

**SUMMIT AT FERN HILL  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
SPECIAL MEETING  
FEBRUARY 25, 2016**

**SUMMIT AT FERN HILL**  
**COMMUNITY DEVELOPMENT DISTRICT AGENDA**  
**FEBRUARY 25, 2016 at 2:00 p.m.**

The Offices of Lennar Homes  
Located at 4600 W. Cypress Street Suite 200 Tampa, FL 33607

<b>District Board of Supervisors</b>	Chairman Vice Chairman Supervisor Supervisor Supervisor	Jeff Hills Brady Lefere Laura Coffey Gary Jernigan Ryan Motko
<b>District Manager</b>	Meritus Meritus	Brian Lamb Brian Howell
<b>District Attorney</b>	Straley & Robin	John Vericker
<b>District Engineer</b>	Stantec	Tonja Stewart

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

**The District Agenda is comprised of four different sections:**

The meeting will begin at **2:00 p.m.** with the third section called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Agendas can be reviewed by contacting the Manager's office at (813) 397-5120 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The 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.

February 25, 2016

Board of Supervisors

**Summit at Fern Hill Community Development District**

Dear Board Members:

The Special Meeting of Summit at Fern Hill Community Development District will be held on **Thursday, February 25, 2016 at 2:00 p.m.** at the offices of Lennar Homes, located at 4600 W. Cypress Street Suite 200, Tampa, FL 33607. Following is the Agenda for the Meeting:

**Call In Number: 1-866-906-9330**

**Access Code: 4863181**

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
  - A. Consideration of Resolution 2016-02; Supplemental Assessment.....Tab 01
  - B. Other Matters Relating To Financing
- 4. BUSINESS ADMINISTRATIVE**
  - A. Consideration of Board of Supervisors Meeting Minutes November 19, 2015 .....Tab 02
  - B. Consideration of Operations and Maintenance Expenditures February 2016.....Tab 03
  - C. Review of Financial Statements Month Ending December 31, 2015.....Tab 04
  - D. General Matters of the District
- 5. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
- 6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 7. ADJOURNMENT**

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

## RESOLUTION 2016-02

**A RESOLUTION AMENDING THE SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT RESOLUTION 2015-30; ADOPTING THE SUPPLEMENTAL REPORT OF THE DISTRICT ENGINEER DATED FEBRUARY 16, 2016; ADOPTING THE FIRST SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT DATED FEBRUARY 18, 2016; AND PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.**

**WHEREAS**, the Summit at Fern Hill Community Development District (the “**District**”) previously indicated its intention to construct and/or acquire assessable improvements described in the Report of the District Engineer, dated May 7, 2015, and revised on October 23, 2015, as supplemented by the Supplemental Report of the District Engineer dated February 16, 2016, (the “**Improvements**”).

**WHEREAS**, the Board of Supervisors of the District (the “**Board**”) intends to finance a portion of the Improvements through the issuance of its \$3,905,000 Summit at Fern Hill Community Development District Special Assessment Revenue Bonds, Series 2016 (the “**Series 2016 Bonds**”), which bonds will be repaid by the imposition of special assessments on the benefited property within the District; and

**WHEREAS**, the District previously adopted Resolution 2015-30, equalizing, approving, confirming and levying special assessments on certain property within the District, which resolution is still in full force and effect; and

**WHEREAS**, the District previously levied master special assessments in accordance with the terms outlined in the Summit at Fern Hill Community Development District Master Special Assessment Methodology Report dated May 7, 2015; and

**WHEREAS**, the District intends to issue its \$3,905,000 Summit at Fern Hill Community Development District, Special Assessment Revenue Bonds, Series 2016, (the “**Series 2016 Bonds**”) to finance the construction and acquisition of a portion of the Improvements; and

**WHEREAS**, now that the final terms of the Series 2016 Bonds have been established, it is necessary to approve a supplemental assessment methodology report.

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

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

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

- (a) The Improvements will serve a proper, essential, and valid public purpose.

(b) The Improvements will specially benefit the developable acreage located within the District as set forth in the Engineer's Report. It is reasonable, proper, just and right to assess the portion of the costs of the Improvements to be financed with the Series 2016 Bonds to the specially benefited properties within the District as set forth in Resolution 2015-30, and this Resolution.

(c) The Series 2016 Bonds will finance the construction and acquisition of a portion of the Improvements.

Section 3. Adoption of the Supplemental Report of the District Engineer. The Board hereby adopts the Supplemental Report of the District Engineer dated February 16, 2016 attached as **Exhibit "A"**.

Section 4. Adoption of the Supplemental Assessment Methodology Report. The Board hereby adopts the Summit at Fern Hill Community Development District First Supplemental Assessment Methodology Report dated February 18, 2016, attached as **Exhibit "B"**.

Section 5. Assessment Lien for the Series 2016 Bonds. The special assessments for the Series 2016 Bonds shall be allocated in accordance with the Summit at Fern Hill Community Development District First Supplemental Assessment Methodology Report dated February 18, 2016, attached as **Exhibit "B"**.

Section 6. Severability. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

Section 7. Conflicts. This Resolution is intended to supplement Resolution 2015-30, which remains in full force and effect. This Resolution and Resolution 2015-30 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

Section 8. Effective date. This Resolution shall become effective upon its adoption.

Approved and adopted this 25th day of February, 2016.

**Attest:**

**Summit at Fern Hill Community  
Development District**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Jeff Hills  
Chair of the Board of Supervisors

**Summit at Fern Hill Community  
Development District**

Supplemental Report of the  
District Engineer  
Capital Improvement Revenue  
Bonds, Series 2016



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

Prepared by:  
Stantec Consulting Services Inc.  
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Tampa, FL 33605  
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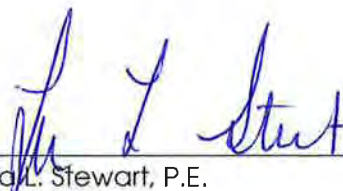
February 16, 2016

## 1.0 / INTRODUCTION AND THE DEVELOPMENT

A Report of the District Engineer, dated May 7, 2015, was approved, in substantial form, by the Board of Supervisors on the same date which stated that the Developer planned to build 323 residential units within the District. Subsequently, on October 23, 2015, a revised Report of the District Engineer was issued updating the unit count and land details. Since the approval of the May 7, 2015 Report and issuance of the October 23, 2015 Report, the 2016 Public Improvements and Community Facilities include the described Master Improvements and Subdivision Improvements for only 205 units within Phases 1A and 1B.

## 2.0 REVISED PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES COSTS FOR 205 UNITS

ITEMS	DESCRIPTION		PHASE 1A	PHAS 1B	TOTAL
		MASTER	SUBDIVISION	SUBDIVISION	
1	Water Management and Control	\$200,000.00	\$775,000.00	\$296,000.00	\$1,271,000.00
2	Roads	\$70,000.00	\$563,000.00	\$255,000.00	\$888,000.00
3	Water Supply	\$30,000.00	\$198,000.00	\$111,000.00	\$339,000.00
4	Sewer and Wastewater Management	\$175,000.00	\$520,000.00	\$160,000.00	\$855,000.00
5	Community Amenities	\$550,000.00			\$550,000.00
9	Landscaping/Irrigation/Hardscaping	\$465,000.00			\$465,000.00
10	Professional Services and Fees	\$100,000.00	\$403,000.00	\$223,000.00	\$726,000.00
	<b>PHASE TOTAL</b>	\$1,590,000.00	\$2,459,000.00	\$1,045,000.00	
	<b>TOTAL</b>				<b>\$5,094,000.00</b>

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

2016



# SUMMIT AT FERN HILL

## COMMUNITY DEVELOPMENT DISTRICT

### FIRST SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT

Compiled By:

**Meritus**  
Districts

FEBRUARY 18, 2016



# FIRST SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

## TABLE OF CONTENTS

<b><u>SECTION</u></b>	<b><u>DESCRIPTION</u></b>	<b><u>PAGE</u></b>
I.	REPORT OBJECTIVE.....	1
II.	DISTRICT OVERVIEW .....	2
III.	PROPOSED IMPROVEMENTS .....	2
IV.	FINANCING .....	3
V.	ALLOCATION METHODOLOGY .....	3
VI.	DETERMINATION OF SPECIAL ASSESSMENT .....	4
VII.	ASSIGNMENT OF ASSESSMENTS.....	5
VIII.	TRUE-UP MODIFICATION .....	6
<b><u>EXHIBIT</u></b>	<b><u>DESCRIPTION</u></b>	<b><u>PAGE</u></b>
TABLE 1	INFRASTRUCTURE COSTS .....	7
TABLE 2	DEVELOPMENT PROGRAM .....	8
TABLE 3	CAPITAL IMPROVEMENT PLAN.....	8
TABLE 4	BOND FINANCING .....	9
TABLE 5	ASSESSMENT ALLOCATION .....	9
A	ASSESSMENT ROLL .....	10
B	SKETCH/LEGAL DESCRIPTION.....	11

