUMMIT AT FERN HILL

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2015 PROPOSED ANNUAL OPERATING BUDGET

TABLE OF CONTENTS

<u>SECTION</u>	<u>DESCRIPTION</u>	<u>PAGE</u>
I.	BUDGET INTRODUCTION.....	1
II.	PROPOSED OPERATING BUDGET	2
III.	GENERAL FUND 001 DESCRIPTIONS	3
IV.	DEBT SERVICE FUND.....	6
V.	SCHEDULE OF ANNUAL ASSESSMENTS	7

May 7, 2015

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 2015, which begins on October 1, 2014. 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 2015 Capital Improvement Revenue Bonds

Facilities of the District

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

Maintenance of the Facilities

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

SUMMIT AT FERN HILL

COMMUNITY DEVELOPMENT DISTRICT

REVENUES	
SPECIAL ASSESSMENTS - CAPITAL IMPROVEMENTS	
Operations & Maintenance Assmts-Tax Roll	0.00
TOTAL SPECIAL ASSESSMENTS - CAPITAL IMPROVEMENTS	\$0.00
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	
Developer Contributions	170,075.00
TOTAL DEVELOPER CONTRIBUTIONS	\$170,075.00
TOTAL REVENUES	\$170,075.00
EXPENDITURES	
LEGISLATIVE	
Supervisor Fees	0.00
TOTAL LEGISLATIVE	\$0.00
FINANCIAL & ADMINISTRATIVE	
District Manager	33,750.00
District Engineer	7,500.00
Disclosure Report	5,000.00
Trustees Fees	5,500.00
Auditing Services	5,000.00
Postage, Phone, Faxes, Copies	1,000.00
Public Officials Insurance	1,900.00
Legal Advertising	1,000.00
Bank Fees	250.00
Dues, Licenses & Fees	175.00
Office Supplies	250.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$61,325.00
LEGAL COUNSEL	
District Counsel	10,000.00
TOTAL LEGAL COUNSEL	\$10,000.00
ELECTRIC UTILITY SERVICES	
Electric Utility Services	25,000.00
TOTAL ELECTRIC UTILITY SERVICES	\$25,000.00
GARBAGE/SOLID WASTE CONTROL SERVICES	
Garbage Collection	500.00
TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES	\$500.00
WATER-SEWER COMBINATION SERVICES	
Water Utility Services	2,500.00
TOTAL WATER-SEWER COMBINATION SERVICES	\$2,500.00
OTHER PHYSICAL ENVIRONMENT	
Waterway Management Program	7,750.00
Property & Casualty Insurance	7,000.00
Club Facility Maintenance	7,500.00
Landscape Maintenance - Contract	25,000.00
Landscape Maintenance - Other	7,500.00
Plant Replacement Program	2,500.00
Irrigation Maintenance	3,500.00
Pool Maintenance	10,000.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$70,750.00
TOTAL EXPENDITURES	\$170,075.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00

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 Districts 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

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

REVENUES

CDD Debt Service Assessments	\$	-
------------------------------	----	---

TOTAL REVENUES	\$	-
-----------------------	-----------	----------

EXPENDITURES

Series 2015 November Bond Principal Payment	\$	-
---	----	---

Series 2015 May Bond Interest Payment	\$	-
---------------------------------------	----	---

Series 2015 November Bond Interest Payment	\$	-
--	----	---

TOTAL EXPENDITURES	\$	-
---------------------------	-----------	----------

EXCESS OF REVENUES OVER EXPENDITURES	\$	-
---	-----------	----------

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2015	\$	-
---	----	---

Principal Payment Applied Toward Series 2015 Bonds	\$	-
--	----	---

Bonds Outstanding - Period Ending 11/1/2016	\$	-
--	-----------	----------

**Assessment totals to be determined upon the issuance of bond debt

SUMMIT AT FERN HILL

COMMUNITY DEVELOPMENT DISTRICT

ANNUAL CDD ASSESSMENTS

Lot Size	EBU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2016 Total Assessment
Single Family 40'	1.00	58	\$0	\$475	\$475
Single Family 50'	1.25	265	\$0	\$594	\$594

RESOLUTION 2015-33

A RESOLUTION OF THE SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE FINAL BUDGET FOR THE FISCAL YEAR 2016 (BEGINNING OCTOBER 1, 2015 AND ENDING SEPTEMBER 30, 2016)

WHEREAS, the District Manager submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing fiscal year, pursuant to the provision of Chapters 190 and 197, Florida Statutes; and

WHEREAS, the Board adopted said proposed budget and set August 6, 2015 as the date for a public hearing thereon, to receive public comments and caused notice of such public hearing to be given by mail and/or publication pursuant to Chapters 190 and 197, Florida Statutes; and

WHEREAS, Florida Statutes require that the District Board, by resolution, adopt the final approved budget for the ensuing fiscal year; and

WHEREAS, the Board is empowered to impose special assessments upon the properties within the District.

