

**SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
APRIL 9, 2020**

SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT AGENDA
APRIL 9, 2020 at 9:00 a.m.

Call In Number: 1-866-906-9330
Access Code: 4863181#

District Board of Supervisors	Chairman Vice Chair Supervisor Supervisor Supervisor	Kelly Evans Laura Coffey Ben Gainer Lori Campagna Andrea Hurt
District Manager	Meritus	Nicole Hicks
District Attorney	Straley Robin Vericker	John Vericker
District Engineer	Stantec	Tonja Stewart

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

The meeting will begin at **9:00 a.m.** with the third section called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. The fourth section is called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fifth section is called **Vendor/Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action.

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

Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, 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.

April 9, 2020

Board of Supervisors
Summit at Fern Hill Community Development District

Dear Board Members:

The Regular Meeting of Summit at Fern Hill Community Development District will be held on **Thursday, April 9, 2020 at 9:00 a.m.** at the offices of Lennar Homes located at 4600 W. Cypress St. Suite 200, Tampa, FL 33607. Following is the Agenda for the Meeting:

Call in Number: 1-866-906-9330

Access Code: 4863181

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 - A. Consideration of Resolution 2020-02; Approving Fiscal Year 2021 Proposed Budget
& Setting Public Hearing Tab 01
- 4. CONSENT AGENDA**
 - A. Consideration of Minutes of the Board of Supervisors Regular Meeting March 12, 2020Tab 02
 - B. Consideration of Operations and Maintenance Expenditures February 2020.....Tab 03
 - C. Review of Financial Statements through February 29, 2020.....Tab 04
- 5. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District ManagerTab 05
 - i. Community Inspection Report
- 6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,

Nicole Hicks
District Manager

RESOLUTION 2020-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2020/2021; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“Board”) of the Summit at Fern Hill Community Development District (“District”) prior to June 15, 2020, a proposed operations and maintenance budget for Fiscal Year 2020/2021; and

WHEREAS, the Board has considered the proposed budget and desires to set the required public hearing thereon.

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

1. **BUDGET APPROVED.** The operating budget proposed by the District Manager for Fiscal Year 2019/2020 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said approved budget is hereby declared and set for the following date, hour and location:

DATE: July 9, 2020

HOUR: 9:00 a.m.

LOCATION: Lennar Homes
4600 W. Cypress Street, Suite 200
Tampa, Florida 33607

3. **TRANSMITTAL OF BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the proposed budget to Hillsborough County, Florida at least 60 days prior to the hearing date set above.

4. **POSTING OF BUDGETS.** In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the approved proposed budget on the District's website at least two days before the budget hearing date as set forth in section 2.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 9TH DAY OF APRIL, 2020.

ATTEST:

**SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT
DISTRICT**

Signature

Signature

Printed Name

Printed Name

Title:

- ☐ Secretary
- ☐ Assistant Secretary

Title:

- ☐ Chair of the Board of Supervisors
- ☐ Vice Chair of the Board of Supervisors

Exhibit A: Proposed FY 2020/2021 Budget

2021



SUMMIT AT FERN HILL

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021

PROPOSED ANNUAL OPERATING BUDGET

APRIL 9, 2020



SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021 PROPOSED ANNUAL OPERATING BUDGET

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APRIL 9, 2020

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 2021, which begins on October 1, 2020. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

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

Facilities of the District

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

Maintenance of the Facilities

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

SUMMIT AT FERN HILL

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2020 Final Operating Budget	Current Period Actuals 10/1/19 - 2/29/20	Projected Revenues & Expenditures 3/1/20 to 9/30/20	Total Actuals and Projections Through 9/30/20	Over/(Under) Budget Through 9/30/20
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Tax Roll	240,530.09	245,050.51	2,491.30	247,541.81	7,011.72
Operations & Maintenance Assmts-Off Roll	57,224.91	58,467.60	0.00	58,467.60	1,242.69
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$297,755.00	\$303,518.11	\$2,491.30	\$306,009.41	\$8,254.41
INTEREST EARNINGS					
Interest Earnings	0.00	107.63	0.00	107.63	107.63
TOTAL INTEREST EARNINGS	\$0.00	\$107.63	\$0.00	\$107.63	\$107.63
OTHER MISCELLANEOUS REVENUES					
Miscellaneous	0.00	200.00	0.00	200.00	200.00
TOTAL OTHER MISCELLANEOUS REVENUES	\$0.00	\$200.00	\$0.00	\$200.00	\$200.00
TOTAL REVENUES	\$297,755.00	\$303,825.74	\$2,491.30	\$306,317.04	\$8,562.04
EXPENDITURES					
FINANCIAL & ADMINISTRATIVE					
District Manager	33,750.00	16,875.00	16,875.00	33,750.00	0.00
District Engineer	2,250.00	2,213.50	786.50	3,000.00	750.00
Disclosure Report	8,400.00	0.00	8,400.00	8,400.00	0.00
Trustees Fees	8,500.00	2,693.76	5,406.24	8,100.00	(400.00)
Accounting Services	0.00	0.00	750.00	750.00	750.00
Auditing Services	6,500.00	546.00	5,954.00	6,500.00	0.00
Postage, Phone, Faxes, Copies	200.00	40.49	59.51	100.00	(100.00)
Public Officials Insurance	2,500.00	2,307.00	0.00	2,307.00	(193.00)
Legal Advertising	1,500.00	0.00	1,500.00	1,500.00	0.00
Bank Fees	400.00	95.77	154.23	250.00	(150.00)
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Office Supplies	200.00	134.55	65.45	200.00	0.00
ADA Website Fee	0.00	0.00	0.00	0.00	0.00
Website Administration	4,000.00	3,989.98	10.02	4,000.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$68,375.00	\$29,071.05	\$39,960.95	\$69,032.00	\$657.00
LEGAL COUNSEL					
District Counsel	6,000.00	1,990.90	3,009.10	5,000.00	(1,000.00)
TOTAL LEGAL COUNSEL	\$6,000.00	\$1,990.90	\$3,009.10	\$5,000.00	(\$1,000.00)
ELECTRIC UTILITY SERVICES					
Electric Utility Services	50,000.00	12,890.49	22,109.51	35,000.00	(15,000.00)
TOTAL ELECTRIC UTILITY SERVICES	\$50,000.00	\$12,890.49	\$22,109.51	\$35,000.00	(\$15,000.00)
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	6,000.00	1,792.10	3,707.90	5,500.00	(500.00)
TOTAL WATER-SEWER COMBINATION SERVICES	\$6,000.00	\$1,792.10	\$3,707.90	\$5,500.00	(\$500.00)
OTHER PHYSICAL ENVIRONMENT					
Waterway Management Program	10,000.00	1,780.00	4,220.00	6,000.00	(4,000.00)
Property & Casualty Insurance	6,500.00	5,601.00	0.00	5,601.00	(899.00)
Club Facility Maintenance	15,000.00	6,213.05	8,786.95	15,000.00	0.00
Landscape Maintenance - Contract	100,000.00	26,318.36	58,681.64	85,000.00	(15,000.00)
Landscape Maintenance - Other	14,880.00	5,380.00	8,620.00	14,000.00	(880.00)
Plant Replacement Program	2,500.00	0.00	2,000.00	2,000.00	(500.00)
Irrigation Maintenance	3,500.00	0.00	2,000.00	2,000.00	(1,500.00)
Pool Maintenance	10,000.00	3,197.76	4,802.24	8,000.00	(2,000.00)
Park Facility Maintenance	5,000.00	0.00	2,500.00	2,500.00	(2,500.00)
TOTAL OTHER PHYSICAL ENVIRONMENT	\$167,380.00	\$48,490.17	\$91,610.83	\$140,101.00	(\$27,279.00)
RESERVE					
Capital Reserve	0.00	0.00	51,684.04	51,684.04	51,684.04
TOTAL RESERVE	\$0.00	\$0.00	\$51,684.04	\$51,684.04	\$51,684.04
TOTAL EXPENDITURES	\$297,755.00	\$94,234.71	\$212,082.33	\$306,317.04	\$8,562.04
EXCESS REVENUES OVER (UNDER) EXPENDITURES	\$0.00	\$209,591.03	(\$209,591.03)	\$0.00	\$0.00