FEBRUARY 18, 2016

## **I. REPORT OBJECTIVE**

This First Supplemental Assessment Methodology Report (the “Supplemental Report”) serves to update and amend the basis of benefit allocation and assessment methodology to support the financing plan relating to Summit at Fern Hill Community Development District (the “District”) as detailed within the Master Assessment Methodology Report (the “Master Report”) dated May 7, 2015. The assignment of a special assessment lien within this Supplemental Report will be specific to those lands within the District generally described as Phase 1A and Phase 1B (herein collectively the “2016 Assessment Area”), a legal description of which is appended to this Supplemental Report as Exhibit “B”. The objective of this Supplemental Report is to:

1. Recognize the costs associated with the Capital Improvement Program (“CIP”) to develop the entire District and allocate all master costs and a portion of the subdivision costs to the 2016 Project (as defined below);
2. Identify the District’s capital improvement program for the entire project to be financed, constructed and/or acquired by the District and define the benefits to the 2016 Assessment Area properties (herein the “2016 Project”);
3. Determine a fair and equitable method of spreading the associated costs to the benefiting properties within 2016 Assessment Area and ultimately to the individual units therein; and
4. Provide a basis for the placement of a lien on the assessable lands within the 2016 Assessment Area that benefit from the District’s CIP, as outlined by the Report of the District Engineer, dated October 23, 2015 and supplemented February 16, 2016 (the “Engineer’s Report”).

The basis of benefit received by properties within the 2016 Assessment Area relates directly to the District’s proposed CIP allocable to the 2016 Assessment Area. It is the District’s 2016 Project that will create the public infrastructure that enables properties within the 2016 Assessment Area to be developed and improved. Without these public improvements, which include stormwater management, public roadways, water supply, sewer & wastewater management, amenities, landscape/hardscape/irrigation and professional fees and services, the development of lands within the 2016 Assessment Area could not be undertaken within the current legal development standards. The main objective of this Supplemental Report is to establish a basis on which to quantify and allocate the special benefit provided by the 2016 Project to the 2016 Assessment Area. A detailed allocation methodology and finance plan will be utilized to equitably distribute 2016 Project costs upon properties within the 2016 Assessment Area based upon the level of benefit received. This Supplemental Report updates the proposed financing structure and assessment methodology for the Bonds (as defined below) to be issued by the District and identifies the maximum long term assessment associated with the portion of the CIP allocable to the 2016 Assessment Area. The methodology consultant will distribute supplemental report(s), as necessary, in connection with further updates and/or revisions to the finance plan, or in relation to the issuance of additional debt by the District. Supplemental reports will be created to stipulate amended terms, interest rates, developer contributions, issuance costs, and will detail the resulting changes in the level of funding allocated to the various trust accounts and subaccounts.

The District will issue Special Assessment Bonds, Series 2016 (the “Bonds”) to finance the construction and/or acquisition of a portion of the CIP which will provide special benefit to all assessable parcels within the 2016 Assessment Area. The Bonds will be repaid from and secured by non-ad valorem assessments levied on those properties benefiting from the improvements within the 2016 Assessment Area. Non-ad valorem assessments will be collected each year in order to provide the funding necessary to meet debt service payments on the Bonds and to fund operations and maintenance costs related to the capital improvements constructed and/or acquired by the District.

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

## **II. DISTRICT OVERVIEW**

The District encompasses 83.040 +/- acres located in Hillsborough County, Florida, within Sections 19 and 30, Township 30, Range 20 East. The primary developers of the property within the District are Lennar Homes, LLC (Phase 1) and Eisenhower Property Group, LLC (Phases 2 and 3) (the “Developer(s)”), who have created the overall development plan as outlined and supported by the Engineer’s Report. The development plan for the District contemplates a two phases of development, consisting of 205 single family units with the 56.705 gross acres which constitute the 2016 Assessment Area in addition to a planned 118 single family units within Phases 2 and 3. The public improvements, as described in the Engineer’s Report, include District infrastructure systems such as stormwater management, public roadways, water supply, sewer & wastewater management, amenities, landscape/hardscape/irrigation and professional fees and services.

## **III. PROPOSED IMPROVEMENTS**

The District and Developers are undertaking the responsibility of providing the public infrastructure necessary to develop the District’s 2016 Assessment Area. As designed, the CIP is an integrated system of facilities. Each infrastructure facility works as a system to provide special benefit to assessable lands within the District. The potable water and sewer facilities are an example of a system that provides benefit to all units within the District. As a system of improvements, all private landowners of District property benefit in equal measure from the first few feet of pipe as they do from the last few feet. The same principal can be applied to the storm water management system; as an interrelated facility which, by its design and interconnected control structures, provides a consistent level of protection to the entire development program, and thus all landowners within the District.

The District Engineer has identified the infrastructure components to be acquired and/or constructed as part of the 2016 Project and their respective costs. The 2016 Project includes stormwater management, public roadways, water supply, sewer & wastewater management, amenities, landscape/hardscape/irrigation and professional fees and services. The total cost of the CIP is estimated to be approximately \$7,125,000 and is generally described within Table 1 of this Supplemental Report with further detail provided in the Engineer's Report. As a portion of the overall CIP, 2016 Project costs total \$5,094,000.

#### **IV. FINANCING**

The District will finance a portion of the 2016 Project through the issuance of the Bonds. This Supplemental report will identify the par amount of Bonds to be issued by the District, and all uses of Bond proceeds. These uses may include any discount or premium applied to the par amount of Bonds sold, in addition to the level of funding allocated to: the construction/acquisition account, the capitalized interest account, the debt service reserve account, and the cost of issuance account.

#### **V. ALLOCATION METHODOLOGY**

The cost and benefit of the improvements constructed and/or acquired by the District is allocated to each assessable property within the 2016 Assessment Area based on the estimated special benefit received. This method of benefit allocation is based on the special benefit received from infrastructure improvements relative to the property's use and size as compared to other properties within the 2016 Assessment Area. According to F.S. 170.02, the methodology by which valid special assessments are allocated to specifically benefited property must be determined and adopted by the governing body of the District. This alone gives the District latitude in determining how special assessments will be allocated to specifically benefited properties. The 2016 Project benefit and special assessment allocation rationale is detailed below and provides a mechanism by which these costs, based on a determination of the estimated level of benefit conferred by the 2016 Project, are apportioned to the assessable lands within the 2016 Assessment Area for levy and collection. The allocation of benefits and assessments associated with the development program are demonstrated in Table 5 of this Supplemental Report.

**EQUIVALENT ASSESSMENT UNITS (EAU) ALLOCATION:** Stormwater management, public roadways, water supply, sewer & wastewater management, amenities, landscape/hardscape/irrigation and professional fees and services, benefit all developable property within the 2016 Assessment Area. The level of relative benefit can be compared through the use of defining "equivalent" units of measurement by product type to compare dissimilar development product types. This is accomplished by determining an estimated relationship between the product types, based on a relative benefit received by each product type from the system of capital improvements as a whole. The use of equivalent assessment unit methodologies is well established throughout the State as a fair and reasonable proxy for estimating the benefit received by development units.

## **VI. DETERMINATION OF SPECIAL ASSESSMENT**

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

The District's 2016 Project contains "systems of improvements" including the funding, construction and/or acquisition of stormwater management, public roadways, water supply, sewer & wastewater management, amenities, landscape/hardscape/irrigation and professional fees and services, all of which are considered to be for an approved and assessable purpose (F.S. 170.01); this satisfies the first requirement for a valid special assessment as described above. Additionally, the improvements will result in all properties within the 2016 Assessment Area receiving a direct and specific benefit, thereby making those properties legally subject to assessments (F.S. 170.01); this satisfies the second requirement, above. Finally, the benefit to the properties is equal to or exceeds the cost of the assessments levied on the benefited properties (F.S. 170.02); this satisfies the third requirement as outlined above.

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

The second and third requirements are the key elements in defining a valid special assessment. A reasonable estimate of the proportionate special benefits received from the 2016 Project is expressed in terms of EAU factor in Table 2. For this Supplemental Report, the District's single family units are assessed by product type, with each unit within its product type receiving the same EAU Factor.

The determination has been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the property. These benefits are derived from the acquisition and/or construction of the District's 2016 Project. The allocation of responsibility for payment of the Bond debt service within the 2016 Assessment Area has been apportioned to the property according to reasonable estimates of the special benefits

provided and is consistent within each land use category. Accordingly, no acre or parcel of property within the boundary of the District will be assessed for the payment of any non-ad valorem special assessment greater than the determined special benefit particular to that property.

Property within the 2016 Assessment Area that currently is not, or upon future development, will not be subject to the special assessments include publicly owned (State/County/City/CDD) tax-exempt parcels such as lift stations, road rights-of-way, waterway management systems, common areas, and certain lands owned by HOA(s). To the extent it is later determined that a property no longer qualify for an exemption, assessments will be levied based on an EAU factor proportionate to lot product average square footage and amenity area square footage. The Engineer's Report describes a small commercial "outparcel" which shall not receive direct benefit from the District's 2016 Project. However, this outparcel will remain subject to annual Operating and Maintenance assessments as levied by the District.