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

Section 1. The Proposed Budget (as amended, if applicable) for Fiscal Year 2016 and attached hereto as Exhibit A, is hereby approved and adopted as Final, pursuant to Florida Statutes and incorporated herein by reference.

Section 2. Pursuant to the assessment levy approved in conjunction with the Adoption of the Fiscal Year 2016 Budget, attached hereto as Exhibit A.

Section 3. The Appropriate Officer(s) of the District and the District Manager are authorized to execute any and all necessary transmittals, certifications, or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

Section 4. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED THIS 6th DAY OF AUGUST, 2015.

**SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT
DISTRICT**

CHAIRMAN

ATTEST:

SECRETARY

2016



SUMMIT AT FERN HILL

COMMUNITY DEVELOPMENT DISTRICT

PROPOSED ANNUAL OPERATING BUDGET

FISCAL YEAR 2016

May 7, 2015



SUMMIT AT FERN HILL

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2016

PROPOSED

ANNUAL OPERATING BUDGET

TABLE OF CONTENTS

<u>SECTION</u>	<u>DESCRIPTION</u>	<u>PAGE</u>
I.	BUDGET INTRODUCTION.....	1
II.	PROPOSED OPERATING BUDGET.....	2
III.	GENERAL FUND 001 DESCRIPTIONS.....	3
IV.	DEBT SERVICE FUND.....	6
V.	SCHEDULE OF ANNUAL ASSESSMENTS.....	7

May 7, 2015

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 2016, which begins on October 1, 2015. 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 2015 Capital Improvement Revenue Bonds

Facilities of the District

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

Maintenance of the Facilities

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

SUMMIT AT FERN HILL

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2016 PROPOSED OPERATING BUDGET

REVENUES	
SPECIAL ASSESSMENTS - CAPITAL IMPROVEMENTS	
Operations & Maintenance Assmts-Tax Roll	0.00
TOTAL SPECIAL ASSESSMENTS - CAPITAL IMPROVEMENTS	\$0.00
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	
Developer Contributions	170,075.00
TOTAL DEVELOPER CONTRIBUTIONS	\$170,075.00
TOTAL REVENUES	\$170,075.00
EXPENDITURES	
LEGISLATIVE	
Supervisor Fees	0.00
TOTAL LEGISLATIVE	\$0.00
FINANCIAL & ADMINISTRATIVE	
District Manager	33,750.00
District Engineer	7,500.00
Disclosure Report	5,000.00
Trustees Fees	5,500.00
Auditing Services	5,000.00
Postage, Phone, Faxes, Copies	1,000.00
Public Officials Insurance	1,900.00
Legal Advertising	1,000.00
Bank Fees	250.00
Dues, Licenses & Fees	175.00
Office Supplies	250.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$61,325.00
LEGAL COUNSEL	
District Counsel	10,000.00
TOTAL LEGAL COUNSEL	\$10,000.00
ELECTRIC UTILITY SERVICES	
Electric Utility Services	25,000.00
TOTAL ELECTRIC UTILITY SERVICES	\$25,000.00
GARBAGE/SOLID WASTE CONTROL SERVICES	
Garbage Collection	500.00
TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES	\$500.00
WATER-SEWER COMBINATION SERVICES	
Water Utility Services	2,500.00
TOTAL WATER-SEWER COMBINATION SERVICES	\$2,500.00
OTHER PHYSICAL ENVIRONMENT	
Waterway Management Program	7,750.00
Property & Casualty Insurance	7,000.00
Club Facility Maintenance	7,500.00
Landscape Maintenance - Contract	25,000.00
Landscape Maintenance - Other	7,500.00
Plant Replacement Program	2,500.00
Irrigation Maintenance	3,500.00
Pool Maintenance	10,000.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$70,750.00
TOTAL EXPENDITURES	\$170,075.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00

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 Districts 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

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

REVENUES

CDD Debt Service Assessments	\$	-
------------------------------	----	---

TOTAL REVENUES	\$	-
-----------------------	-----------	----------

EXPENDITURES

Series 2015 November Bond Principal Payment	\$	-
---	----	---

Series 2015 May Bond Interest Payment	\$	-
---------------------------------------	----	---