FISCAL YEAR 2020 BUDGET ANALYSIS

SUMMIT AT FERN HILL

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2020 Final Operating Budget	Total Actuals and Projections Through 9/30/20	Over/(Under) Budget Through 9/30/20	Fiscal Year 2021 Proposed Operating Budget	Increase / (Decrease) from FY 2020 to FY 2021
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Tax Roll	240,530.09	247,541.81	7,011.72	297,755.00	57,224.91
Operations & Maintenance Assmts-Off Roll	57,224.91	58,467.60	1,242.69	0.00	(57,224.91)
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$297,755.00	\$306,009.41	\$8,254.41	\$297,755.00	\$0.00
INTEREST EARNINGS					
Interest Earnings	0.00	107.63	107.63	0.00	0.00
TOTAL INTEREST EARNINGS	\$0.00	\$107.63	\$107.63	\$0.00	\$0.00
OTHER MISCELLANEOUS REVENUES					
Miscellaneous	0.00	200.00	200.00	0.00	0.00
TOTAL OTHER MISCELLANEOUS REVENUES	\$0.00	\$200.00	\$200.00	\$0.00	\$0.00
TOTAL REVENUES	\$297,755.00	\$306,317.04	\$8,562.04	\$297,755.00	\$0.00
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	0.00	0.00	0.00	6,000.00	6,000.00
TOTAL LEGISLATIVE	\$0.00	\$0.00	\$0.00	\$6,000.00	\$6,000.00
FINANCIAL & ADMINISTRATIVE					
District Manager	33,750.00	33,750.00	0.00	33,750.00	0.00
District Engineer	2,250.00	3,000.00	750.00	2,250.00	0.00
Disclosure Report	8,400.00	8,400.00	0.00	8,400.00	0.00
Trustees Fees	8,500.00	8,100.00	(400.00)	8,500.00	0.00
Accounting Services	0.00	750.00	750.00	0.00	0.00
Auditing Services	6,500.00	6,500.00	0.00	6,000.00	(500.00)
Postage, Phone, Faxes, Copies	200.00	100.00	(100.00)	200.00	0.00
Public Officials Insurance	2,500.00	2,307.00	(193.00)	2,500.00	0.00
Legal Advertising	1,500.00	1,500.00	0.00	1,500.00	0.00
Bank Fees	400.00	250.00	(150.00)	400.00	0.00
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Office Supplies	200.00	200.00	0.00	200.00	0.00
ADA Website Fee	0.00	0.00	0.00	1,800.00	1,800.00
Website Administration	4,000.00	4,000.00	0.00	600.00	(3,400.00)
TOTAL FINANCIAL & ADMINISTRATIVE	\$68,375.00	\$69,032.00	\$657.00	\$66,275.00	(\$2,100.00)
LEGAL COUNSEL					
District Counsel	6,000.00	5,000.00	(1,000.00)	6,000.00	0.00
TOTAL LEGAL COUNSEL	\$6,000.00	\$5,000.00	(\$1,000.00)	\$6,000.00	\$0.00
ELECTRIC UTILITY SERVICES					
Electric Utility Services	50,000.00	35,000.00	(15,000.00)	40,000.00	(10,000.00)
TOTAL ELECTRIC UTILITY SERVICES	\$50,000.00	\$35,000.00	(\$15,000.00)	\$40,000.00	(\$10,000.00)
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	6,000.00	5,500.00	(500.00)	6,000.00	0.00
TOTAL WATER-SEWER COMBINATION SERVICES	\$6,000.00	\$5,500.00	(\$500.00)	\$6,000.00	\$0.00
OTHER PHYSICAL ENVIRONMENT					
Waterway Management Program	10,000.00	6,000.00	(4,000.00)	10,000.00	0.00
Property & Casualty Insurance	6,500.00	5,601.00	(899.00)	6,500.00	0.00
Club Facility Maintenance	15,000.00	15,000.00	0.00	15,000.00	0.00
Landscape Maintenance - Contract	100,000.00	85,000.00	(15,000.00)	100,000.00	0.00
Landscape Maintenance - Other	14,880.00	14,000.00	(880.00)	15,000.00	120.00
Plant Replacement Program	2,500.00	2,000.00	(500.00)	2,500.00	0.00
Irrigation Maintenance	3,500.00	2,000.00	(1,500.00)	3,500.00	0.00
Pool Maintenance	10,000.00	8,000.00	(2,000.00)	10,000.00	0.00
Park Facility Maintenance	5,000.00	2,500.00	(2,500.00)	5,000.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$167,380.00	\$140,101.00	(\$27,279.00)	\$167,500.00	\$120.00
RESERVE					
Capital Reserve	0.00	51,684.04	51,684.04	5,980.00	5,980.00
TOTAL RESERVE	\$0.00	\$51,684.04	\$51,684.04	\$5,980.00	\$5,980.00
TOTAL EXPENDITURES	\$297,755.00	\$306,317.04	\$8,562.04	\$297,755.00	\$0.00
EXCESS REVENUES OVER (UNDER) EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

FISCAL YEAR 2021

PROPOSED ANNUAL OPERATING BUDGET

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Financial & Administrative

District Manager

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

District Engineer

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

Disclosure Reporting

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

Trustees Fees

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

Auditing Services

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

Postage, Phone, Fax, Copies

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

Miscellaneous Administration

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

Public Officials Insurance

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

Legal Advertising

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

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

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

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

Investment Reporting Fees

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

Office Supplies

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

Technology Services

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

Website Administration

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

Capital Outlay

This is to purchase new equipment as required.

Legal Counsel

District Counsel

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

Electric Utility Services

Electric Utility Services

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

Garbage/Solid Waste Control Services

Garbage Collection

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

Water-Sewer Combination Services

Water Utility Services

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

Other Physical Environment

Waterway Management System

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

Property & Casualty Insurance

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

Entry & Walls Maintenance

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

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Landscape Maintenance

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

Miscellaneous Landscape

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

Plant Replacement Program

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

Property Taxes

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

Irrigation Maintenance

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

Pool Maintenance

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

Clubhouse Maintenance

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

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND SERIES 2016

REVENUES

CDD Debt Service Assessments	\$	242,524
TOTAL REVENUES	\$	242,524

EXPENDITURES

Series 2016 May Bond Principal Payment	\$	75,000
Series 2016 May Bond Interest Payment	\$	84,465
Series 2016 November Bond Interest Payment	\$	83,059
TOTAL EXPENDITURES	\$	242,524
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2020	\$	3,559,000
Principal Payment Applied Toward Series 2016 Bonds	\$	75,000
Bonds Outstanding - Period Ending 11/1/2021	\$	3,484,000

