

# Summit at Fern Hill Community Development District

## Board of Supervisors

Antonio Bradford, Chairman  
Angela White, Vice Chairperson  
Douglas Smith, Assistant Secretary  
Vacant, Assistant Secretary  
Vacant, Assistant Secretary

Heather Dilley, District Manager  
Kathryn Hopkinson, District Counsel  
Tonja Stewart, District Engineer

## Regular Meeting Agenda

Monday, May 08, 2023, at 6:00 p.m.

The Regular Meeting of Summit at Fern Hill Community Development District will be held on **May 08, 2023, at 6:00 p.m. at the Summit at Fern Hill Clubhouse located at 10340 Boggy Moss Drive, Riverview, FL 33578**. Please let us know 24 hours before the meeting if you wish to call in for the meeting. Following is the agenda for the meeting.

*All cellular phones and pagers must be turned off during the meeting.*

### REGULAR MEETING OF BOARD OF SUPERVISORS

#### 1. CALL TO ORDER/ROLL CALL

#### 2. PUBLIC COMMENT

Each individual has the opportunity to comment and is limited to **three (3) minutes** for such comment.

#### 3. VENDOR REPORTS

A. District Counsel.....Tab 01

i. Discussion on Ownership of Dog Park Area

B. District Engineer

#### 4. BUSINESS ITEMS

A. Consideration of Resolution 2023-04; Approving the Proposed Fiscal Year 2024

Budget & Setting Public Hearing ..... Tab 02

B. Announcement of Qualified Electors ..... Tab 03

C. General Matters of the District

#### 5. CONSENT AGENDA

A. Consideration of Board of Supervisor's Meeting Minutes of the Regular Meeting

March 13, 2023,.....Tab 04

B. Consideration of Operation and Maintenance Expenditures March 2023 ..... Tab 05

C. Review of Financial Statements Month Ending March 31, 2023,.....Tab 06

#### 6. STAFF REPORTS

A. District Manager ..... Tab 07

i. Aquatics Report

ii. Community Inspection Reports

#### 7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

#### 8. ADJOURNMENT

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

Sincerely,

*Heather Dilley*

District Manager

#### District Office

Inframark  
2005 Pan Am Circle  
Tampa, Florida 33607  
(813) 873 – 7300

#### Meeting Location:

Summit at Fern Hill Clubhouse  
10340 Boggy Moss Drive  
Riverview, FL 33578

**From:** Dilley, Heather <[Heather.Dilley@Inframark.com](mailto:Heather.Dilley@Inframark.com)>  
**Sent:** Wednesday, March 29, 2023 2:18 PM  
**To:** Kathryn Hopkinson <[KHopkinson@srvlegal.com](mailto:KHopkinson@srvlegal.com)>  
**Cc:** John Vericker <[JVericker@srvlegal.com](mailto:JVericker@srvlegal.com)>  
**Subject:** RE: Summit at Fern Hill - ownership of dog park area

Hi KC,

Thank you for the information. I will include a discussion on ownership of the dog park area on the next agenda. If you would like to join and introduce yourself, it might help with Board questions. The next meeting is May 8, at 6:30pm at the clubhouse, 10340 Boggy Moss Drive, Riverview, FL 33578.

FYI – there are only three Board members and normally no audience. I will place your staff report at the beginning as we will also be adopting the preliminary budget.

Please let me know if you need any further information.

Sincerely,

**Heather Dilley** | District Manager



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813.873.7300 ext.107

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**From:** Kathryn Hopkinson <[KHopkinson@srvlegal.com](mailto:KHopkinson@srvlegal.com)>  
**Sent:** Wednesday, March 29, 2023 10:12 AM  
**To:** Dilley, Heather <[Heather.Dilley@Inframark.com](mailto:Heather.Dilley@Inframark.com)>  
**Cc:** Kathryn Hopkinson <[KHopkinson@srvlegal.com](mailto:KHopkinson@srvlegal.com)>; John Vericker <[JVericker@srvlegal.com](mailto:JVericker@srvlegal.com)>  
**Subject:** RE: Summit at Fern Hill - ownership of dog park area

Heather,

Let's put this on the Agenda for the next meeting perhaps under your section of the meeting. I will go over the realities with the Board and give advice on how to proceed. Different options would be to stop maintaining. Of course, residents won't be happy, but it is what it is. If EPG does want to make the CDD purchase it, a real estate attorney will have to be brought in, etc.