Series 2015 November Bond Interest Payment	\$	-
--	----	---

TOTAL EXPENDITURES	\$	-
---------------------------	-----------	----------

EXCESS OF REVENUES OVER EXPENDITURES	\$	-
---	-----------	----------

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2015	\$	-
---	----	---

Principal Payment Applied Toward Series 2015 Bonds	\$	-
--	----	---

Bonds Outstanding - Period Ending 11/1/2016	\$	-
--	-----------	----------

**Assessment totals to be determined upon the issuance of bond debt

SUMMIT AT FERN HILL

COMMUNITY DEVELOPMENT DISTRICT

ANNUAL CDD ASSESSMENTS

Lot Size	EBU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2016 Total Assessment
Single Family 40'	1.00	58	\$0	\$475	\$475
Single Family 50'	1.25	265	\$0	\$594	\$594

RESOLUTION 2015-34

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 AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

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

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; 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 and the Florida Department of Community Affairs, 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 Summit at Fern Hill Community Development District, for the Fiscal Year 2016, shall be held as provided on the schedule, which is attached hereto and made a part heretofore, as Exhibit A.

Section 2. In accordance with Section 189.417(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with Hillsborough County and the Florida Department of Community Affairs, a schedule of the District’s regular meetings.

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

PASSED AND ADOPTED THIS 6TH DAY OF AUGUST, 2015.

**SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT**

CHAIRMAN

ATTEST:

SECRETARY

EXHIBIT A

**BOARD OF SUPERVISORS MEETING DATES
SUMMIT AT FERN HILLS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2016**

November 5, 2015	2:30 pm
May 5, 2016	2:30 pm
August 4, 2016	2:30 pm

All meetings will convene at 2:30 p.m., at the offices of Meritus, located at 5680 W. Cypress Street Suite A, Tampa, FL 33607.

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

June 4, 2015 Minutes of Regular Meeting and Public Hearing

Minutes of Regular Meeting and Public Hearing

The Regular Meeting and Public Hearing of the Summit at Fern Hill Community Development District was held on **Thursday, June 4, 2015 at 2:30 p.m.** at Meritus, 5680 W. Cypress Street Suite A, Tampa, FL 33607.

Supervisors Present at the onset of the meeting:

Jeff Hills Chairman

Staff Members Present:

Brian Lamb Meritus

Vivek Babbar District Counsel (*via speakerphone*)

1. CALL TO ORDER/ROLL CALL

Mr. Lamb continued the Regular Meeting and Public Hearing of the Summit at Fern Hill Community Development District to **Thursday, June 11, 2015 at 2:30 p.m.**

2. PUBLIC COMMENT ON AGENDA ITEMS

3. PUBLIC HEARING ON ADOPTING UNIFORM RULES OF PROCEDURE

- A. Open the Public Hearing on Adopting Uniform Rules of Procedure
- B. Staff Presentations
- C. Public Comment
- D. Close the Public Hearing on Adopting Uniform Rules of Procedure
- E. Consideration of Resolution 2015-28; Adopting Uniform Rules of Procedure

4. PUBLIC HEARING ON ADOPTING UNIFORM METHOD OF COLLECTION

- A. Open the Public Hearing on Adopting Uniform Method of Collection
- B. Staff Presentations
- C. Public Comment
- D. Close the Public Hearing on Adopting Uniform Method of Collection
- E. Consideration of Resolution 2015-29; Adopting Uniform Method of Collection

5. PUBLIC HEARING ON LEVYING SPECIAL ASSESSMENTS

- A. Open Public Hearing on Levying Special Assessments
- B. Staff Presentations
- C. Public Comment
- D. Close the Public Hearing on Levying Special Assessments
- E. Consideration of Resolution 2015-30; Levying Special Assessments

6. BUSINESS ADMINISTRATIVE

- A. Consideration of Resolution 2015-31; Delegation Resolution
 - i. Master Trust Indenture
 - ii First Supplemental Trust Indenture
- B. Preliminary Limited Offering Memorandum

- C. Bond Purchase Contract
- D. Appendix D – Continuing Disclosure Agreement
- E. Consideration of Landowner Election Meeting Minutes May 7, 2015
- F. Consideration of Board of Supervisors Meeting Minutes May 7, 2015
- G. General Matters of the District

7. STAFF REPORTS

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

8. SUPERVISORS REQUESTS AND AUDIENCE COMMENTS

9. ADJOURNMENT

MOTION TO:	.
MADE BY:	Supervisor
SECONDED BY:	Supervisor
DISCUSSION:	None Further
RESULT:	3/0 Called to Vote: motion PASSED

**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

Signature

Printed Name

Printed Name

Title:

☐ Chair

☐ Vice Chair

Title:

☐ Secretary

☐ Assistant Secretary

Recorded by Records Administrator

Signature

Date

Official District Seal

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

June 11, 2015 Minutes of Continued Regular Meeting and Public Hearing

Minutes of Continued Regular Meeting and Public Hearing

The Continued Regular Meeting and Public Hearing of the Summit at Fern Hill Community Development District was held on **Thursday, June 11, 2015 at 2:30 p.m.** at Meritus, 5680 W. Cypress Street Suite A, Tampa, FL 33607.