## **VII. ASSIGNMENT OF ASSESSMENTS**

This section sets out the manner in which special assessments will be assigned to the land within the 2016 Assessment Area.

It is useful to consider three distinct states or conditions of development within a community. The initial condition is the "undeveloped state." At this point the infrastructure may or may not be installed but none of the units in the development program have been platted. This condition exists when the infrastructure program is financed prior to any development. In the undeveloped state all of the lands within the 2016 Assessment Area receive benefit from the 2016 Project and all of the land within the 2016 Assessment Area would be assessed to repay any bonds. While the land is an "undeveloped state," special assessments will be assigned on an equal acre basis across all of the gross acreage within the 2016 Assessment Area. Debt will not be solely assigned to parcels which do not have development rights but will and may be assigned to undevelopable parcels to ensure integrity of development plans, rights and entitlements.

The second condition is "on-going development." At this point, if not already in place, the installation of infrastructure has begun. Additionally, the development program has started to take shape. As components of the development program are platted and fully-developed, they are assigned specific assessments in relation to the estimated benefit that each unit receives from the 2016 Project, with the balance of the debt assigned on a per acre basis as described in the preceding paragraph. Therefore, each fully-developed, platted unit would be assigned a par debt assessment as prescribed in Table 5. It is not contemplated that any unassigned debt would remain once all of the lots associated with the improvements have been platted and fully-developed; if such a condition was to occur, the true-up provisions in section VIII of this Supplemental Report would be applicable.

The third condition is the “completed development state.” In this condition the entire development program for the 2016 Assessment Area has been platted and fully-developed and the total par value of the Bonds has been assigned as specific assessments to each of the platted lots within the 2016 Assessment Area.

### **VIII. TRUE-UP MODIFICATION**

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

The debt per acre remaining on the unplatted land within the 2016 Assessment Area is never allowed to increase above its ceiling debt per developable acre. The ceiling level of debt per acre is calculated as the total amount of debt for each bond issue divided by the number of developable acres encumbered by those bonds. Thus, every time the test is applied, the debt encumbering the remaining un-platted developable acres must remain equal to or lower than the ceiling level of debt per developable acre as established by Exhibit “A”. Exhibit “B” of this Supplemental Report identifies a total of 56.705 gross acres and 43.915 developable acres within the 2016 Assessment Area.

True-up tests shall be performed upon the acceptance of each recorded plat submitted to subdivide assessable lands within the 2016 Assessment Area. If, upon the completion of any true-up analyses, it is found the debt per developable acre exceeds the established maximum ceiling debt per developable acre, the District would require the immediate remittance of a density reduction payment, plus accrued interest as applicable, in an amount sufficient to reduce the remaining debt per developable acre to the ceiling amount per developable acre. The final test shall be applied at the platting of 100% of the development units within the 2016 Assessment Area.

True-up payment provisions may be suspended if the Developer can demonstrate, to the reasonable satisfaction of the District and bondholders, that there is sufficient development potential in the remaining acreage within the 2016 Assessment Area to produce the densities required to adequately service Bond debt. The Developers and District will enter into a true-up agreement to evidence the obligations as describe in this Section VIII.

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

# SUMMIT AT FERN HILL

## COMMUNITY DEVELOPMENT DISTRICT

**TABLE 1. INFRASTRUCTURE COSTS**

CONSTRUCTION COST ESTIMATES <sup>(1)</sup>						
Description	MASTER	SUBDIVISION PHASE 1A	SUBDIVISION PHASE 1B	SUBDIVISION PHASE 2	SUBDIVISION PHASE 3	TOTAL
Storm Water Management	\$200,000.00	\$775,000.00	\$296,000.00	\$230,000.00	\$260,000.00	\$1,761,000.00
Roads	\$70,000.00	\$563,000.00	\$255,000.00	\$183,000.00	\$167,000.00	\$1,238,000.00
Water Supply	\$30,000.00	\$198,000.00	\$111,000.00	\$80,000.00	\$75,000.00	\$494,000.00
Sewer & Wastewater Management	\$175,000.00	\$520,000.00	\$160,000.00	\$115,000.00	\$106,000.00	\$1,076,000.00
Amenities	\$550,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$550,000.00
Landscape/Hardscape/Irrigation	\$465,000.00	\$0.00	\$0.00	\$0.00	\$350,000.00	\$815,000.00
Professional Services & Fees	\$100,000.00	\$403,000.00	\$223,000.00	\$210,000.00	\$255,000.00	\$1,191,000.00
<b>TOTAL</b>	<b>\$1,590,000.00</b>	<b>\$2,459,000.00</b>	<b>\$1,045,000.00</b>	<b>\$818,000.00</b>	<b>\$1,213,000.00</b>	<b>\$7,125,000.00</b>

CONSTRUCTION COST ESTIMATES -- MASTER, PHASE 1A AND PHASE 1B				
Description	MASTER	SUBDIVISION PHASE 1A	SUBDIVISION PHASE 1B	TOTAL
Storm Water Management	\$200,000.00	\$775,000.00	\$296,000.00	\$1,271,000.00
Roads	\$70,000.00	\$563,000.00	\$255,000.00	\$888,000.00
Water Supply	\$30,000.00	\$198,000.00	\$111,000.00	\$339,000.00
Sewer & Wastewater Management	\$175,000.00	\$520,000.00	\$160,000.00	\$855,000.00
Amenities	\$550,000.00	\$0.00	\$0.00	\$550,000.00
Landscape/Hardscape/Irrigation	\$465,000.00	\$0.00	\$0.00	\$465,000.00
Professional Services & Fees	\$100,000.00	\$403,000.00	\$223,000.00	\$726,000.00
<b>TOTAL</b>	<b>\$1,590,000.00</b>	<b>\$2,459,000.00</b>	<b>\$1,045,000.00</b>	<b>\$5,094,000.00</b>

<sup>(1)</sup> Per Engineer's Report dated October 23, 2015 as supplemented February 16, 2016.



**TABLE 2. DEVELOPMENT PROGRAM**

<b>Product Type</b>	<b>Planned Assessable Units</b>	<b>Equivalent Assessment Unit (EAU) Weighting Factor</b>	<b>Assessment Total EAUs</b>
Single Family 50'	205	1.00	205.0
	<b>205</b>		<b>205.0</b>

**TABLE 3. CAPITAL IMPROVEMENT PLAN**

<b>CAPITAL IMPROVEMENT PLAN</b>	<b>Funding Needs</b>
Storm Water Management	\$1,271,000.00
Roads	\$888,000.00
Water Supply	\$339,000.00
Sewer & Wastewater Management	\$855,000.00
Amenities	\$550,000.00
Landscape/Hardscape/Irrigation	\$465,000.00
Professional Services & Fees	\$726,000.00
<b>CAPITAL IMPROVEMENT NEEDS FOR DEVELOPMENT WITHIN ASSESSMENT AREA</b>	<b>\$5,094,000.00</b>
<b>Net Proceeds From Bonds</b>	<b>\$3,469,247.60</b>
<b>Amount required from private contributions or other sources to complete</b>	<b>\$1,624,752.40</b>

**TABLE 4. BOND FINANCING**

<b><u>LONG TERM SPECIAL ASSESSMENT REVENUE BONDS</u></b>	
( <sup>1</sup> ) Coupon Rate	4.86%
Term (Years)	30
Principal Amortization Installments	30
<b>ISSUE SIZE</b>	<b>\$3,905,000</b>
Construction Fund	\$3,469,248
Debt Service Reserve Fund	\$123,178
Underwriter's Discount	2.50% \$97,625
+ Premium / - Discount	\$26,950
Cost of Issuance	\$188,000
<b><u>ANNUAL ASSESSMENT</u></b>	
Annual Debt Service (Principal plus Interest)	\$246,000
( <sup>2</sup> ) Collection Costs and Discounts @ 8%	\$20,927
<b>TOTAL ANNUAL ASSESSMENT</b>	<b>\$266,927</b>

**TABLE 5. LONG TERM ASSESSMENT ALLOCATION**

Product Type	Planned Units	EAU Value	Per Product		Per Unit	
			Total Principal	Total Annual Assessment	Total Principal	Total Annual Assessment
Single Family 50'	205	1.00	\$3,825,000	\$266,927	\$18,658.54	<b>\$1,302.08</b>
	<b>205</b>		<b>\$3,825,000</b>	<b>\$266,927</b>		

(<sup>1</sup>) Average Coupon.

(<sup>2</sup>) Collection Costs and Discounts are fees associated with the placement of the assessments on the County Tax Roll.