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND SERIES 2018

REVENUES

CDD Debt Service Assessments	\$	138,090
TOTAL REVENUES	\$	138,090

EXPENDITURES

Series 2018 May Bond Principal Payment	\$	36,000
Series 2018 May Bond Interest Payment	\$	51,405
Series 2018 November Bond Interest Payment	\$	50,685
TOTAL EXPENDITURES	\$	138,090
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2020	\$	2,087,000
Principal Payment Applied Toward Series 2018 Bonds	\$	36,000
Bonds Outstanding - Period Ending 11/1/2021	\$	2,051,000

SUMMIT AT FERN HILL

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS

Lot Size	EBU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2021 Total Assessment ⁽¹⁾	FY 2020 Total Assessment	Total Increase / (Decrease) in Annual Assmt
SERIES 2016 BONDS - PHASE 1							
Single Family 50'	1.25	205	\$1,302.08	\$1,036.66	\$2,338.74	\$2,338.74	\$0.00
SERIES 2018 BONDS - PHASES 2 & 3							
Single Family 40'	1.00	59	\$1,063.83	\$829.33	\$1,893.16	\$1,893.16	\$0.00
Single Family 50'	1.25	60	\$1,462.77	\$1,036.66	\$2,499.42	\$2,499.42	\$0.00

Notations:

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

FISCAL YEAR 2021
PROPOSED ANNUAL OPERATING BUDGET

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

March 12, 2020 Minutes of Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors of the Summit at Fern Hill Community Development District was scheduled to be held on **Thursday, March 12, 2020 at 9:00 a.m.** at The Offices of Lennar Homes located at 4600 W. Cypress St., Suite 200, Tampa, FL 33607.

1. CALL TO ORDER/ROLL CALL

Gene Roberts called the Regular Meeting of the Board of Supervisors of the Summit at Fern Hill Community Development District to order on **Thursday, March 12, 2020 at 9:00 a.m.** and identified the Supervisors present constituting a quorum.

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

Kelly Evans	Chair	
Laura Coffey	Vice Chair	
Lori Campagna	Supervisor	
Andrea Hurt	Supervisor	<i>appointed during the meeting</i>

Staff Members Present:

Brian Lamb	District Manager, Meritus
Gene Roberts	District Manager, Meritus
John Vericker	District Counsel, Straley Robin Vericker

There were no members of the general public in attendance.

2. AUDIENCE QUESTIONS OR COMMENTS ON AGENDA ITEMS

There was one resident present.

3. BUSINESS ITEMS

A. Discussion on Resident Resumes

David Jae resigned from the Board.

MOTION TO:	Accept David Jae's Board resignation.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Motion PASSED
	3/0 - Motion Passed Unanimously

The Board discussed the resume of Andrea Hurt to fill the vacant supervisor position for Seat 5.

MOTION TO:	Nominate Mrs. Hurt to fill the position.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Campagna
DISCUSSION:	None further
RESULT:	Motion PASSED
	3/0 - Motion Passed Unanimously

Andrew Hurt was sworn in. Mr. Vericker went over the Sunshine Laws and Supervisor responsibilities with Supervisor Hurt.

Supervisor Evans asked if staff can invite Ryan Curley to the April CDD Board meeting.

B. Discussion on Extending Towing Contract to All Common Areas

Supervisor Evans asked that appropriate signage be put in place and for District Counsel to review the agreement. The Board will discuss it further in the next meeting.

C. General Matters of the District

There were no general matters to discuss at this time.

4. CONSENT AGENDA

A. Consideration of Minutes of the Board of Supervisors Regular Meeting February 13, 2020

The Board reviewed the minutes.

MOTION TO:	Approve the February 13, 2020 minutes.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Campagna
DISCUSSION:	None further
RESULT:	Motion PASSED
	4/0 - Motion Passed Unanimously

B. Consideration of Operations and Maintenance Expenditures January 2020

The Board reviewed the O&Ms.

MOTION TO:	Approve the January 2020 O&Ms.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Motion PASSED
	4/0 - Motion Passed Unanimously

C. Review of Financial Statements Month Ending January 31, 2020

The Board reviewed and accepted the financials.

5. VENDOR/STAFF REPORTS

A. District Counsel

Mr. Vericker asked for Supervisor Coffey to assure that all land has been transferred to the District.

B. District Engineer

There was nothing to report from the Engineer at this time.

C. District Manager

i. Aquatics Report

ii. Community Inspection Report

The Board reviewed the community inspection reports. Supervisor Campagna asked for staff to prepare a letter and send it to the HOA for an email blast regarding children damaging the monument sign while waiting for the school bus. Supervisor Campagna also asked for Mr. Roberts to confirm that the Crepe Myrtle trees have been pruned. Supervisor Hurt said the bulb at the secondary entrance sign is burnt out.

6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

Supervisor Evans asked if she can meet with staff by the end of the month to discuss the 2021 budget.

7. ADJOURNMENT

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

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

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

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

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

Signature

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 Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
First Choice Aquatic Weed Management, LLC	44550	\$ 445.00		Monthly Waterway Service Charge - January 2020
Meritus Districts	9580	2,818.28		Management Services - February
Zebra Cleaning Team, Inc.	3407	500.00		February Pollo Cleaning Service Charge - 02/10/20
Monthly Contract Sub-Total		\$ 3,763.28		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
BOCC	6440260149 021420	\$ 527.45		Water Service Charge Thru 02/11/20
Spectrum	069143201013020	283.44		Telecom Service - January 2020
Tampa Electric	211000167513 020620	104.06		Electric Service Charge Thru 02/03/20
Tampa Electric	211000167729 020620	1,927.04		Electric Service Charge for February 2020
Tampa Electric	211000167901 020620	536.67	\$ 2,567.77	Electric Service Charge Thru 02/03/20
Utilities Sub-Total		\$ 3,378.66		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Carson's Lawn & Landscaping Services	5693	\$ 7,543.34		Monthly Lawn Care Maintenance for January 2020
Meritus Districts	9625	1,666.65		Charge for the Difference Between Actual Billing and Billed from Oct 19 to Feb 20
Spearem Enterprises, LLC	4114	400.00		Repair work Labor Charge 02/04/20
Additional Services Sub-Total		\$ 9,609.99		

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
TOTAL:		\$ 16,751.93		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Invoice

First Choice Aquatic Weed Management, LLC

P.O. Box 593258
Orlando, FL 32859

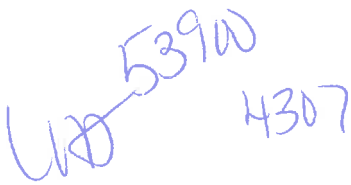
Phone: 407-859-2020
Fax: 407-859-3275

Date	Invoice #
1/31/2020	44550

Bill To

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

Customer P.O. No.	Payment Terms	Due Date
	Net 30	3/1/2020

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

Thank you for your business.

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

Service Report

Customer: Summit @ Fern Hill Date: 1/30/2020

Technician: Todd

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

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

Comments

First Choice

Aquatic Weed Management, LLC

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

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



Creating a balance
with nature

Thanks For Your Business!

INVOICE

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

DATE: FEBRUARY 10, 2020
INVOICE #3407

EXPIRATION DATE

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

TECHNICIAN	JOB SITE		INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood					

[illegible]**Comments:**



Hillsborough
County Florida

M-Page 1 of 3

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	02/14/2020	03/06/2020



Summary of Account Charges

Previous Balance	\$267.15
Net Payments - Thank You	(\$267.15)
Total Account Charges	\$527.45

AMOUNT DUE	\$527.45
-------------------	-----------------

Important Message

Lawn irrigation is restricted to specific days and times. Excessive irrigation may damage lawns, harm the environment, and result in fines. Find your watering days and ways to conserve water at HCFLGov.net/WaterConservation or call (813) 663-3295.