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

Gary Jernigan	Vice Chairman
Brady Lefere	Supervisor
Laura Coffey	Supervisor

Staff Members Present:

Brian Howell	Meritus
Jimmy Paleveda	Meritus

John Vericker	District Counsel
---------------	------------------

1. CALL TO ORDER/ROLL CALL

Mr. Howell called the Continued Regular Meeting and Public Hearing of the Summit at Fern Hill Community Development District to order on **Thursday, June 11, 2015 at 2:30 p.m.** and identified the Supervisors present constituting a quorum.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no members of the general public present.

3. PUBLIC HEARING ON ADOPTING UNIFORM RULES OF PROCEDURE

Mr. Vericker went over the Rules of Procedure with the Board.

A. Open the Public Hearing on Adopting Uniform Rules of Procedure

B. Staff Presentations

C. Public Comment

D. Close the Public Hearing on Adopting Uniform Rules of Procedure

E. Consideration of Resolution 2015-28; Adopting Uniform Rules of Procedure

MOTION TO:	Approve Resolution 2015-28.
MADE BY:	Supervisor Lefere
SECONDED BY:	Supervisor Jernigan
DISCUSSION:	None Further
RESULT:	3/0 Called to Vote: motion PASSED

4. PUBLIC HEARING ON ADOPTING UNIFORM METHOD OF COLLECTION

Mr. Vericker went over the Resolution with the Board.

- A. Open the Public Hearing on Adopting Uniform Method of Collection**
- B. Staff Presentations**
- C. Public Comment**
- D. Close the Public Hearing on Adopting Uniform Method of Collection**
- E. Consideration of Resolution 2015-29; Adopting Uniform Method of Collection**

MOTION TO:	Approve Resolution 2015-29.
MADE BY:	Supervisor Jernigan
SECONDED BY:	Supervisor Lefere
DISCUSSION:	None Further
RESULT:	3/0 Called to Vote: motion PASSED

5. PUBLIC HEARING ON LEVYING SPECIAL ASSESSMENTS

Mr. Vericker and Mr. Paleveda went over the assessment methodology with the Board and the assessment amounts for debt services. The O&M will be adopted at a later date.

- A. Open Public Hearing on Levying Special Assessments**
- B. Staff Presentations**
- C. Public Comment**
- D. Close the Public Hearing on Levying Special Assessments**
- E. Consideration of Resolution 2015-30; Levying Special Assessments**

MOTION TO:	Approve Resolution 2015-30.
MADE BY:	Supervisor Lefere
SECONDED BY:	Supervisor Jernigan
DISCUSSION:	None Further
RESULT:	3/0 Called to Vote: motion PASSED

6. BUSINESS ADMINISTRATIVE

- A. Consideration of Resolution 2015-31; Delegation Resolution**
 - i. Master Trust Indenture**
 - ii First Supplemental Trust Indenture**

Mr. Vericker went over the Delegation Resolution with the Board.

MOTION TO:	Approve Resolution 2015-31.
MADE BY:	Supervisor Coffey
SECONDED BY:	Supervisor Jernigan
DISCUSSION:	None Further
RESULT:	3/0 Called to Vote: motion PASSED

B. Preliminary Limited Offering Memorandum

C. Bond Purchase Contract

D. Appendix D – Continuing Disclosure Agreement

MOTION TO:	Approve Business Administrative Items B - D.
MADE BY:	Supervisor Lefere
SECONDED BY:	Supervisor Jernigan
DISCUSSION:	None Further
RESULT:	3/0 Called to Vote: motion PASSED

E. Consideration of Landowner Election Meeting Minutes May 7, 2015

MOTION TO:	Approve Landowner Election Meeting Minutes from May 7, 2015.
MADE BY:	Supervisor Lefere
SECONDED BY:	Supervisor Jernigan
DISCUSSION:	None Further
RESULT:	3/0 Called to Vote: motion PASSED

F. Consideration of Board of Supervisors Meeting Minutes May 7, 2015

MOTION TO:	Approve May 7, 2015 Meeting Minutes.
MADE BY:	Supervisor Coffey
SECONDED BY:	Supervisor Jernigan
DISCUSSION:	None Further
RESULT:	3/0 Called to Vote: motion PASSED

G. General Matters of the District

7. STAFF REPORTS

A. District Counsel

Mr. Vericker stated the bond validation is set for June 16, 2015.