Let me know if you'd like to discuss!

Best,  
KC

**Kathryn "KC" Hopkinson**

Straley Robin Vericker

**From:** Dilley, Heather <[Heather.Dilley@Inframark.com](mailto:Heather.Dilley@Inframark.com)>  
**Sent:** Friday, March 17, 2023 7:17 PM  
**To:** Kathryn Hopkinson <[KHopkinson@srvlegal.com](mailto:KHopkinson@srvlegal.com)>  
**Subject:** FW: Summit at Fern Hill - ownership of dog park area

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Response from Carlos

**Heather Dilley** | District Manager



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**From:** Carlos de la Ossa <[cdlossa@eisenhowerpropertygroup.com](mailto:cdlossa@eisenhowerpropertygroup.com)>

**Sent:** Tuesday, March 7, 2023 4:11 PM

**To:** Dilley, Heather <[Heather.Dilley@Inframark.com](mailto:Heather.Dilley@Inframark.com)>

**Cc:** Vericker, John M. <[JVericker@srvlegal.com](mailto:JVericker@srvlegal.com)>; Ryan Motko <[rmotko@eisenhowerpropertygroup.com](mailto:rmotko@eisenhowerpropertygroup.com)>

**Subject:** FW: Summit at Fern Hill - ownership of dog park area

Heather,

Good afternoon and hope all is well. Jeff, Nick, Ryan, and I had an opportunity to discuss this, and we most certainly want to transfer the property, however, not for free.

We are comfortable in offering the parcel to the district for 100K. We do believe the land is worth more than 100K but are willing to sell for that amount.

Please let me know if we need to schedule a time to discuss. Thanks, and have a good day!

Sincerely,

**Carlos de la Ossa, LCAM, CFCAM, CMCA, AMS**

*Director of CDD/HOA Operations*

111 South Armenia Avenue, Suite 201 | Tampa, FL 33609

E: [cdlossa@eisenhowerpropertygroup.com](mailto:cdlossa@eisenhowerpropertygroup.com)







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**From:** Dilley, Heather <[Heather.Dilley@Inframark.com](mailto:Heather.Dilley@Inframark.com)>  
**Sent:** Monday, March 6, 2023 5:04 PM  
**To:** Ryan Motko <[rmotko@eisenhowerpropertygroup.com](mailto:rmotko@eisenhowerpropertygroup.com)>  
**Subject:** FW: Summit at Fern Hill - ownership of dog park area

Hi Ryan,

The Summit at Fern Hill Board of Supervisors would like to discuss a capital improvement on the dog park area. I found out recently that parcel has not been transferred to the CDD. Do you have plans for the parcel or could we proceed with a transfer so they may consider improvements?

Thank you,

**Heather Dilley** | District Manager



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**From:** John Vericker <[JVericker@srvlegal.com](mailto:JVericker@srvlegal.com)>

**Sent:** Monday, March 6, 2023 4:46 PM

**To:** Dilley, Heather <[Heather.Dilley@Inframark.com](mailto:Heather.Dilley@Inframark.com)>

**Cc:** Kathryn Hopkinson <[KHopkinson@srvlegal.com](mailto:KHopkinson@srvlegal.com)>; Vivek Babbar <[vbabbar@srvlegal.com](mailto:vbabbar@srvlegal.com)>

**Subject:** RE: Summit at Fern Hill - ownership of dog park area

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We have not heard anything on that parcel. Check with Ryan Motko on their plans for that parcel.