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



Make checks payable to: BOCC

ACCOUNT NUMBER: 6440260149

Hillsborough
County Florida

ELECTRONIC PAYMENTS BY CHECK OR

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



THANK YOU!



SUMMIT AT FERN HILL
2005 PAN AM CIRCLE SUITE 300
TAMPA FL 33607-6008

Received

FEB 20 2020

DUE DATE	03/06/2020
AMOUNT DUE	\$527.45
AMOUNT PAID	

0064402601492

00000327457

HILLSBOROUGH COUNTY PUBLIC UTILITIES

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

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

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

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

Authorized Payment Offices:

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

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



Explanation of Charges:

CUSTOMER SERVICE CHARGE - represents the cost of providing routine customer services such as reading meters, maintaining customer accounts, and billing for services rendered.

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

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

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

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

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

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

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

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

SOCIAL SECURITY NUMBER DISCLOSURE STATEMENT:

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

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

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

Hillsborough County Public Utilities accepts:



(AMSCOT Locations accept CASH only)

Internet Payments: HCFLGov.net/WaterBill

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

Pay By Phone: (813) 276-8526



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	02/14/2020	03/06/2020

Service Address: 10415 FAIRY MOSS LN (IRRIGATION COMMON AREA)

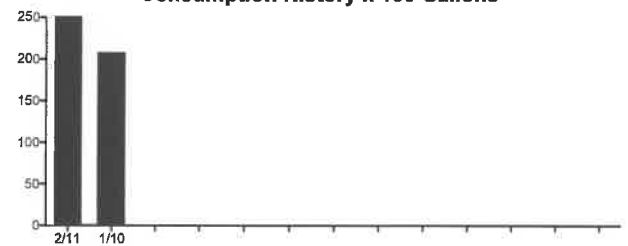
M-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
38351230	01/10/2020	301	02/11/2020	555	25400	ACTUAL	WATER

Service Address Charges

Customer Bill Charge	\$4.41
Purchase Water Pass-Thru	\$74.42
Water Base Charge	\$20.93
Water Usage Charge	\$37.81
Total Service Address Charges	\$137.57

Consumption History x 100 Gallons



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	02/14/2020	03/06/2020

Service Address: 10340 BOGGY MOSS DR

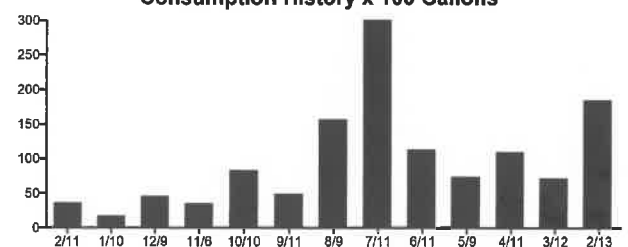
M-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
53708598	01/10/2020	7146	02/11/2020	7181	3500	ACTUAL	WATER

Service Address Charges

Customer Bill Charge	\$4.41
Purchase Water Pass-Thru	\$10.26
Water Base Charge	\$25.70
Water Usage Charge	\$2.63
Sewer Base Charge	\$62.29
Sewer Usage Charge	\$16.73
Total Service Address Charges	\$122.02

Consumption History x 100 Gallons





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	02/14/2020	03/06/2020

Service Address: 10250 STRAWBERRY TETRA DR (COMM IRRIG MTR)

M-Page 3 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
38576158	01/10/2020	43	02/11/2020	477	43400	ACTUAL	WATER

Service Address Charges

Customer Bill Charge	\$4.41
Purchase Water Pass-Thru	\$127.16
Water Base Charge	\$19.28
Water Usage Charge	\$93.42
Total Service Address Charges	\$244.27



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	02/14/2020	03/06/2020

Service Address: 10636 FERN HILL DR

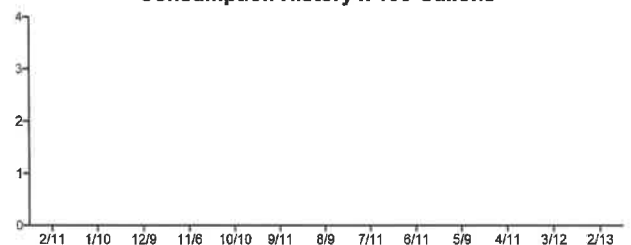
M-Page 3 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
54272591	01/10/2020	0	02/11/2020	0	0	ACTUAL	WATER

Service Address Charges

Customer Bill Charge	\$4.41
Water Base Charge	\$9.18
Collection Notice Fee	\$10.00
Total Service Address Charges	\$23.59

Consumption History x 100 Gallons



January 30, 2020
Invoice Number: 069143201013020
Account Number: 0050691432-01
Security Code: 2769
Service At: 10340 BOGGY MOSS DR
RIVERVIEW, FL 33578-4621

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at 1-877-824-6249

Summary *Services from 01/28/20 through 02/27/20
details on following pages*

Previous Balance	281.44
Payments Received - Thank You	-281.44
Remaining Balance	\$0.00
Spectrum Business™ TV	77.98
Spectrum Business™ Internet	91.98
Spectrum Business™ Voice	99.98
Other Charges	13.50
Current Charges	\$283.44
Total Due by 02/14/20	\$283.44

SPECTRUM BUSINESS NEWS

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

REMINDER: Mailing Address Update. The PO Box where you mail your monthly payment has changed. Payments should be sent to PO BOX 7195 Pasadena, CA 91109-7195. If you use your bank or another third party to process your payment, you will need to update the address in their system. If you use Spectrum's payment remit coupon or pay your bill online, no action is required.

Overpaying for mobile service? Grab your current mobile bill, then visit SpectrumMobile.com to see how much you can save in 3 easy steps with the Spectrum Mobile Savings Calculator. Or, call 1-855-260-8426 to learn more about how much you can save with Spectrum Mobile.

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



January 30, 2020

FERN HILL

Invoice Number: 069143201013020
Account Number: 0050691432-01
Service At: 10340 BOGGY MOSS DR
RIVERVIEW, FL 33578-4621

Total Due by 02/14/20 \$283.44

Amount you are enclosing \$

Please Remit Payment To:
BRIGHT HOUSE NETWORKS
PO BOX 7195
PASADENA, CA 91109-7195



Received
FEB 06 2020

Invoice Number: FERN HILL
 Account Number: 069143201013020
 Security Code: 0050691432-01
 2769

Contact Us
 Visit us at SpectrumBusiness.net
 Or, call us at 1-877-824-6249

7635 1610 NO RP 30 01302020 NNNNNY 01 000596 0002

Charge Details

Previous Balance	281.44
Payments Received - Thank You 01/21	-281.44
Remaining Balance	\$0.00

Payments received after 01/30/20 will appear on your next bill.

Services from 01/28/20 through 02/27/20

Spectrum Business™ TV

Spectrum Business TV Premier	69.99
Spectrum Receiver	7.99
	\$77.98

Spectrum Business™ TV Total \$77.98

Spectrum Business™ Internet

Spectrum Business Internet Plus	109.99
Business WiFi	6.99
Promo Discount	-25.00
	\$91.98

Spectrum Business™ Internet Total \$91.98

Spectrum Business™ Voice

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

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

For additional call details,
 please visit Spectrum.net/account.

Spectrum Business™ Voice Total \$99.98

Other Charges

Broadcast TV Surcharge	13.50
Other Charges Total	\$13.50

Current Charges	\$283.44
Total Due by 02/14/20	\$283.44

Billing Information

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

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

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

Spectrum Receiver \$7.99 - Charges include \$6.99 for Receiver Rental and \$1.00 for Secure Connection.