# **EXHIBIT A**

EXHIBIT B

# EXHIBIT "A"

The anticipated par amount of bonds to be borrowed by the District to pay for the public capital infrastructure improvements is \$3,905,000.00 payable in 30 annual installments of principal of \$6,078.27 per developable acre. The anticipated par debt is \$88,921.78 per developable acre and is outlined below.

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

<u>Assessment Roll</u>			
TOTAL LONG TERM ASSESSMENT:		<u>\$3,905,000.00</u>	
ANNUAL LONG TERM ASSESSMENT:		<u>\$266,927.08</u>	(30 Installments)
TOTAL DEVELOPABLE ACRES +/-:		<u>43.915</u>	
TOTAL LONG TERM ASSESSMENT PER DEVELOPABLE ACRE:		<u>\$88,921.78</u>	
ANNUAL LONG TERM ASSESSMENT PER DEVELOPABLE ACRE:		<u>\$6,078.27</u>	(30 Installments)
		<u>PER PARCEL ASSESSMENTS</u>	
Landowner Name, Parcel ID & Address		<u>Developable Acres</u>	<u>Total PAR Debt</u>
LENNAR HOMES LLC		43.915	\$3,905,000.00
FOLIO: 077170.0050			\$266,927.08
4600 W CYPRESS ST STE 200			
TAMPA, FL 33607-4098			
Totals:		<u>43.915</u>	<u>\$3,905,000.00</u>
			<u>\$266,927.08</u>

## **EXHIBIT B**
















EXHIBIT B

**SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST  
HILLSBOROUGH COUNTY, FLORIDA**



CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C3	25.00'	77°04'24"	33.63'	S38°47'12"W	31.15'
C4	25.00'	82°47'34"	36.13'	S41°08'47"E	33.06'
C6	25.00'	75°42'54"	33.04'	S37°36'27"E	30.68'
C8	25.15'	89°24'18"	39.30'	S53°23'46"E	35.43'
C9	11,169.97'	0°50'39"	164.60'	S00°16'17"E	164.60'
C13	25.25'	88°36'39"	39.06'	S44°36'14"W	35.26'
C14	25.00'	63°17'04"	27.61'	S57°53'53"W	26.23'

## LEGEND OF STANDARD SYMBOLS AND ABBREVIATIONS

(C) = PER BED		TOP OF BANK
(C) = PER CALCULATION		TOP OF SLOPE
RD = REINFORCED CONCRETE PIPE		FENCE (AS NOTED)
S-T-R = SECTION-TOWNSHIP-RANGE		DRAINAGE LINES
SRD = STATE ROAD DEPARTMENT		CONCRETE
OF ROW = OFFICIAL RECORD BOOK		UTILITY POLE
PSM = PROFESSIONAL SURVEYOR AND MAPPER		CITY LINE
LEG = LICENSED BUSINESS MEMBER		CONCRETE LIMITED END SECTION
POC = POINT OF COMMENCEMENT		DRAIN PIPE
POB = POINT OF BEGINNING		DRAIN PIPE
C = CENTERLINE		FOUND IRON PIPE (SIZE AND IDENTIFICATION AS SHOWN)
R/R = RIGHT-OF-WAY		FOUND IRON ROD (SIZE AND IDENTIFICATION AS SHOWN)
NOT = NOTED FOUND PLANS OR SET		FOUND IRON BAR & DISK (TYPE AND IDENTIFICATION AS SHOWN)
CLF = CHAIN LINK FENCE		1/2" IRON BAR & DISK (TYPE AND IDENTIFICATION AS SHOWN)
CONC = CONCRETE		FOUND CONCRETE (SIZE AND IDENTIFICATION AS SHOWN)
TYP = TYPICAL		
RD = TAMAHA COUNTY ROAD		

**FERN HILL****DESCRIPTION:** (BY KING ENGINEERING)

A PARCEL OF LAND BEING PORTIONS OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 9079, PAGE 774, OFFICIAL RECORD BOOK 9079, PAGE 776 AND OFFICIAL RECORD BOOK 22285, PAGE 1894, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; LYING AND BEING IN SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 30, SAME BEING A POINT ON THE SOUTH LINE OF KENLAKE SUBDIVISION, AS RECORDED IN PLAT BOOK 46, PAGE 50, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 89°14'31" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, A DISTANCE OF 989.10 FEET; THENCE, LEAVING SAID NORTH LINE, SOUTH 00°44'49" EAST, A DISTANCE OF 120.19 FEET; THENCE NORTH 89°15'11" EAST, A DISTANCE OF 343.23 FEET TO THE EAST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, SAME ALSO BEING THE WEST RIGHT-OF-WAY LINE OF CONE GROVE ROAD (50.00 FEET WIDE), AS RECORDED IN OFFICIAL RECORD BOOK 1710, PAGE 114, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 00°27'35" EAST, ALONG SAID EAST LINE, A DISTANCE OF 656.54 FEET TO THE NORTH LINE OF THE SOUTH 590.00 FEET OF THE EAST 600.00 FEET OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30; THENCE SOUTH 89°51'25" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 22.00 FEET; THENCE, LEAVING SAID NORTH LINE, NORTH 00°27'17" WEST, A DISTANCE OF 33.65 FEET; THENCE SOUTH 89°32'25" WEST, A DISTANCE OF 110.00 FEET; THENCE SOUTH 00°27'35" EAST, A DISTANCE OF 33.05 FEET TO SAID NORTH LINE; THENCE SOUTH 89°51'25" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 50.00 FEET; THENCE, LEAVING SAID NORTH LINE, NORTH 00°27'35" WEST, A DISTANCE OF 42.77 FEET; THENCE SOUTH 89°32'25" WEST, A DISTANCE OF 430.76 FEET TO THE EAST LINE OF THE SOUTH 726.00 FEET OF THE WEST 720.00 FEET OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30; THENCE NORTH 00°20'48" WEST, ALONG SAID EAST LINE AND THE NORTHERLY EXTENSION OF SAID EAST LINE, RESPECTIVELY, A DISTANCE OF 110.00 FEET; THENCE SOUTH 89°32'25" WEST, A DISTANCE OF 91.56 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE SOUTHWESTERLY 27.61 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 63°17'04", AND A CHORD BEARING AND DISTANCE OF SOUTH 57°53'53" WEST, 26.23 FEET TO THE NORTH LINE OF SAID SOUTH 726.00 FEET OF THE WEST 720.00 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30; THENCE SOUTH 89°50'30" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 281.78 FEET; THENCE, LEAVING SAID NORTH LINE, NORTH 00°09'30" WEST, A DISTANCE OF 114.80 FEET; THENCE SOUTH 89°50'44" WEST, A DISTANCE OF 231.19 FEET; THENCE SOUTH 00°02'14" WEST, A DISTANCE OF 89.09 FEET; THENCE NORTH 89°45'00" WEST, A DISTANCE OF 110.00 FEET; THENCE SOUTH 00°15'00" WEST, A DISTANCE OF 234.80 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE SOUTHEASTERLY 33.04 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 75°42'54", AND A CHORD BEARING AND DISTANCE OF SOUTH 37°36'27" EAST, 30.68 FEET TO THE WEST LINE OF SAID SOUTH 726.00 FEET OF THE WEST 720.00 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30; THENCE SOUTH 00°23'31" EAST, ALONG SAID WEST LINE, A DISTANCE OF 51.41 FEET TO A POINT OF NON-TANGENT CURVE OF A CURVE TO THE LEFT; THENCE, LEAVING SAID WEST LINE, SOUTHWESTERLY 33.63 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 77°04'24", AND A CHORD BEARING AND DISTANCE OF SOUTH 38°47'12" WEST, 31.15 FEET; THENCE SOUTH 00°15'00" WEST, A DISTANCE OF 170.00 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE SOUTHEASTERLY 36.13 FEET ALONG THE ARC

OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF  $82^{\circ}47'34''$ , AND A CHORD BEARING AND DISTANCE OF SOUTH  $41^{\circ}08'47''$  EAST, 33.06 FEET TO SAID WEST LINE; THENCE SOUTH  $00^{\circ}23'31''$  EAST, ALONG SAID WEST LINE, A DISTANCE OF 50.20 FEET; THENCE, LEAVING SAID WEST LINE, NORTH  $90^{\circ}00'00''$  WEST, A DISTANCE OF 33.85 FEET; THENCE SOUTH  $00^{\circ}15'00''$  WEST, A DISTANCE OF 124.85 FEET; THENCE NORTH  $89^{\circ}56'22''$  WEST, A DISTANCE OF 604.98 FEET; THENCE NORTH  $00^{\circ}15'09''$  EAST, A DISTANCE OF 2.00 FEET; THENCE NORTH  $89^{\circ}44'04''$  WEST, A DISTANCE OF 100.72 FEET; THENCE NORTH  $88^{\circ}06'25''$  WEST, A DISTANCE OF 214.37 FEET; THENCE NORTH  $00^{\circ}00'00''$  EAST, A DISTANCE OF 130.02 FEET; THENCE SOUTH  $87^{\circ}45'20''$  WEST, A DISTANCE OF 51.04 FEET; THENCE SOUTH  $82^{\circ}23'10''$  WEST, A DISTANCE OF 70.27 FEET; THENCE SOUTH  $77^{\circ}28'35''$  WEST, A DISTANCE OF 59.44 FEET; THENCE NORTH  $59^{\circ}59'30''$  WEST, A DISTANCE OF 166.25 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHERLY 164.60 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 11,169.97 FEET, A CENTRAL ANGLE OF  $00^{\circ}50'39''$ , AND A CHORD BEARING AND DISTANCE OF SOUTH  $00^{\circ}16'17''$  EAST 164.60 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT; THENCE SOUTHEASTERLY 39.30 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.19 FEET, A CENTRAL ANGLE OF  $89^{\circ}24'18''$ , AND A CHORD BEARING AND DISTANCE OF SOUTH  $45^{\circ}23'46''$  EAST 35.43 FEET; THENCE SOUTH  $00^{\circ}34'20''$  WEST, A DISTANCE OF 82.70 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY 39.06 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.25 FEET, A CENTRAL ANGLE OF  $88^{\circ}36'39''$ , AND A CHORD BEARING AND DISTANCE OF SOUTH  $44^{\circ}36'14''$  WEST, 35.28 FEET; THENCE SOUTH  $00^{\circ}00'00''$  EAST, A DISTANCE OF 6.94 FEET; THENCE SOUTH  $86^{\circ}20'13''$  WEST, A DISTANCE OF 22.01 FEET; THENCE SOUTH  $89^{\circ}43'43''$  WEST, A DISTANCE OF 15.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF FERN HILL DRIVE; THENCE NORTH  $00^{\circ}16'17''$  WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,374.38 FEET; THENCE, LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, NORTH  $89^{\circ}15'11''$  EAST, A DISTANCE OF 641.69 FEET; THENCE NORTH  $00^{\circ}38'16''$  EAST, A DISTANCE OF 20.01 FEET TO THE SOUTHWEST CORNER OF AFORESAID KENLAKE SUBDIVISION; THENCE NORTH  $89^{\circ}15'11''$  EAST, ALONG SAID SOUTH LINE OF KENLAKE SUBDIVISION, SAME ALSO BEING THE NORTH LINE OF THE NORTHWEST 1/4 OF AFORESAID NORTHEAST 1/4 OF SECTION 30, A DISTANCE OF 670.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 56.705 ACRES.



# SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

November 19, 2015 Minutes of Continued Regular Meeting

## Minutes of Continued Regular Meeting

The Continued Regular Meeting of the Summit at Fern Hill Community Development District was scheduled to be held on **Thursday, November 19, 2015 at 2:00 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:

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

Staff Members Present:

Brian Lamb	Meritus
Vivek Babbar	District Counsel

### 1. CALL TO ORDER/ROLL CALL

Mr. Lamb called the Continued Regular Meeting of the Summit at Fern Hill Community Development District to order on **Thursday, November 19, 2015 at 2:05 p.m.** and identified the Supervisors present constituting a quorum.

### 2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments.

### 3. BUSINESS ITEMS

Mr. Babbar reviewed the below items with the Board and explained each.

*(Full discussion available on audio)*

**A. Approval of Development Acquisition Agreement (Lennar)**

**B. Approval of Promissory Note (Lennar)**

**C. Recorded Special Warranty Deed (Lennar)**

**D. Recorded Special Warranty Deed (Eisenhower)**

**E. Development Acquisition Agreement, Promissory Note (Eisenhower) October 21, 2015**

MOTION TO:	Motion to approve Business Items A – E subject to Lennar's Counsel Approval.
MADE BY:	Supervisor Coffey
SECONDED BY:	Supervisor Jernigan
DISCUSSION:	None Further
RESULT:	5/0 Called to Vote: motion PASSED

**F. Other Matters Relating to Financing**

Brian Lamb stated the target for funding would be the end of January or beginning of February 2016. Mr. Lamb stated the District would be considering a Supplement Methodology Report and other various items.

**4. BUSINESS ADMINISTRATIVE**

**A. Consideration of Resolution 2016-01; Re-Designating Officers**

Mr. Lamb reviewed the Resolution with the Board and stated the only change was adding Walter Morales as Treasurer.

MOTION TO:	Approve Resolution 2016-01; Re-Designating Officers.
MADE BY:	Supervisor Jernigan
SECONDED BY:	Supervisor Hills
DISCUSSION:	None Further
RESULT:	5/0 Called to Vote: motion PASSED

**B. Consideration of Board of Supervisors Meeting Minutes August 6, 2015**

The Board reviewed the minutes.

MOTION TO:	Approve August 6, 2015 meeting minutes.
MADE BY:	Supervisor Lefere
SECONDED BY:	Supervisor Hills
DISCUSSION:	None Further
RESULT:	5/0 Called to Vote: motion PASSED

**C. Consideration of Board of Supervisors Meeting Minutes November 5, 2015**

The Board reviewed the minutes.

MOTION TO:	Approve November 5, 2015 meeting minutes.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Jernigan
DISCUSSION:	None Further
RESULT:	5/0 Called to Vote: motion PASSED

**D. Consideration of Operations and Maintenance Expenditures November 2015**

The Board reviewed the Operations and Maintenance Expenditures for November 2015.

MOTION TO:	Approve November 2015 O&M's.
MADE BY:	Supervisor Jernigan
SECONDED BY:	Supervisor Hills
DISCUSSION:	None Further
RESULT:	5/0 Called to Vote: motion PASSED

**E. Review of Financial Statements Month Ending September 30, 2015**  
**F. General Matters of the District**

It was asked where they were at on starting on the Amenity Center. Plans are being resubmitted and permits will be requested. Mr. Lamb stated it would be included on the next year budget.

**5. STAFF REPORTS**

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

**6. SUPERVISORS REQUESTS AND AUDIENCE COMMENTS**

**7. ADJOURNMENT**

MOTION TO:	Adjourn
MADE BY:	Supervisor Jernigan
SECONDED BY:	Supervisor Hills
DISCUSSION:	None Further
RESULT:	5/0 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
<b>Monthly Contract</b>				
Meritus Districts	7122	\$ 2,813.01		Management Services - November
Meritus Districts	7168	2,812.50		Management Services - December
Meritus Districts	7242	2,812.50		Management Services - January
Meritus Districts	7276	2,814.03	<b>\$ 11,252.04</b>	Management Services - February
Patricia A. Morris	107	49.00		Website Maintenance - October
Patricia A. Morris	133	49.00		Website Maintenance - November
Patricia A. Morris	158	49.00	<b>\$ 147.00</b>	Website Maintenance - December
<b>Monthly Contract Sub-Total</b>		<b>\$ 11,399.04</b>		
<b>Variable Contract</b>				
Straley & Robin	12638	\$ 1,979.50		Professional Services - thru 10/15/15 - General
Straley & Robin	12762	2,033.10		Professional Services - thru 11/15/15 - General
Straley & Robin	12857	1,134.20	<b>\$ 5,146.80</b>	Professional Services - thru 12/15/15 - General
Times Publishing Company	61106 103115	42.84		Notice of FY 2016 Meeting - 10/23/15
<b>Variable Contract Sub-Total</b>		<b>\$ 5,189.64</b>		
<b>Utilities</b>				
Tampa Electric	0476 0944610 011116	\$ 400.00		Deposit - Electric
Tampa Electric	0476 0944610 012516	0.00	<b>\$ 400.00</b>	Deposit Receipt - 01/25/16
<b>Utilities Sub-Total</b>		<b>\$ 400.00</b>		
<b>Regular Services</b>				
Department of Economic Opportunity	34554	\$ 25.00		Special District Late Fee - 2015

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Regular Services Sub-Total		\$ 25.00		
Additional Services				
Patricia A. Morris	83	\$ 750.00		Website Domain - Annual
Additional Services Sub-Total		\$ 750.00		
<b>TOTAL:</b>		<b>\$ 17,763.68</b>		

Approved (with any necessary revisions noted):

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: 7122  
Invoice Date: Nov 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		11/1/15

Quantity	Item	Description	Unit Price	Amount
	DMS	District Management Services - November		2,812.50
	Postage	Postage - September		0.51
Subtotal				2,813.01
Sales Tax				
Total Invoice Amount				2,813.01
Payment/Credit Applied				
<b>TOTAL</b>				<b>2,813.01</b>

Check/Credit Memo No:

Approved 12/28/2015 by wxavier

# Meritus Districts

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



# INVOICE

Invoice Number: 7168  
Invoice Date: Dec 1, 2015  
Page: 1

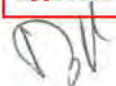
Voice: 813-873-7300  
Fax: 813-873-7070

**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		12/1/15

Quantity	Item	Description	Unit Price	Amount
	DMS	District Management Services: December		2,812.50
<div>Approved 2/16/2016 by dthomas</div> 				