B. District Engineer

C. District Manager

8. SUPERVISORS REQUESTS AND AUDIENCE COMMENTS

Supervisor Coffey stated they need to discuss the pool being given over to HOA. Mr. Vericker will follow up.

Supervisor Lefere asked when is the final engineer report due and Mr. Vericker stated it is due before bonds are issued.

Mr. Vericker recommended setting a July meeting just in case it is needed and the Board agreed. The Engineer needs to be present at that meeting.

9. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Lefere
SECONDED BY:	Supervisor Jernigan
DISCUSSION:	None Further
RESULT:	3/0 Called to Vote: motion PASSED

**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				
Meritus Districts	6968	\$ 11,282.91		Management Services - April-July
Meritus Districts	7011	2,832.34	\$ 14,115.25	Management Services - August
Monthly Contract Sub-Total		\$ 14,115.25		
Variable Contract				
Straley & Robin	12292	\$ 1,132.50		Professional Services - thru 06/15
Straley & Robin	12380	61.91	\$ 1,194.41	Professional Services - thru 07/15
Tampa Bay Times	61106 053115	2,346.38		Various Notices - thru 06/28
Variable Contract Sub-Total		\$ 3,540.79		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Department of Economic Opportunity	32761	\$ 125.00		Special District Fee - FY2014/2015
Meritus Districts	7022	400.00		Advance - 07/24
Additional Services Sub-Total		\$ 525.00		
TOTAL:		\$ 18,181.04		

Approved (with any necessary revisions noted):

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

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

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Meritus Districts

5680 W. Cypress St.
Suite A
Tampa, FL 33607



INVOICE

Invoice Number: 6968
Invoice Date: Jul 1, 2015
Page: 1

Voice: 813-873-7300
Fax: 813-873-7070

Bill To:

Summit at Fern Hill CDD
5860 W. Cypress St.
Suite A
Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Summit Fern Hill CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		7/1/15

Quantity	Item	Description	Unit Price	Amount
	DMS	District Management Services: April - July (\$2,812.50/mo.)		11,250.00
	Postage	Postage 4/1 - 5/31		32.91

Subtotal	11,282.91
Sales Tax	
Total Invoice Amount	11,282.91
Payment/Credit Applied	
TOTAL	11,282.91

Check/Credit Memo No:

Approved 6/24/2015 by rios

Meritus Districts

5680 W. Cypress St.
Suite A
Tampa, FL 33607



INVOICE

Invoice Number: 7011
Invoice Date: Aug 1, 2015
Page: 1

Voice: 813-873-7300
Fax: 813-873-7070

Bill To:

Summit at Fern Hill CDD
5860 W. Cypress St.
Suite A
Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Summit Fern Hill CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		8/1/15

Quantity	Item	Description	Unit Price	Amount
	DMS	District Management Services: August		2,812.50
	Postage	Postage - June		0.51
	EXP	Express Delivery Services: 5/14/15		19.33
<div>Approved 7/27/2015 by dthomas</div>				

Subtotal	2,832.34
Sales Tax	
Total Invoice Amount	2,832.34
Payment/Credit Applied	
TOTAL	2,832.34

Check/Credit Memo No:

Straley & Robin
 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
 5680 W. CYPRESS STREET, SUITE A
 TAMPA, FL 33607

June 22, 2015
 Client: 001462
 Matter: 000001
 Invoice #: 12292

Page: 1

RE: General

For Professional Services Rendered Through June 15, 2015

SERVICES

Date	Person	Description of Services	Hours	
5/20/2015	LH	PREPARE TRANSMITTAL LETTER TO CLERK OF COURT RE RECORDING NOTICE OF ESTABLISHMENT.	0.3	
6/4/2015	VKB	REVIEW AND REVISE FINAL ASSESSMENT RESOLUTION.	0.3	
6/5/2015	JMV	REVIEW EMAIL FROM T. FARLOW RE: AGENDA FOR CDD BOARD MEETING; REVIEW DRAFT AGENDA; DRAFT EMAIL TO T. FARLOW.	0.2	
6/9/2015	JMV	REVIEW EMAILS FROM T. FARLOW; REVIEW EMAILS FROM J. HILLS; REVIEW EMAIL FROM B. LAMB.	0.2	
6/10/2015	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING; REVIEW EMAIL FROM B. LEFERE; REVIEW EMAIL FROM B. HOWELL; DRAFT EMAIL TO B. HOWELL.	0.6	
6/11/2015	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	1.3	
Total Professional Services			2.9	\$821.50

PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker	2.3	\$701.50

Approved 7/1/2015 by rrios

June 22, 2015
Client: 001462
Matter: 000001
Invoice #: 12292

Page: 2

PERSON RECAP

Approved 7/27/2015 by dthomas

Person	Hours	Amount
VKB Vivek K. Babbar	0.3	\$75.00
LH Lynn Hoodless	0.3	\$45.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
5/20/2015	Clerk, Circuit Court, Hillsborough County- Recording Fees- Recording Fees for Notice of Establishment	\$27.00
5/29/2015	Postage	\$1.65
6/5/2015	TIMES PUBLISHING COMPANY- Miscellaneous- Publication Costs - Notice and Order to Show Cause	\$132.00
6/11/2015	XPRESS DELIVERIES, LLC- Courier Service-	\$14.00
6/15/2015	Photocopies (909 @ \$0.15)	\$136.35
Total Disbursements		\$311.00

Total Services	\$821.50
Total Disbursements	\$311.00
Total Current Charges	\$1,132.50

PAY THIS AMOUNT **\$1,132.50**

Please Include Invoice Number on all Correspondence

Straley & Robin
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
5680 W. CYPRESS STREET, SUITE A
TAMPA, FL 33607

July 25, 2015
Client: 001462
Matter: 000001
Invoice #: 12380

Page: 1

Approved 7/27/2015 by dthomas

RE: General

For Professional Services Rendered Through July 15, 2015

SERVICES

Date	Person	Description of Services	Hours	
6/17/2015	LH	REVIEW RECORDED NOTICE OF ESTABLISHMENT; PREPARE EMAIL TO T. FARLOW AND N. CHAMBERLAIN TRANSMITTING COPY FOR DISTRICT RECORDS.	0.2	
6/29/2015	JMV	REVIEW NOTICES RE: CDD BOARD MEETING.	0.1	
Total Professional Services			0.3	\$60.50

PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker	0.1	\$30.50
LH Lynn Hoodless	0.2	\$30.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
6/15/2015	Postage	\$1.41
Total Disbursements		\$1.41

July 25, 2015
Client: 001462
Matter: 000001
Invoice #: 12380

Approved 7/27/2015 by dthomas

Page: 2

Total Services	\$60.50	
Total Disbursements	\$1.41	
Total Current Charges		\$61.91

PAY THIS AMOUNT

\$61.91

Please Include Invoice Number on all Correspondence

Times Publishing Company
490 1st Ave South
St. Petersburg FL 33701

Tampa Bay Times
tampabay.com

Account Rep:
Credit Rep: 727-893-8282
Fed Tax ID: 59-0482470

PAGE 1

ACCOUNT NUMBER
61106

BILLING PERIOD
05/01/15 - 05/31/15

AMOUNT DUE:
\$2,346.38

CUSTOMER SUMMARY FOR SUMMIT AT FERN HILL

ACCOUNT NAME

SUMMIT AT FERN HILL
5680 W. CYPRESS STREET, SUITE 100
TAMPA FL 33607

RECEIVED
JUN 05 2015

PERIOD ENDING	05/31/15
PREVIOUS BALANCE	\$897.95
CURRENT CHARGES	\$2,346.38
ADJUSTMENTS	\$0.00
PAYMENTS	(\$897.95)
BALANCE DUE	\$2,346.38

Sales Rep: Unassigned

ADVERTISING STATEMENT AND INVOICE

Terms of Payment: Net 30

Start	Stop	Ad Number	Zone	Class	Description PO Number	Insertions	Size	Net Amount
					BALANCE FORWARD			\$897.95
	05/15/15				Payment #1003			(\$897.95)
05/06/15	05/06/15	123279		405	SFH 462 Notice of Rule Develop	2	2x 3.11	\$36.68
05/07/15	05/07/15	123293		405	SFH Notice of PH Rules of Proc	2	2x 5.46	\$63.20
05/16/15	05/16/15	132139	B North Suncoast	0	Legal ROP TIMES	1	3x 18.00	\$1,638.20
05/16/15	05/23/15	132139	B Tampa	0	Legal ROP TIMES	1	3x 18.00	\$402.30
05/07/15	05/28/15	123325		405	SFH 462 Public Uniform Methodo	8	2x 4.56	\$206.00

Approved 6/10/2015 by bhowell

Tampa Bay Times
tampabay.com

Amount due: \$2,346.38

Due Date: 6/30/2015 Amount Paid:

Billing Date	5/31/2015
---------------------	-----------

Billing Period	Advertiser Name	Account Number	Agency Name	Agency Number	Prepaid*
05/01/15 - 05/31/15	SUMMIT AT FERN HILL	61106			
Total Amount Due	Current Period	30 Days	60 Days	90 Days	120 Days
\$2,346.38	\$2,346.38	\$0.00	\$0.00	\$0.00	\$0.00

SUMMIT AT FERN HILL
5680 W. CYPRESS STREET, SUITE A
TAMPA FL 33607

REMIT TO:
TAMPA BAY TIMES
DEPT 3396
P O BOX 123396
DALLAS, TX 75312-3396

```
20006110600000000000000000310500023463800000000000000000000000000000000
```


Instructions: In accordance with Sections 189.064 and 189.018, F.S., and Chapter 73C-24, F.A.C., please remit the fee due payable to the Department of Economic Opportunity OR complete the Zero Annual Fee Certification Section, as appropriate. In addition, review the information below about the district and update as necessary. Provide backup documentation if the district's name or status has changed. By the postmarked due date, mail the payment and this signed form to the Department of Economic Opportunity, Office of Financial Mgmt., 107 E. Madison Street, MSC 120, Tallahassee, Florida 32399-4124. Direct questions to (850) 717-8430.

ANNUAL FEE: \$125.00	LATE FEE: \$0.00	RECEIVED: \$0.00	FEE DUE, POSTMARKED BY 09/09/2015: \$125.00
----------------------	------------------	------------------	---

District's Name, Registered Agent & Office*:

Summit at Fern Hill Community Development District
Mr. Brian K. Lamb
5680 West Cypress Street Suite A
Tampa, FL 33607

Telephone: (813) 873-7300
Fax: (813) 873-7070
Status*: Independent
Creation Document: On File
Map: On File
Last Update: 07/10/2015

Website:
E-mail: Robert.Rios@merituscorp.com
County(ies): Hillsborough
Local Governing Authority*: Hillsborough County
Function(s)*: Community Development
Date Established: 03/25/2015
Creation Documents*: County Ordinance 15-8
Statutory Authority*: Chapter 190, Florida Statutes
Board Selection*: Elected
Authority to Issue Bonds*: Yes
Revenue Source*: Assessments

Approved 7/27/2015 by dthomas

*Explanations

Registered Agent: The person designated by the special district to accept due process on behalf of the special district
Status: Independent or Dependent - see Section 189.012, F.S.
Local Governing Authority: The governing body of a unit of local general-purpose government
Functions: The function/purpose of the special district
Creation Documents: Ordinance, Resolution, Statute, Special Act, Court Decree, Interlocal Agreement, etc.
Statutory Authority: The Florida Statute governing the function of the special district
Board Selection: Appointed, Appointed/Elected, Elected, Governor Appoints, Local Governing Authority Appoints, Same as Local Governing Authority, Similar to Local Governing Authority, Other
Authority to Issue Bonds: Yes or No
Revenue Sources: Ad Valorem, Agreement, Assessments, Bond Issuer Fees, Co., Donations, Fed, Fees, Other, Investments, Grants, Municipality, Non-Ad Valorem, Priv. Enterprise, Sales Surtax, Sales/Leases, State, TIF, Tolls, None

CERTIFICATION: I, the undersigned registered agent, do hereby certify that the information above is accurate and complete as of this date. It does _____ or does not _____ need to be changed.

Registered Agent's Signature: _____ Date: _____

ZERO ANNUAL FEE CERTIFICATION SECTION - If eligible, the special district may request a zero annual fee instead of making a payment by having the registered agent certify to the following:

1. This special district is not a component unit of a general purpose local government as defined in the Governmental Accounting Standards Board's Statement No. 14, issued in June 1991 effective after December 15, 1992, as amended.
2. This special district is in compliance with the reporting requirements of the Department of Financial Services.
3. This special district reported \$3,000.00 or less in annual revenues to the Department of Financial Services on its Annual Financial Report for Fiscal Year 2013/2014 (special districts created after that fiscal year must attach a current income statement verifying \$3,000.00 or less in revenues for the current fiscal year).
4. This certification will be returned to the Department at the address above postmarked by 09/09/2015 and,
5. This special district understands that if the Department determines any of these items to be inaccurate, this special district must pay the appropriate fee when invoiced. The Department will verify these statements within 30 days of receiving this form.

I, the undersigned registered agent, do hereby certify that to the best of my knowledge and belief, ALL of the above statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be investigated and verified with the Department of Financial Services and the Auditor General.

SIGN ONLY IF ELIGIBLE FOR AND REQUESTING A ZERO ANNUAL FEE:

Registered Agent's Signature: _____ Date: _____

Department Use Only: _____ Verified and Approved _____ Denied - Reason(s): _____

DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT. DEO-SDAP-001 Effective 05/15/2014
DETACH AND KEEP THIS PORTION FOR YOUR RECORDS.

FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY FY 2014/2015 SPECIAL DISTRICT FEE INVOICE AND UPDATE FORM RECEIPT	Invoice No.: 32761 Postmarked Due Date: 09/09/2015	Date Invoiced: 07/10/2015
Summit at Fern Hill Community Development District	ANNUAL FEE \$125.00	LATE FEE \$0.00
	RECEIVED \$0.00	FEE DUE \$125.00

Meritus Districts

5680 W. Cypress St.
Suite A
Tampa, FL 33607



INVOICE

Invoice Number: 7022
Invoice Date: Jul 24, 2015
Page: 1

Voice: 813-873-7300
Fax: 813-873-7070

Approved 7/27/2015 by dthomas

Bill To:
Summit at Fern Hill CDD 5860 W. Cypress St. Suite A Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Summit Fern Hill CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		7/24/15

Quantity	Item	Description	Unit Price	Amount
		7/24/15 advance		400.00
Subtotal				400.00
Sales Tax				
Total Invoice Amount				400.00
Payment/Credit Applied				
TOTAL				400.00

Check/Credit Memo No:

Summit at Fern Hill Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 2015



Meritus Districts
5680 West Cypress Street ~ Suite A ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

Summit at Fern Hill Community Development District

Balance Sheet
As of 6/30/2015
(In Whole Numbers)

	<u>General Fund</u>
Assets	
Cash-Operating Account	<u>1,855</u>
Total Assets	<u><u>1,855</u></u>
Liabilities	
Accounts Payable	<u>3,479</u>
Total Liabilities	<u>3,479</u>
Fund Equity & Other Credits	(1,624)
Total Liabilities & Fund Equity	<u><u>1,855</u></u>

Summit at Fern Hill Community Development District

Statement of Revenues and Expenditures

From 10/1/2014 Through 6/30/2015

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Contributions & Donations From Private Sources				
Developer Contributions	0	5,000	5,000	0 %
Total Revenues	0	5,000	5,000	0 %
Expenditures				
Financial & Administrative				
Legal Advertising	0	3,244	(3,244)	0 %
Bank Fees	0	100	(100)	0 %
Office Supplies	0	145	(145)	0 %
Legal Counsel				
District Counsel	0	3,135	(3,135)	0 %
Total Expenditures	0	6,624	(6,624)	0 %
Excess Revenues Over (Under) Expenditures	0	(1,624)	(1,624)	0 %

Summit at Fern Hill Community Development District
Reconcile Cash Accounts

Reconciliation Date: 6/30/2015
Cash Account: 10101 Cash-Operating Account

Bank Balance	1,854.77
Less Outstanding Checks/Vouchers	0.00
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	1,854.77
Balance Per Books	<u>1,854.77</u> ✓
Unreconciled Difference	<u><u>0.00</u></u>

SUNTRUST BANK
PO BOX 305183
NASHVILLE TN 37230-5183



Received
7.9.15

Page 1 of 3
36/F00/0175/0 142

06/30/2015
0000

Account Statement



SUMMIT AT FERN HILL CDD
5680 W CYPRESS ST STE A
TAMPA FL 33607-1775

Questions? Please call
1-800-786-8787

EFFECTIVE 7/24/15: ACCOUNTS OVERDRAWN FOR 5 BUSINESS DAYS MAY BE CHARGED A \$36 EXTENDED OVERDRAFT FEE (EXCLUDES BALANCED BANKING ACCOUNTS). PREVIOUSLY, THIS FEE WAS CHARGED AFTER 7 CALENDAR DAYS.

Account Summary	Account Type	Account Number	Statement Period
	ANALYZED BUSINESS CHECKING		06/01/2015 - 06/30/2015

Description	Amount	Description	Amount
Beginning Balance	\$3,760.06	Average Balance	\$2,053.51
Deposits/Credits	\$0.00	Average Collected Balance	\$2,053.51
Checks	\$1,880.80	Number of Days in Statement Period	30
Withdrawals/Debits	\$24.49		
Ending Balance	\$1,854.77		

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	1004 ✓	988.60	06/03	1005 ✓	892.20	06/05			

Checks: 2

Withdrawals/Debits	Date Paid	Amount	Serial #	Description
	06/18	24.49 ✓		ACCOUNT ANALYSIS FEE

Withdrawals/Debits: 1

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	06/01	3,760.06	3,760.06	06/05	1,879.26	1,879.26
	06/03	2,771.46	2,771.46	06/18	1,854.77	1,854.77