The following taxes, fees and surcharges are included in the price of the applicable service - Florida CST \$11.11, Federal USF \$4.15, E911 Fee \$0.80, TRS Surcharge \$0.20, Sales Tax \$0.11.

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

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

Spectrum Voice Provider - Spectrum Advanced Services, LLC

Visit Spectrum.com/stores for store locations. For questions or concerns, visit Spectrum.net/support.

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

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

Enrolling is easy, just go to Spectrumbusiness.net. Each month, you'll receive a paperless e-bill that you pay online with your choice of payment options.

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

Payment Options

Pay Online - Create or Login to pay or view your bill online at Spectrumbusiness.net.

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

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



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 02/06/2020
Account: 211000167513

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

Current month's charges:	\$104.06
Total amount due:	\$104.06
Payment Due By:	02/27/2020

Your Account Summary

Previous Amount Due	\$105.16
Payment(s) Received Since Last Statement	-\$105.16
Current Month's Charges	\$104.06
Total Amount Due	\$104.06



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

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

Win the TECO VIP Bolts Experience.

Just sign up for one or more free and convenient TECO programs for your chance to win a game-night suite at Amalie Arena, along with 17 friends and family. Learn more and enter to win February 4 through March 6 at tecoenergy.com/vip.

NO PURCHASE NECESSARY. Sponsored by TECO Energy, Inc. Enter to win 2/4/20 - 3/6/20. Must be 18 or older. Open to Tampa Electric and Peoples Gas customers only. Additional restrictions apply. See full rules at tecoenergy.com/vip/rules. Void where prohibited.



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



See reverse side for more information

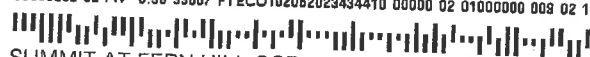
Account: 211000167513

Current month's charges:	\$104.06
Total amount due:	\$104.06
Payment Due By:	02/27/2020

Amount Enclosed \$

604469757318

00003202 02 AV 0.38 33607 FTECO102062023434410 00000 02 01000000 009 02 10583 006



SUMMIT AT FERN HILL CCD
SUMMIT AT FERN HILL CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-6008

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

Received
FEB 10 2020

60446975731821100016751300000000104061

Account: 211000167513
Statement Date: 02/06/2020
Current month's charges due 02/27/2020

Details of Charges – Service from 01/07/2020 to 02/03/2020

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
C24484	02/03/2020	37,416	36,492	924 kWh	1	28 Days

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

924 kWh @ \$0.06010/kWh \$18.06
924 kWh @ \$0.03016/kWh \$55.53
\$27.87
\$2.60

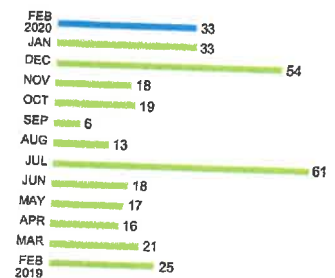
\$104.06

\$104.06

Total Current Month's Charges

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Important Messages

More clean energy to you

Tampa Electric has reduced its use of coal by 92 percent over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer, powering more than 100,000 homes everyday with the sun. Our diverse fuel mix for the 12-month period ending Dec. 2019 includes Natural Gas 83%, Coal 6%, Purchased Power 7%, Solar 4% and less than one percent of oil.



Statement Date: 02/06/2020

Account: 211000167729

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

Current month's charges:	\$1,927.04
Total amount due:	\$1,927.04
Payment Due By:	02/27/2020

Your Account Summary

Previous Amount Due	\$1,826.99
Payment(s) Received Since Last Statement	-\$1,826.99
Current Month's Charges	\$1,927.04
Total Amount Due	\$1,927.04



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

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

Win the TECO VIP Bolts Experience.

Just sign up for one or more free and convenient TECO programs for your chance to win a game-night suite at Amalie Arena, along with 17 friends and family. Learn more and enter to win February 4 through March 6 at tecoenergy.com/vip.

NO PURCHASE NECESSARY. Sponsored by TECO Energy, Inc. Enter to win 2/4/20 - 3/6/20. Must be 18 or older. Open to Tampa Electric and Peoples Gas customers only. Additional restrictions apply. See full rules at tecoenergy.com/vip/rules. Void where prohibited.



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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211000167729

Current month's charges:	\$1,927.04
Total amount due:	\$1,927.04
Payment Due By:	02/27/2020

Amount Enclosed

\$

604469757319

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

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

6044697573192110001677290000001927049

ACCOUNT INVOICE

tampaelectric.com



Account: 211000167729
Statement Date: 02/06/2020
Current month's charges due 02/27/2020

Details of Charges – Service from 01/03/2020 to 01/31/2020

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	1092 kWh @ \$0.02871/kWh	\$31.35
Fixture & Maintenance Charge	57 Fixtures	\$497.97
Lighting Pole / Wire	57 Poles	\$1363.44
Lighting Fuel Charge	1092 kWh @ \$0.02989/kWh	\$32.64
Florida Gross Receipt Tax		\$1.64
Lighting Charges		

\$1,927.04

Total Current Month's Charges

\$1,927.04

00003202-0007535-Page 7 of 12

Important Messages

More clean energy to you

Tampa Electric has reduced its use of coal by 92 percent over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer, powering more than 100,000 homes everyday with the sun. Our diverse fuel mix for the 12-month period ending Dec. 2019 includes Natural Gas 83%, Coal 6%, Purchased Power 7%, Solar 4% and less than one percent of oil.



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

Statement Date: 02/06/2020
Account: 211000167901

Current month's charges:	\$536.67
Total amount due:	\$536.67
Payment Due By:	02/27/2020

Your Account Summary

Previous Amount Due	\$459.43
Payment(s) Received Since Last Statement	-\$459.43
Current Month's Charges	\$536.67
Total Amount Due	\$536.67



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

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

Win the TECO VIP Bolts Experience.

Just sign up for one or more free and convenient TECO programs for your chance to win a game-night suite at Amalie Arena, along with 17 friends and family. Learn more and enter to win February 4 through March 6 at tecoenergy.com/vip.

NO PURCHASE NECESSARY. Sponsored by TECO Energy, Inc. Enter to win 2/4/20 - 3/6/20. Must be 18 or older. Open to Tampa Electric and Peoples Gas customers only. Additional restrictions apply. See full rules at tecoenergy.com/vip/rules. Void where prohibited.



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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211000167901

Current month's charges:	\$536.67
Total amount due:	\$536.67
Payment Due By:	02/27/2020
Amount Enclosed	\$

604469757320

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

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



Account: 211000167901
Statement Date: 02/06/2020
Current month's charges due 02/27/2020

Details of Charges – Service from 01/04/2020 to 02/03/2020

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

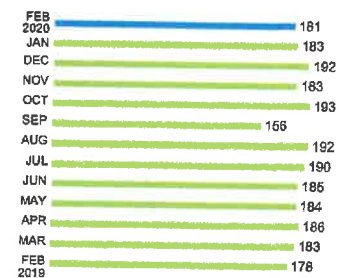
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
K67917	02/03/2020	33,989		28,392		5,597 kWh	1	31 Days

Basic Service Charge		\$18.06
Energy Charge	5,597 kWh @ \$0.06010/kWh	\$336.38
Fuel Charge	5,597 kWh @ \$0.03016/kWh	\$168.81
Florida Gross Receipt Tax		\$13.42
Electric Service Cost		\$536.67
Total Current Month's Charges		\$536.67

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Important Messages

More clean energy to you

Tampa Electric has reduced its use of coal by 92 percent over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer, powering more than 100,000 homes everyday with the sun. Our diverse fuel mix for the 12-month period ending Dec. 2019 includes Natural Gas 83%, Coal 6%, Purchased Power 7%, Solar 4% and less than one percent of oil.