Parcel	<a href="#">U-30-30-20-A35-000000-B0000.0</a>
Folio	077192-5486
Market Value	100
Owner Name	EISENHOWER PROPERTY GROUP LLC;

John M. Vericker

**STRALEY ROBIN VERICKER**

1510 W. Cleveland Street

Tampa, Florida 33606

Direct Line: 813-901-4945

Office: 813-223-9400

Fax: 813-223-5043

[jvericker@srvlegal.com](mailto:jvericker@srvlegal.com)

[www.srvlegal.com](http://www.srvlegal.com)

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**From:** Dilley, Heather <[Heather.Dilley@Inframark.com](mailto:Heather.Dilley@Inframark.com)>

**Sent:** Monday, March 6, 2023 4:43 PM

**To:** John Vericker <[JVericker@srvlegal.com](mailto:JVericker@srvlegal.com)>

**Subject:** Summit at Fern Hill - ownership of dog park area

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Hi John,

I hope you had a nice weekend. I am putting the book together for Summit at Fern Hill and wondered if you had an update on the ownership transfer on the dog park area.

Thanks,

**Heather Dilley** | District Manager



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813.873.7300 ext.107

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## RESOLUTION 2023-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2023/2024; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING 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, 2023 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Proposed Budget**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and 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. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE: August 14, 2023

HOUR: 6:00 pm

LOCATION: Summit at Fern Hill Clubhouse  
10340 Boggy Moss Drive  
Riverview, Florida 33578

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

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

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 ON MAY 8, 2023.**

Attest:

**Summit at Fern Hill Community  
Development District**

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

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

**Exhibit A: Proposed Budget for Fiscal Year 2023/2024**

2024

# SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

## FISCAL YEAR 2024 PROPOSED ANNUAL OPERATING BUDGET



MAY 8, 2023

# SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

## FISCAL YEAR 2024 PROPOSED ANNUAL OPERATING BUDGET TABLE OF CONTENTS

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MAY 8, 2023



# 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 2024, which begins on October 1, 2023. 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.

<b><u>Fund Number</u></b>	<b><u>Fund Name</u></b>	<b><u>Services Provided</u></b>
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