Subtotal	2,812.50
Sales Tax	
Total Invoice Amount	2,812.50
Payment/Credit Applied	
<b>TOTAL</b>	<b>2,812.50</b>

Check/Credit Memo No:



# Meritus Districts

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



# INVOICE

Invoice Number: 7242  
Invoice Date: Jan 1, 2016  
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		1/1/16

Quantity	Item	Description	Unit Price	Amount
	DMS	District Management Services: January		2,812.50
				

Subtotal	2,812.50
Sales Tax	
Total Invoice Amount	2,812.50
Payment/Credit Applied	
<b>TOTAL</b>	<b>2,812.50</b>

Check/Credit Memo No:

Approved 12/28/2015 by wxavier

# Meritus Districts

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

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



## INVOICE

Invoice Number: 7276  
Invoice Date: Feb 1, 2016  
Page: 1

**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		2/1/16

Quantity	Item	Description	Unit Price	Amount
	DMS	District Management Services: February		2,812.50
	Postage	Postage - December		1.53
		03		

Subtotal	2,814.03
Sales Tax	
Total Invoice Amount	2,814.03
Payment/Credit Applied	
<b>TOTAL</b>	<b>2,814.03</b>

Check/Credit Memo No:

Approved 1/21/2016 by wxavier

# INVOICE

Make checks payable to Patricia Morris

**The InfoScouter**  
Virtual Assistant**The InfoScouter Virtual Business Solutions**31046 Creekridge Dr  
Wesley Chapel, FL 33543  
United States8134732692  
www.theinfoscouter.com**BILL TO**  
**Summit Fern Hill CDD**  
c/o Meritus Corp.  
5680 W Cypress St, Suite A  
ATTN: District Invoicing  
Tampa, Florida 33607  
United States813-397-5120  
districtinvoicing@merituscorp.com**Invoice Number:** 107  
**Invoice Date:** October 31, 2015  
**Payment Due:** November 7, 2015  
**Amount Due:** \$49.00

Service	Quantity	Price	Amount
<b>Maintenance</b> Monthly hosting, security, & maintenance	1	\$49.00	\$49.00

**Total:** \$49.00**Amount Due :** \$49.00**Notes**

Thank you for doing business with The InfoScouter! Referrals appreciated.

Approved 1/27/2016 by wxavier

**INVOICE**

Make checks payable to Patricia Morris


**The InfoScouter**  
Virtual Assistant
**The InfoScouter Virtual Business Solutions**
 31046 Creekridge Dr  
Wesley Chapel, FL 33543  
United States

 8134732692  
www.theinfoscouter.com

**BILL TO**  
**Summit Fern Hill CDD**  
c/o Meritus Corp.  
5680 W Cypress St, Suite A  
ATTN: District Invoicing  
Tampa, Florida 33607  
United States

 813-397-5120  
districtinvoices@merituscorp.com
**Invoice Number:** 133**Invoice Date:** November 30, 2015**Payment Due:** December 7, 2015**Amount Due:** \$49.00

Service	Quantity	Price	Amount
<b>Maintenance</b> Monthly hosting, security, & maintenance	1	\$49.00	\$49.00

**Total:** \$49.00**Amount Due :** \$49.00**Notes**

Thank you for doing business with The InfoScouter! Referrals appreciated.

Approved 1/27/2016 by wxavier

# INVOICE

Make checks payable to Patricia Morris

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Virtual Assistant**The InfoScouter Virtual Business Solutions**31046 Creekridge Dr  
Wesley Chapel, FL 33543  
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8134732692

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**BILL TO**  
**Summit Fern Hill CDD**  
c/o Meritus Corp.  
5680 W Cypress St, Suite A  
ATTN: District Invoicing  
Tampa, Florida 33607  
United States813-397-5120  
districtinvoices@merituscorp.com**Invoice Number:** 158**Invoice Date:** December 31, 2015**Payment Due:** January 7, 2016**Amount Due:** \$49.00

Service	Quantity	Price	Amount
<b>Maintenance</b> Monthly hosting, security, & maintenance	1	\$49.00	\$49.00

**Total:** \$49.00**Amount Due :** \$49.00**Notes**

Thank you for doing business with The InfoScouter! Referrals appreciated.

Approved 1/27/2016 by wxavier

## 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

October 21, 2015

Client: 001462

Matter: 000001

Invoice #: 12638

Page: 1

RE: General

For Professional Services Rendered Through October 15, 2015

Approved 2/16/2016 by dthomas

### SERVICES

Date	Person	Description of Services	Hours
9/8/2015	JMV	REVIEW EMAIL FROM G. BAKSIS RE: CDD COMMON AREA PARCELS.	0.2
9/23/2015	JMV	REVIEW EMAILS FROM G. BAKSIS; REVIEW DRAFT SKETCHES AND CONVEYANCE DOCUMENTS.	0.6
9/24/2015	VKB	REVIEW EMAILS RE: LEGAL DESCRIPTIONS FOR CONVEYANCE TO DISTRICT PRIOR TO PLATTING.	0.2
9/25/2015	VKB	DRAFT SPECIAL WARRANTY DEED RE: CONVEYANCE OF PROPERTY TO DISTRICT PRIOR TO PLATTING; DRAFT PROMISSORY NOTE RE: SAME; DRAFT DEVELOPMENT ACQUISITION AGREEMENT RE: SAME. DRAFT ENGINEERS CERTIFICATE RE: SAME.	1.2
10/8/2015	JMV	REVIEW EMAILS FROM L. COFFEY RE: PLAT AND CONVEYANCE DOCUMENTS; REVIEW LEGAL DESCRIPTIONS.	0.4
10/9/2015	JMV	PREPARE CONVEYANCE DOCUMENTS FOR COMMON AREA TRACTS; DRAFT EMAIL TO J. HILLS; DRAFT EMAIL TO J. PALEVEDA; REVIEW EMAILS FROM J. HILLS; REVIEW EMAILS FROM J. PALEVEDA; DRAFT EMAIL TO D. FELDMAN; REVIEW EMAIL FROM D. FELDMAN.	2.3

October 21, 2015

Client: 001462

Matter: 000001

Invoice #: 12638

Page: 2

## SERVICES

Date	Person	Description of Services	Hours	
10/9/2015	LH	REVIEW LEGAL DESCRIPTIONS AND SKETCHES FOR DEEDS FROM LENNAR HOMES AND FROM EISENHOWER PROPERTY GROUP TO THE CDD; PREPARE DEED FROM EISENHOWER PROPERTY GROUP TO THE CDD; PREPARE DEVELOPMENT ACQUISITION AGREEMENT, PROMISSORY NOTE AND ENGINEER'S CERTIFICATE FOR EISENHOWER PROPERTY GROUP.	1.6	
10/12/2015	JMV	REVIEW EMAILS FROM J. HILLS RE: PLATTING; REVIEW EMAILS FROM G. BAKSIS; DRAFT EMAIL TO J. HILLS; DRAFT EMAIL TO G. BAKSIS.	0.4	
10/15/2015	VKB	REVIEW EMAILS RE: COMMENTS ON CONVEYANCE DOCUMENTS; TELEPHONE CALL TO D. FELDMAN RE: SAME; REVIEW AND RESPOND TO EMAIL FROM D. FELDMAN RE: SAME.	0.8	
Total Professional Services			7.7	\$1,979.50

Approved 2/16/2016 by dthomas

## PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker	3.9	\$1,189.50
VKB Vivek K. Babbar	2.2	\$550.00
LH Lynn Hoodless	1.6	\$240.00

October 21, 2015

Client: 001462

Matter: 000001

Invoice #: 12638

Page: 3

---

Total Services	\$1,979.50
Total Disbursements	\$0.00
Total Current Charges	\$1,979.50

---

PAY THIS AMOUNT	\$1,979.50
-----------------	------------

**Approved 2/16/2016 by dthomas**

*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

November 22, 2015

Client: 001462

Matter: 000001

Invoice #: 12762

Page: 1

RE: General

Approved 2/16/2016 by dthomas

For Professional Services Rendered Through November 15, 2015

### SERVICES

Date	Person	Description of Services	Hours
10/19/2015	JMV	TELEPHONE CALL WITH T. STEWART; REVIEW SITE PLAN.	0.9
10/19/2015	VKB	REVIEW AND REVISE DEVELOPER CONVEYANCE DOCUMENTS; DRAFT EMAIL TO DEVELOPER GROUPS RE: SAME.	0.7
10/20/2015	JMV	REVIEW EMAIL FROM B. LAMB; REVIEW EMAIL FROM J. HILLS; DRAFT EMAIL TO B. LAMB AND J. HILLS.	0.3
10/22/2015	JMV	REVIEW EMAIL FROM J. HILLS RE: ENGINEER'S REPORT; REVIEW DRAFT REPORT.	0.3
10/22/2015	VKB	TELECONFERENCE WITH D. FELDMAN RE: PLATTING SCHEDULE AND EXHIBITS TO CONVEYANCE DOCUMENTS; TELECONFERENCE WITH J. PALEVEDA RE: EXHIBIT TO CONVEYANCE DOCUMENTS.	0.4
10/26/2015	VKB	REVIEW AND REVISE CONVEYANCE DOCUMENTS FROM DEVELOPERS; DRAFT EMAIL RE: SAME.	0.5
10/28/2015	JMV	TELEPHONE CALL FROM B. LEFERE; REVIEW EMAIL FROM B. LEFERE; PREPARE DEEDS; DRAFT EMAIL TO B. LEFERE; REVIEW LEGAL DESCRIPTIONS; DRAFT EMAIL TO D. FELDMAN; REVIEW EMAIL FROM D. FELDMAN.	1.1
10/28/2015	VKB	REVIEW EMAIL FROM B. LEFERE RE: LEGAL DESCRIPTIONS FOR DEED; REVIEW AND REVISE DRAFT WARRANTY DEED.	0.6