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

DATE: January 29, 2020
Invoice # 5693

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

Service address
The Summit at Fern Hill

[illegible]**Payment due upon receipt**

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

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE

Invoice Number: 9625
Invoice Date: Feb 11, 2020
Page: 1


Bill To:

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

Ship to:

Customer ID	Customer PO	Payment Terms	
Summit Fern Hill CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		2/11/20

Quantity	Item	Description	Unit Price	Amount
		Difference between charges for services that should have been billed and actual billing for period 10/1/19 - 2/29/20:		
		Website Administration		1,666.65



Subtotal	1,666.65
Sales Tax	
Total Invoice Amount	1,666.65
Payment/Credit Applied	
TOTAL	1,666.65

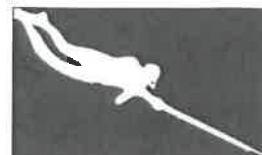
Spearem Enterprises, LLC

18865 state rd 54 ste 122

land o lakes, FL 33558

(727) 237-2316

spearem.jmb@gmail.com



INVOICE

BILL TO

Summit at Fern Hill CDD

c/o Meritus

2005 Pan Am Circle, Suite 120

Tampa , FL 33607

INVOICE # 4114**DATE** 02/04/2020**DUE DATE** 02/04/2020**TERMS** Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Labor 1-6-2020 • Scrubbing and disinfecting the toilets, all sinks, all counter top areas, all cabinet areas • Mirrors ,door knobs, handicap bars, light switches, locking mechanisms on doors, paper goods fixtures as well as all other fixtures located in restroom & clubhouse cleaned/disinfected • Sweep, Vacuum & Mop ALL floors • ALL Trash bins to be emptied upon each visit and new liners in place • Replacement of burned out light bulbs. • Clean/Disinfect drinking fountain • Pick up all trash and debris on Clubhouse grounds • Tables wiped off & straitened inside & outside • Dust all furniture, pictures, tables, lamps and baseboards in clubhouse • Blinds and window sills dusted	1	100.00	100.00
Description Of Work To Be Performed One Time Per Week: • Blow off Parking area, sidewalks, cabanas & pool deck • Dust the ceiling and walls of the cabana & light fixtures to remove any bugs, dirt or other debris • Remove wasp/hornets nests as needed			
Labor 1-13-2020 • Scrubbing and disinfecting the toilets, all sinks, all counter top areas, all cabinet areas • Mirrors ,door knobs, handicap bars, light switches, locking mechanisms on doors, paper goods fixtures as well as all other fixtures located in restroom & clubhouse cleaned/disinfected • Sweep, Vacuum & Mop ALL floors • ALL Trash bins to be emptied upon each visit and new liners in place • Replacement of burned out light bulbs. • Clean/Disinfect drinking fountain	1	100.00	100.00

WAD 537W
4602

DESCRIPTION	QTY	RATE	AMOUNT
<ul style="list-style-type: none"> • Pick up all trash and debris on Clubhouse grounds • Tables wiped off & straitened inside & outside • Dust all furniture, pictures, tables, lamps and baseboards in clubhouse • Blinds and window sills dusted <p>Description Of Work To Be Performed One Time Per Week:</p> <ul style="list-style-type: none"> • Blow off Parking area, sidewalks, cabanas & pool deck • Dust the ceiling and walls of the cabana & light fixtures to remove any bugs, dirt or other debris • Remove wasp/hornets nests as needed 			
Labor	1	100.00	100.00
<p>1-20-2020</p> <ul style="list-style-type: none"> • Scrubbing and disinfecting the toilets, all sinks, all counter top areas, all cabinet areas • Mirrors ,door knobs, handicap bars, light switches, locking mechanisms on doors, paper goods fixtures as well as all other fixtures located in restroom & clubhouse cleaned/disinfected • Sweep, Vacuum & Mop ALL floors • ALL Trash bins to be emptied upon each visit and new liners in place • Replacement of burned out light bulbs. • Clean/Disinfect drinking fountain • Pick up all trash and debris on Clubhouse grounds • Tables wiped off & straitened inside & outside • Dust all furniture, pictures, tables, lamps and baseboards in clubhouse • Blinds and window sills dusted <p>Description Of Work To Be Performed One Time Per Week:</p> <ul style="list-style-type: none"> • Blow off Parking area, sidewalks, cabanas & pool deck • Dust the ceiling and walls of the cabana & light fixtures to remove any bugs, dirt or other debris • Remove wasp/hornets nests as needed 			
Labor	1	100.00	100.00
<p>1-27-2020</p> <ul style="list-style-type: none"> • Scrubbing and disinfecting the toilets, all sinks, all counter top areas, all cabinet areas • Mirrors ,door knobs, handicap bars, light switches, locking mechanisms on doors, paper goods fixtures as well as all other fixtures located in restroom & clubhouse cleaned/disinfected • Sweep, Vacuum & Mop ALL floors • ALL Trash bins to be emptied upon each visit and new liners in place • Replacement of burned out light bulbs. • Clean/Disinfect drinking fountain • Pick up all trash and debris on Clubhouse grounds • Tables wiped off & straitened inside & outside • Dust all furniture, pictures, tables, lamps and baseboards in clubhouse • Blinds and window sills dusted <p>Description Of Work To Be Performed One Time Per Week:</p> <ul style="list-style-type: none"> • Blow off Parking area, sidewalks, cabanas & pool deck • Dust the ceiling and walls of the cabana & light fixtures to remove any bugs, dirt or other debris • Remove wasp/hornets nests as needed 			

DESCRIPTION	QTY	RATE	AMOUNT
Material Papergoods, Soap, Trash bags included in cost.	1	0.00	0.00
----- BALANCE DUE			\$400.00

Summit at Fern Hill Community Development District

Financial Statements
(Unaudited)

Period Ending
February 29, 2020



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

Summit at Fern Hill Community Development District

Balance Sheet

As of 2/29/2020
(In Whole Numbers)