## 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.

FISCAL YEAR 2024

PROPOSED ANNUAL OPERATING BUDGET

# 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

	Fiscal Year 2023 Final Operating Budget	Current Period Actuals 10/1/22 - 2/28/23	Projected Revenues & Expenditures 3/1/23 to 9/30/23	Total Actuals and Projections Through 9/30/23	Over/(Under) Budget Through 9/30/23
<b>REVENUES</b>					
<b>SPECIAL ASSESSMENTS - SERVICE CHARGES</b>					
Operations & Maintenance Assmts-Tax Roll	338,809.00	338,888.00	75.00	338,963.00	154.00
<b>TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES</b>	<b>\$338,809.00</b>	<b>\$338,888.00</b>	<b>\$75.00</b>	<b>\$338,963.00</b>	<b>\$154.00</b>
<b>INTEREST EARNINGS</b>					
Interest Earnings	0.00	0.00	0.00	0.00	0.00
<b>TOTAL INTEREST EARNINGS</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>					
Developer Contributions	0.00	0.00	0.00	0.00	0.00
<b>TOTAL CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>OTHER MISCELLANEOUS REVENUES</b>					
Miscellaneous	0.00	125.00	0.00	125.00	125.00
Clubhouse Rental Revenue	400.00	0.00	250.00	250.00	(150.00)
<b>TOTAL OTHER MISCELLANEOUS REVENUES</b>	<b>\$400.00</b>	<b>\$125.00</b>	<b>\$250.00</b>	<b>\$375.00</b>	<b>(\$25.00)</b>
<b>TOTAL REVENUES</b>	<b>\$339,209.00</b>	<b>\$339,013.00</b>	<b>\$325.00</b>	<b>\$339,338.00</b>	<b>\$129.00</b>
<b>EXPENDITURES</b>					
<b>LEGISLATIVE</b>					
Supervisor Fees	12,000.00	600.00	6,600.00	7,200.00	(4,800.00)
<b>TOTAL LEGISLATIVE</b>	<b>\$12,000.00</b>	<b>\$600.00</b>	<b>\$6,600.00</b>	<b>\$7,200.00</b>	<b>(\$4,800.00)</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Manager	33,750.00	14,063.00	19,687.00	33,750.00	0.00
District Engineer	4,000.00	0.00	2,928.00	2,928.00	(1,072.00)
Disclosure Report	8,400.00	3,500.00	4,900.00	8,400.00	0.00
Trustees Fees	8,100.00	336.00	7,764.00	8,100.00	0.00
Auditing Services	6,000.00	0.00	5,800.00	5,800.00	(200.00)
Postage, Phone, Faxes, Copies	400.00	547.00	53.00	600.00	200.00
Legal Advertising	1,500.00	1,849.00	151.00	2,000.00	500.00
Bank Fees	400.00	152.00	104.00	256.00	(144.00)
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Email Hosting	0.00	0.00	0.00	0.00	0.00
ADA Website Fee	1,800.00	1,100.00	1,100.00	2,200.00	400.00
Website Administration	1,200.00	500.00	100.00	600.00	(600.00)
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$65,725.00</b>	<b>\$22,222.00</b>	<b>\$42,587.00</b>	<b>\$64,809.00</b>	<b>(\$916.00)</b>
<b>LEGAL COUNSEL</b>					
District Counsel	6,000.00	1,868.00	1,132.00	3,000.00	(3,000.00)
<b>TOTAL LEGAL COUNSEL</b>	<b>\$6,000.00</b>	<b>\$1,868.00</b>	<b>\$1,132.00</b>	<b>\$3,000.00</b>	<b>(\$3,000.00)</b>
<b>INSURANCE</b>					
Public Officials Insurance	3,008.00	2,694.00	0.00	2,694.00	(314.00)
General Liability	0.00	0.00	0.00	0.00	0.00
Property and Casualty	7,476.00	7,059.00	0.00	7,059.00	(417.00)
<b>TOTAL INSURANCE</b>	<b>\$10,484.00</b>	<b>\$9,753.00</b>	<b>\$0.00</b>	<b>\$9,753.00</b>	<b>(\$731.00)</b>
<b>ELECTRIC UTILITY SERVICES</b>					
Electric Utility Services	41,000.00	18,576.00	20,424.00	39,000.00	(2,000.00)
<b>TOTAL ELECTRIC UTILITY SERVICES</b>	<b>\$41,000.00</b>	<b>\$18,576.00</b>	<b>\$20,424.00</b>	<b>\$39,000.00</b>	<b>(\$2,000.00)</b>
<b>WATER-SEWER COMBINATION SERVICES</b>					
Water Utility Services	6,000.00	6,619.00	4,381.00	11,000.00	5,000.00
<b>TOTAL WATER-SEWER COMBINATION SERVICES</b>	<b>\$6,000.00</b>	<b>\$6,619.00</b>	<b>\$4,381.00</b>	<b>\$11,000.00</b>	<b>\$5,000.00</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
Waterway Management Program - Aquatics Contract	6,000.00	2,225.00	2,225.00	4,450.00	(1,550.00)
Waterway Improvement & Repairs	5,000.00	0.00	0.00	0.00	(5,000.00)
Entrance, Monuments, Walls Maintenance & Repairs	1,500.00	2,855.00	0.00	2,855.00	1,355.00
Club Facility Maintenance	0.00	0.00	0.00	0.00	0.00
Landscape Maintenance - Contract	91,000.00	31,668.00	43,764.00	75,432.00	(15,568.00)
Landscape Maintenance - Other	15,000.00	6,784.00	19,476.00	26,260.00	11,260.00
Plant Replacement Program	2,500.00	0.00	2,500.00	2,500.00	0.00
Irrigation Maintenance	3,500.00	2,500.00	0.00	2,500.00	(1,000.00)
Pool Maintenance - Contract	9,000.00	3,550.00	3,650.00	7,200.00	(1,800.00)
R&M-Pools	1,000.00	853.00	147.00	1,000.00	0.00
Amenity Center Maintenance & Repairs	15,000.00	959.00	5,877.00	6,836.00	(8,164.00)
Amenity Center Cleaning & Supplies	5,500.00	2,045.00	0.00	2,045.00	(3,455.00)
Park Facility Maintenance	1,500.00	2,603.00	2,117.00	4,720.00	3,220.00
Mulch & Tree Trimming	13,500.00	0.00	8,700.00	8,700.00	(4,800.00)
Landscaping - Annuals	0.00	0.00	0.00	0.00	0.00
Miscellaneous Maintenance	3,000.00	1,428.00	0.00	1,428.00	(1,572.00)
Capital Improvements	20,000.00	0.00	0.00	0.00	(20,000.00)
Holiday Decorations	5,000.00	2,745.00	2,255.00	5,000.00	0.00
Pest Control	0.00	0.00	0.00	0.00	0.00
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$198,000.00</b>	<b>\$60,215.00</b>	<b>\$90,711.00</b>	<b>\$150,926.00</b>	<b>(\$47,074.00)</b>
<b>RESERVE</b>					
Capital Reserve	0.00	0.00	38,513.31	38,513.31	38,513.31
<b>TOTAL RESERVE</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$38,513.31</b>	<b>\$38,513.31</b>	<b>\$38,513.31</b>
<b>TOTAL EXPENDITURES</b>	<b>\$339,209.00</b>	<b>\$119,853.00</b>	<b>\$204,348.31</b>	<b>\$324,201.31</b>	<b>(\$15,007.69)</b>
<b>EXCESS REVENUES OVER (UNDER) EXPENDITURES</b>	<b>\$0.00</b>	<b>\$219,160.00</b>	<b>(\$204,023.31)</b>	<b>\$15,136.69</b>	<b>\$15,136.69</b>