November 22, 2015  
 Client: 001462  
 Matter: 000001  
 Invoice #: 12762

Approved 2/16/2016 by dthomas

Page: 2

## SERVICES

Date	Person	Description of Services	Hours	
10/29/2015	JMV	REVIEW EMAIL FROM T. FARLOW; REVIEW TENTATIVE MEETING PACKET.	0.2	
11/2/2015	VKB	REVIEW EXECUTED DEED FROM LENNAR; DRAFT EMAIL TO B. LEFERE RE: SAME; REVIEW TENTATIVE AGENDA; DRAFT EMAIL TO B. HOWELL RE: SAME.	0.3	
11/5/2015	JMV	REVIEW EMAILS FROM B. LAMB; REVIEW EMAILS FROM B. HOWELL; DRAFT EMAIL TO B. LAMB; DRAFT EMAIL TO B. HOWELL.	0.2	
11/5/2015	BW	ARRANGE FOR RECORDING OF SPECIAL WARRANTY DEED BETWEEN EISENHOWER PROPERTY GROUP, LLC AND DISTRICT; EMAIL RECORDED DEED TO B. LAMB, R. MOTKO AND J. HILLS.	0.3	
11/10/2015	VKB	REVIEW AND REPLY TO EMAIL FROM T. FARLOW RE: AGENDA AND EXHIBITS.	0.2	
Total Professional Services			6.0	\$1,620.00

## PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	3.0	\$915.00
VKB	Vivek K. Babbar	2.7	\$675.00
BW	Barbara Williams	0.3	\$30.00

## DISBURSEMENTS

Date	Description of Disbursements	Amount
10/12/2015	ANTHEM REPORTING- Court Reporter Charges- Summit at Fern Hill/Court Reporter Attendance	\$85.00
11/2/2015	Clerk, Circuit Court, Hillsborough County- Recording Fees- Recording Fees/Summit at Fern Hill	\$53.20
11/2/2015	Clerk, Circuit Court, Hillsborough County- Recording Fees- Recording Fees/Summit at Fern Hill	\$257.20
11/15/2015	Photocopies (118 @ \$0.15)	\$17.70
Total Disbursements		\$413.10

November 22, 2015

Client: 001462

Matter: 000001

Invoice #: 12762

Page: 3

**Approved 2/16/2016 by dthomas**

Total Services	\$1,620.00
Total Disbursements	\$413.10
Total Current Charges	\$2,033.10

<b>PAY THIS AMOUNT</b>	<b>\$2,033.10</b>
------------------------	-------------------

*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

December 21, 2015  
Client: 001462  
Matter: 000001  
Invoice #: 12857

Page: 1

RE: General

For Professional Services Rendered Through December 15, 2015

**SERVICES**

Date	Person	Description of Services	Hours
11/19/2015	JMV	REVIEW EMAILS RE: CLUBHOUSE DESIGN FEATURES; REVIEW CODE REQUIREMENTS.	0.4
11/19/2015	VKB	REVIEW AND REVISE PLAT; TELECONFERENCE WITH T. STEWART RE: SAME. PREPARE FOR AND ATTEND BOARD MEETING; DRAFT EMAIL TO D. FELDMAN RE: LENNAR DOCUMENTS; DRAFT SPECIAL WARRANTY DEED FROM DISTRICT TO EISENHOWER PROPERTY GROUP.	2.3
11/20/2015	JMV	REVIEW EMAILS RE: PLATTING; TELEPHONE CALL TO T. STEWART; PREPARE DEED FOR RECORDING WITH HILLSBOROUGH COUNTY.	0.6
11/20/2015	VKB	REVIEW AND REPLY TO EMAILS RE: ROW AND PLAT; TELEPHONE CALL TO L. COFFEY RE: ROW LANDSCAPING AGREEMENT WITH COUNTY.	0.6
11/20/2015	LH	REVIEW RECORDED DEED; PREPARE EMAIL TO J. HILLS, B. LAMB AND ENGINEER TRANSMITTING COPY OF SAME.	0.2
Total Professional Services			4.1
			\$1,060.00

Approved 12/30/2015 by bhowell

December 21, 2015  
Client: 001462  
Matter: 000001  
Invoice #: 12857

Page: 2

Approved 2/16/2016 by dthomas

**PERSON RECAP**

Person	Hours	Amount
JMV John M. Vericker	1.0	\$305.00
VKB Vivek K. Babbar	2.9	\$725.00
LH Lynn Hoodless	0.2	\$30.00

**DISBURSEMENTS**

Date	Description of Disbursements	Amount
11/20/2015	Clerk, Circuit Court, Hillsborough County- Courier Service- Recording Fees; Summit at Fern Hill/Eisenhower Property Group	\$53.20
11/20/2015	XPRESS DELIVERIES, LLC- Courier Service- Courier Fees	\$21.00
	Total Disbursements	\$74.20

Total Services	\$1,060.00
Total Disbursements	\$74.20
Total Current Charges	\$1,134.20

**PAY THIS AMOUNT** **\$1,134.20**

*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

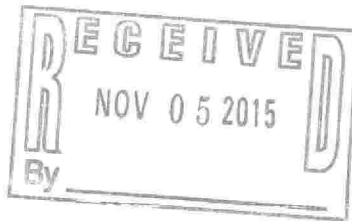
ACCOUNT NUMBER  
61106

BILLING PERIOD  
10/01/15 - 10/31/15

AMOUNT DUE:  
\$42.84

CUSTOMER SUMMARY FOR  
SUMMIT AT FERN HILL

ACCOUNT NAME  
SUMMIT AT FERN HILL  
5680 W. CYPRESS STREET, SUI  
TAMPA FL 33607



PERIOD ENDING	10/31/15
PREVIOUS BALANCE	\$0.00
CURRENT CHARGES	\$42.84
ADJUSTMENTS	\$0.00
PAYMENTS	\$0.00
<b>BALANCE DUE</b>	<b>\$42.84</b>

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			\$0.00
10/23/15	10/23/15	207884		405	SFH 462 Meeting Schedule FY 2	2	2x 3.63	\$42.84

# Tampa Bay Times

tampabay.com

Amount due: \$42.84

Due Date: 11/30/2015 Amount Paid: \_\_\_\_\_

<b>Billing Date</b> 10/31/2015					
<b>Billing Period</b>	<b>Advertiser Name</b>	<b>Account Number</b>	<b>Agency Name</b>	<b>Agency Number</b>	<b>Prepaid*</b>
10/01/15 - 10/31/15	SUMMIT AT FERN HILL	61106			
<b>Total Amount Due</b>	<b>Current Period</b>	<b>30 Days</b>	<b>60 Days</b>	<b>90 Days</b>	<b>120 Days</b>
\$42.84	\$42.84	\$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

Approved 11/18/2015 by dhukill

# Your Electric Bill

We appreciate the opportunity to serve you.

LIFE RUNS ON ENERGY®

**TECO**  
TAMPA ELECTRIC

Visit our  
Web site at  
**tampaelectric.com**  
833B-00026

## January Billing Information:

300026

SUMMIT AT FERN HILL CDD  
10654 1/7 FERN HILL DR  
RIVERVIEW FL 33578-0000

Account Number  
0476 0944610

Statement Date  
Jan 11, 2016

### BILL FOR DEPOSIT

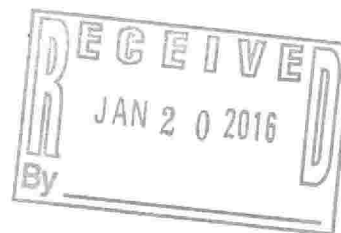
Deposit due by: January 24, 2016

**Total Due Deposit Billing**

**\$400.00**

Customer Service - Business Hillsborough Co: 813.228.1010. All Other: 1.866.TECO.BIZ (866.832.6249)

**Important Please Note:**  
Payments received may be applied to any unpaid deposit billing  
due on this account.



Approved 1/21/2016 by wxavier

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

300026

### DEPOSIT BILL

Mail Payment To:  
P.O. Box 31318  
Tampa, FL 33631-3318

833B-00026 00025-1046

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



Account No.  
0476 0944610

**Payable by Jan 24**

**Total Bill Amount**  
**\$400.00**

012016 1800

97 0476 0944610 0000400.00



# Your Electric Bill

We appreciate the opportunity to serve you.