	General Fund	Debt Service - Series 2016	Debt Service - Series 2018	Capital Projects - Series 2018	General Fixed Assets Account Group	General Long-Term Debt	Total
Assets							
Cash-Operating Account	383,198	0	0	0	0	0	383,198
Investments - Revenue 2016 # 0000	0	263,372	0	0	0	0	263,372
Investments - Interest 2016 # 0001	0	0	0	0	0	0	0
Investments - Sinking 2016 # 0002	0	0	0	0	0	0	0
Investments - Reserve 2016 # 0003	0	123,178	0	0	0	0	123,178
Investments - Prepayment 2016 # 0004	0	0	0	0	0	0	0
Investments - Construction 2016 # 0005	0	0	0	0	0	0	0
Investments - Revenue 2018 #1000	0	0	148,591	0	0	0	148,591
Investments - Interest 2018 #1001	0	0	0	0	0	0	0
Investments - Sinking 2018 #1002	0	0	0	0	0	0	0
Investments - Reserve 2018 # 1003	0	0	69,325	0	0	0	69,325
Investments - Construction 2018 #1005	0	0	0	43	0	0	43
Investments - COI 2018 # 1006	0	0	0	0	0	0	0
Accounts Receivable - Other	0	0	0	0	0	0	0
Due From Developer	0	0	0	0	0	0	0
Assessments Receivable - Tax Roll	0	0	0	0	0	0	0
Assessments Receivable - Off Roll	0	0	0	0	0	0	0
Due From General Fund	0	0	0	0	0	0	0
Prepaid Items	0	0	0	0	0	0	0
Prepaid General Liability Insurance	0	0	0	0	0	0	0
Prepaid Public Officials Insurance	0	0	0	0	0	0	0
Prepaid Trustee Fees	1,010	0	0	0	0	0	1,010
Deposits	4,240	0	0	0	0	0	4,240
Equipment & Furniture	0	0	0	0	439,065	0	439,065
Construction Work In Progress	0	0	0	0	4,882,476	0	4,882,476
Amount Available-Debt Service	0	0	0	0	0	229,390	229,390
Amount To Be Provided-Debt Service	0	0	0	0	0	5,523,610	5,523,610
Other	0	0	0	0	0	0	0
Total Assets	388,448	386,549	217,916	43	5,321,541	5,753,000	12,067,499
Liabilities							
Accounts Payable	1,027	0	0	0	0	0	1,027
Accounts Payable Other	0	0	0	0	0	0	0
Due To Debt Service Fund	82,500	0	0	0	0	0	82,500
Deferred Revenue	0	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0
Deposits	1,400	0	0	0	0	0	1,400
Revenue Bonds Payable-LT-2016	0	0	0	0	0	3,631,000	3,631,000
Revenue Bond Payable - Series 2018	0	0	0	0	0	2,122,000	2,122,000

Summit at Fern Hill Community Development District

Balance Sheet

As of 2/29/2020
(In Whole Numbers)

	General Fund	Debt Service - Series 2016	Debt Service - Series 2018	Capital Projects - Series 2018	General Fixed Assets Account Group	General Long-Term Debt	Total
Total Liabilities	<u>84,927</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>5,753,000</u>	<u>5,837,927</u>
Fund Equity & Other Credits							
Fund Balance-All Other Reserves	0	229,390	129,214	438,944	0	0	797,548
Fund Balance-Unreserved	89,832	0	0	0	0	0	89,832
Investment In General Fixed Assets	0	0	0	0	5,321,541	0	5,321,541
Other	<u>213,689</u>	<u>157,159</u>	<u>88,702</u>	<u>(438,901)</u>	<u>0</u>	<u>0</u>	<u>20,650</u>
Total Fund Equity & Other Credits	<u>303,521</u>	<u>386,549</u>	<u>217,916</u>	<u>43</u>	<u>5,321,541</u>	<u>0</u>	<u>6,229,571</u>
Total Liabilities & Fund Equity	<u>388,448</u>	<u>386,549</u>	<u>217,916</u>	<u>43</u>	<u>5,321,541</u>	<u>5,753,000</u>	<u>12,067,499</u>

Summit at Fern Hill Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2019 Through 2/29/2020

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
O&M Assmts - Tax Roll	240,530	242,559	2,029	1 %
O&M Assmts - Off Roll	57,225	58,468	1,243	2 %
Interest Earnings				
Interest Earnings	0	108	108	0 %
Other Miscellaneous Revenues				
Miscellaneous	0	200	200	0 %
Total Revenues	297,755	301,334	3,579	1 %
Expenditures				
Financial & Administrative				
District Manager	33,750	14,063	19,688	58 %
District Engineer	2,250	2,214	37	2 %
Disclosure Report	8,400	0	8,400	100 %
Trustees Fees	8,500	2,694	5,806	68 %
Auditing Services	6,500	546	5,954	92 %
Postage, Phone, Faxes, Copies	200	35	165	83 %
Public Officials Insurance	2,500	2,307	193	8 %
Legal Advertising	1,500	0	1,500	100 %
Bank Fees	400	96	304	76 %
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	200	0	200	100 %
Website Administration	4,000	3,657	343	9 %
Legal Counsel				
District Counsel	6,000	1,991	4,009	67 %
Electric Utility Services				
Electric Utility Services	50,000	10,132	39,868	80 %
Water-Sewer Combination Services				
Water Utility Services	6,000	1,792	4,208	70 %
Other Physical Environment				
Waterway Management Program	10,000	1,780	8,220	82 %
Property & Casualty Insurance	6,500	5,601	899	14 %
Club Facility Maintenance	15,000	5,668	9,332	62 %
Landscape Maintenance - Contract	100,000	26,318	73,682	74 %
Landscape Maintenance - Other	14,880	5,380	9,500	64 %
Plant Replacement Program	2,500	0	2,500	100 %
Irrigation Maintenance	3,500	0	3,500	100 %
Pool Maintenance	10,000	3,198	6,802	68 %
Park Facility Maintenance	5,000	0	5,000	100 %
Total Expenditures	297,755	87,645	210,110	71 %
Excess Revenues Over (Under) Expenditures	0	213,689	213,689	0 %
Fund Balance, Beginning of Period	0	89,832	89,832	0 %
Fund Balance, End of Balance	0	303,521	303,521	0 %

Summit at Fern Hill Community Development District

Statement of Revenues and Expenditures

200 - Debt Service - Series 2016
From 10/1/2019 Through 2/29/2020
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	242,280	242,812	532	0 %
Interest Earnings				
Interest Earnings	0	163	163	0 %
Total Revenues	242,280	242,974	694	0 %
Expenditures				
Debt Service Payments				
Interest Payment	170,280	85,815	84,465	50 %
Principal Payment	72,000	0	72,000	100 %
Total Expenditures	242,280	85,815	156,465	65 %
Excess Revenues Over (Under) Expenditures	0	157,159	157,159	0 %
Fund Balance, Beginning of Period	0	229,390	229,390	0 %
Fund Balance, End of Balance	0	386,549	386,549	0 %

Summit at Fern Hill Community Development District

Statement of Revenues and Expenditures

201 - Debt Service - Series 2018
From 10/1/2019 Through 2/29/2020
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	138,510	58,232	(80,278)	(58)%
DS Assmts - Off Roll	0	82,500	82,500	0 %
Interest Earnings				
Interest Earnings	0	76	76	0 %
Total Revenues	138,510	140,807	2,297	2 %
Expenditures				
Debt Service Payments				
Interest Payment	103,510	52,105	51,405	50 %
Principal Payment	35,000	0	35,000	100 %
Total Expenditures	138,510	52,105	86,405	62 %
Excess Revenues Over (Under) Expenditures	0	88,702	88,702	0 %
Fund Balance, Beginning of Period	0	129,214	129,214	0 %
Fund Balance, End of Balance	0	217,916	217,916	0 %

Summit at Fern Hill Community Development District

Statement of Revenues and Expenditures

301 - Capital Projects - Series 2018

From 10/1/2019 Through 2/29/2020

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	164	164	0 %
Total Revenues	0	164	164	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	439,065	(439,065)	0 %
Total Expenditures	0	439,065	(439,065)	0 %
Excess Revenues Over (Under) Expenditures	0	(438,901)	(438,901)	0 %
Fund Balance, Beginning of Period	0	438,944	438,944	0 %
Fund Balance, End of Balance	0	43	43	0 %

Summit at Fern Hill Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 2/29/2020

Reconciliation Date: 2/29/2020

Status: Locked

Bank Balance	244,206.41
Less Outstanding Checks/Vouchers	2,025.85
Plus Deposits in Transit	140,917.60
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>100.00</u>
Reconciled Bank Balance	383,198.16
Balance Per Books	<u>383,198.16</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: 2/29/2020