LIFE RUNS ON ENERGY®

**TECO**  
TAMPA ELECTRIC

Visit our  
Web site at  
**tampaelectric.com**  
933M-00115

## January Billing Information:

300133

SUMMIT AT FERN HILL CDD  
10654 1/7 FERN HILL DR  
RIVERVIEW FL 33578-0000

Account Number  
0476 0944610

Statement Date  
Jan 25, 2016

January 22, 2016

DEPOSIT RECEIPT NO:

3437127

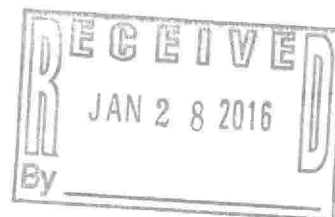
\$400.00 Cr

**Total Due**

**DO NOT PAY**

**\$0.00**

**Customer Service - Business Hillsborough Co:** 813.228.1010. **All Other:** 1.866.TECO.BIZ (866.832.6249)



Approved 2/10/2016 by wxavier

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

300133



Account No.  
0476 0944610

**Total Bill Amount**  
**\$0.00**  
Thank You

933M-00115 00115-1005



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



012916 1800

0476 0944610 00000000.00



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: \$175.00	LATE FEE: \$25.00	RECEIVED: \$0.00	FEE DUE, POSTMARKED BY 01/12/2016: \$200.00
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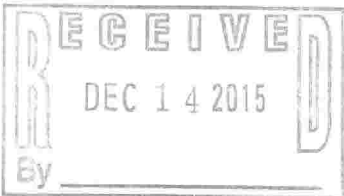
District's Name, Registered Agent & Office\*:

25

<b>Summit at Fern Hill Community Development District</b> <b>Mr. Brian K. Lamb</b> <b>5680 West Cypress Street Suite A</b> <b>Tampa, FL 33607</b>	<b>Telephone:</b> (813) 873-7300 <b>Fax:</b> (813) 873-7070 <b>Status*:</b> Independent <b>Creation Document:</b> On File <b>Map:</b> On File <b>Last Update:</b> 09/30/2015
--	---

**Website:** www.summitfernhillcdd.com  
**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



**\*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 01/12/2016 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): \_\_\_\_\_

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

Summit at Fern Hill Community Development District	ANNUAL FEE \$175.00	LATE FEE \$25.00	RECEIVED \$0.00	FEE DUE \$200.00
--	------------------------	---------------------	--------------------	---------------------

# INVOICE

Make checks payable to Patricia Morris

**The InfoScouter**  
Virtual Assistant**The InfoScouter Virtual Business Solutions**31046 Creekridge Dr  
Wesley Chapel, FL 33543  
United States8134732692  
www.theinfoscouter.com**BILL TO**  
**Summit Fern Hill CDD**  
c/o Meritus Corp.  
5680 W Cypress St, Suite A  
ATTN: District Invoicing  
Tampa, Florida 33607  
United States813-397-5120  
districtinvoicing@merituscorp.com**Invoice Number:** 83  
**Invoice Date:** September 30, 2015  
**Payment Due:** September 30, 2015  
**Amount Due:** \$750.00

Service	Quantity	Price	Amount
<b>Website Design &amp; Development</b> + domain name 1st year	1	\$750.00	\$750.00

**Total:** \$750.00**Amount Due :** \$750.00**Notes**

Thank you for doing business with The InfoScouter! Referrals appreciated.

Approved 1/27/2016 by bhowell

# Summit at Fern Hill Community Development District

Financial Statements  
(Unaudited)

Period Ending  
December 31, 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 12/31/2015

(In Whole Numbers)

	<u>General Fund</u>
Assets	
Cash-Operating Account	<u>30</u>
Total Assets	<u><u>30</u></u>
Liabilities	
Accounts Payable	14,483
Accounts Payable Other	<u>0</u>
Total Liabilities	<u>14,483</u>
Fund Equity & Other Credits	
Fund Balance-Unreserved	(1,539)
Other	<u>(12,913)</u>
Total Fund Equity & Other Credits	<u>(14,452)</u>
Total Liabilities & Fund Equity	<u><u>30</u></u>

# Summit at Fern Hill Community Development District

## Statement of Revenues and Expenditures

From 10/1/2015 Through 12/31/2015

(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	170,075	1,882	(168,193)	(99)%
Total Revenues	170,075	1,882	(168,193)	(99)%
Expenditures				
Financial & Administrative				
District Manager	33,750	8,438	25,313	75 %
District Engineer	7,500	0	7,500	100 %
Disclosure Report	5,000	0	5,000	100 %
Trustees Fees	5,500	0	5,500	100 %
Auditing Services	5,000	0	5,000	100 %
Postage, Phone, Faxes, Copies	1,000	2	998	100 %
Public Officials Insurance	1,900	0	1,900	100 %
Legal Advertising	1,000	43	957	96 %
Bank Fees	250	69	181	72 %
Dues, Licenses & Fees	175	200	(25)	(14)%
Office Supplies	250	0	250	100 %
Website Administration	0	897	(897)	0 %
Legal Counsel				
District Counsel	10,000	5,147	4,853	49 %
Electric Utility Services				
Electric Utility Services	25,000	0	25,000	100 %
Garbage/Solid Waste Control Services				
Garbage Collection	500	0	500	100 %
Water-Sewer Combination Services				
Water Utility Services	2,500	0	2,500	100 %
Other Physical Environment				
Waterway Management Program	7,750	0	7,750	100 %
Property & Casualty Insurance	7,000	0	7,000	100 %
Club Facility Maintenance	7,500	0	7,500	100 %

# Summit at Fern Hill Community Development District

## Statement of Revenues and Expenditures

From 10/1/2015 Through 12/31/2015

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Landscape Maintenance - Contract	25,000	0	25,000	100 %
Landscape Maintenance - Other	7,500	0	7,500	100 %
Plant Replacement Program	2,500	0	2,500	100 %
Irrigation Maintenance	3,500	0	3,500	100 %
Pool Maintenance	10,000	0	10,000	100 %
Total Expenditures	170,075	14,795	155,280	91 %
Excess Revenues Over (Under) Expenditures	0	(12,913)	(12,913)	0 %

Summit at Fern Hill Community Development District  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 12/31/15  
Reconciliation Date: 12/31/2015  
Status: Locked

Bank Balance	55.49
Less Outstanding Checks/Vouchers	25.00
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	30.49
Balance Per Books	<u>30.49</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: 12/31/15  
Reconciliation Date: 12/31/2015  
Status: Locked

Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1019	12/29/2015	System Generated Check/Voucher	25.00	Department of Economic Opportunity
Outstanding Checks/Vouchers			25.00	



SUNTRUST BANK  
PO BOX 305183  
NASHVILLE TN 37230-5183

Page 1 of 3  
36/E00/0175/0 /42

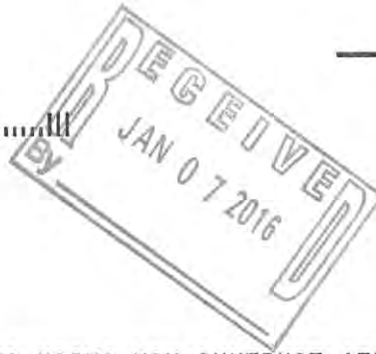
12/31/2015  
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# Account Statement



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



Questions? Please call  
1-800-786-8787

EFFECTIVE 3/1/2016: FOR CLIENTS USING NON-SUNTRUST ATMS LOCATED IN THE U.S.  
THE FEE IS CHANGING FROM \$2.50 TO \$3.00 PER WITHDRAWAL, BALANCE INQUIRY  
OR TRANSFER. THIS FEE DOES NOT APPLY TO SIGNATURE ADVANTAGE ACCOUNTS.  
FOR MORE INFORMATION CALL 800.SUNTRUST.

Account Summary	Account Type	Account Number	Statement Period
	ANALYZED BUSINESS CHECKING		12/01/2015 - 12/31/2015

Description	Amount	Description	Amount
Beginning Balance	\$3,128.89	Average Balance	\$967.59
Deposits/Credits	\$0.00	Average Collected Balance	\$967.59
Checks	\$3,050.50	Number of Days in Statement Period	31
Withdrawals/Debits	\$22.90		
Ending Balance	\$55.49		

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	1016	175.00	12/24	1017	2,832.66	12/09	1018	42.84	12/29

Checks: 3

Withdrawals/Debits	Date Paid	Amount	Serial #	Description
	12/18	22.90		ACCOUNT ANALYSIS FEE

Withdrawals/Debits: 1

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	12/01	3,128.89	3,128.89	12/24	98.33	98.33
	12/09	296.23	296.23	12/29	55.49	55.49
	12/18	273.33	273.33			