Reconciliation Date: 2/29/2020

Status: Locked

Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1709	2/5/2020	Series 2018 FY20 Tax Dist ID 457	391.87	Summit at Fern Hill CDD
1710	2/5/2020	Series 2016 FY20 Tax Dist ID 457	1,633.98	Summit at Fern Hill CDD
Outstanding Checks/Vouchers			2,025.85	

Summit at Fern Hill Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 2/29/2020

Reconciliation Date: 2/29/2020

Status: Locked

Outstanding Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	104	2/27/2020	Clubhouse Rental - Swift (Reverse)	(50.00)
	1388550	2/27/2020	Off Roll - Blk 206 to 265, Lot 50	140,967.60
Outstanding Deposits				140,917.60

Summit at Fern Hill Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 2/29/2020
Reconciliation Date: 2/29/2020
Status: Locked

Outstanding Suspense Items

Item Number	Date	Description	Amount
CR228	2/29/2020	Clubhouse Rental Swift	50.00
CR230	2/29/2020	Clubhouse Rental Simms	50.00
Outstanding Suspense Items			100.00

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

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 2/29/2020

Reconciliation Date: 2/29/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1693	1/8/2020	Series 2016 FY20 Tax Dist ID 454	9,835.36	Summit at Fern Hill CDD
1694	1/8/2020	Series 2018 FY20 Tax Dist ID 454	2,358.74	Summit at Fern Hill CDD
1700	2/3/2020	System Generated Check/Voucher	267.15	BOCC
1701	2/3/2020	System Generated Check/Voucher	2,818.28	Meritus Districts
1702	2/3/2020	System Generated Check/Voucher	924.90	Straley Robin Vericker
1703	2/13/2020	System Generated Check/Voucher	1,666.65	Meritus Districts
1704	2/13/2020	System Generated Check/Voucher	283.44	Bright House Networks
1705	2/13/2020	System Generated Check/Voucher	2,567.77	Tampa Electric
1706	2/20/2020	System Generated Check/Voucher	445.00	First Choice Aquatic
1707	2/20/2020	System Generated Check/Voucher	7,543.34	Carson's Lawn & Landscaping Services, LLC
1708	2/20/2020	System Generated Check/Voucher	400.00	Spearem Enterprises, LLC
Cleared Checks/Vouchers			29,110.63	

Summit at Fern Hill Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 2/29/2020

Reconciliation Date: 2/29/2020

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	106	1/16/2020	Clubhouse Rental - Mangual	50.00
	104	2/3/2020	Clubhouse Rental - Swift	50.00
	CR223	2/4/2020	Tax Distribution 02.04.2020	3,658.13
	103	2/5/2020	Clubhouse Deposit - Swift	200.00
	104	2/5/2020	Clubhouse Rental - Swift	50.00
	2204777899	2/29/2020	Clubhouse Rental - Simms	50.00
	CR235	2/29/2020	February Bank Activity	<u>(9.39)</u>
Cleared Deposits				<u><u>4,048.74</u></u>



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Summit at Fern Hill

Date: 3/31/20

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	25	0	<u>Looked clean</u>
INVASIVE MATERIAL (FLOATING)	20	10	-10	<u>Several ponds have algae</u>
INVASIVE MATERIAL (SUBMERSED)	20	20	0	<u>Look good</u>
FOUNTAINS/AERATORS	20	20	0	<u>N/A</u>
DESIRABLE PLANTS	15	15	0	

AMENITIES

CLUBHOUSE INTERIOR	4	2	-2	<u>Needs attention</u>
CLUBHOUSE EXTERIOR	3	2	-1	<u>Could use pressure washing before re-opening.</u>
POOL WATER	10	10	0	<u>Clean</u>
POOL TILES	10	10	0	<u>Good</u>
POOL LIGHTS	5	5	0	
POOL FURNITURE/EQUIPMENT	8	4	-4	<u>Several broken chairs</u>
FIRST AID/SAFETY ITEMS	10	10	0	
SIGNAGE (rules, pool, playground)	5	5	0	<u>Ok</u>
PLAYGROUND EQUIPMENT	5	5	0	<u>Good</u>
RECREATIONAL FACILITIES	7	7	0	
RESTROOMS	6	3	-3	<u>Need cleaning</u>
HARDSCAPE	10	10	0	
ACCESS & MONITORING SYSTEM	3	3	0	<u>Fob system installation is complete.</u>
IT/PHONE SYSTEM	3	3	0	<u>Ok</u>
TRASH RECEPTACLES	3	2	-1	<u>Could use a new one.</u>
FOUNTAINS	8	8	0	<u>Ok</u>

MONUMENTS AND SIGNS

CLEAR VISIBILITY (Landscaping)	25	25	0	<u>Good</u>
PAINTING	25	25	0	<u>good</u>
CLEANLINESS	25	25	0	
GENERAL CONDITION	25	15	-10	<u>Foam trim has been damaged</u>



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Summit at Fern Hill

Date: 3/31/20

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	40	0	Good
RECREATIONAL AREAS	30	20	-10	Playground landscape needs attention
SUBDIVISION MONUMENTS	30	25	-5	Being over irrigated by the new home next to it.
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	15	0	Good
SIDEWALKS	30	30	0	Good
SPECIALTY MONUMENTS	15	15	0	Good
STREETS	25	25	0	
PARKING LOTS	15	15	0	Ok
LIGHTING ELEMENTS				
STREET LIGHTING	33	33	0	?
LANDSCAPE UP LIGHTING	22	22	0	Good
MONUMENT LIGHTING	30	30	0	Good
AMENITY CENTER LIGHTING	15	15	0	Good
GATES				
ACCESS CONTROL PAD	25	25		N/A
OPERATING SYSTEM	25	20		N/A
GATE MOTORS	25	25		N/A
GATES	25	25		N/A
SCORE	700	649	-46	93%

Manager's Signature: Gene Roberts

Supervisor's Signature: _____



Meritus

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Summit at Fern Hill

Date: 3/31/20

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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LANDSCAPE MAINTENANCE

TURF	5	4	-1	Clubhouse turf is dry
TURF FERTILITY	10	10	0	Good where irrigation is working
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	5	0	Good
TURF INSECT/DISEASE CONTROL	10	10	0	None observed
PLANT FERTILITY	5	5	0	OK
WEED CONTROL - BED AREAS	5	3	-2	Recently installed beds need detailing
PLANT INSECT/DISEASE CONTROL	5	5	0	None observed
PRUNING	10	8	-2	Palm trees
CLEANLINESS	5	5	0	Good
MULCHING	5	4	-1	Some needed
WATER/IRRIGATION MGMT	8	4	-4	Clubhouse irrigation needs to be checked
CARRYOVERS	5	5	0	

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	7	0	OK
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	3	0	

SCORE

100	90	-10	90%
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Contractor Signature: _____

Manager's Signature: Gene Roberts

Summit at Fern Hill April



The irrigation needs to be adjusted to assure 100% coverage on the new sod at the entrance.



The turf looks good along Fern Hill in spite of the drought conditions.



Plants are on the dry side at the clubhouse.



Vendor was notified to address the irrigation at the clubhouse.



Several of the pool chairs have broke and there's only a few remaining.



Vehicles are parking on the new landscape along Mossy Timber.



Landscape installation along Crested Fringe has not been completed.



Turf and landscape beds at the playground needs attention.



The Bahia turf at the dog park is dry but will recover with rain.



Palm trees around the pool need trimming.



Algae bloom in several ponds was observed. Contacted the vendor and was told they were treated yesterday.