# SUMMIT AT FERN HILL

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2023 Final Operating Budget	Current Period Actuals 10/1/22 - 2/28/23	Projected Revenues & Expenditures 3/1/23 to 9/30/23	Total Actuals and Projections Through 9/30/23	Over/(Under) Budget Through 9/30/23	Fiscal Year 2024 Final Operating Budget	Increase / (Decrease) from FY 2023 to FY 2024
<b>REVENUES</b>							
<b>SPECIAL ASSESSMENTS - SERVICE CHARGES</b>							
Operations & Maintenance Assmts-Tax Roll	338,809.00	338,888.00	75.00	338,963.00	154.00	338,809.00	(0.00)
<b>TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES</b>	<b>\$338,809.00</b>	<b>\$338,888.00</b>	<b>\$75.00</b>	<b>\$338,963.00</b>	<b>\$154.00</b>	<b>\$338,809.00</b>	<b>(\$0.00)</b>
<b>INTEREST EARNINGS</b>							
Interest Earnings	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>TOTAL INTEREST EARNINGS</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>							
Developer Contributions	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>TOTAL CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>OTHER MISCELLANEOUS REVENUES</b>							
Miscellaneous	0.00	125.00	0.00	125.00	0.00	0.00	0.00
Surplus FB	0.00	0.00	0.00			200,000.00	
Clubhouse Rental Revenue	400.00	0.00	250.00	250.00	(150.00)	400.00	0.00
<b>TOTAL OTHER MISCELLANEOUS REVENUES</b>	<b>\$400.00</b>	<b>\$125.00</b>	<b>\$250.00</b>	<b>\$375.00</b>	<b>(\$150.00)</b>	<b>\$200,400.00</b>	<b>\$0.00</b>
<b>TOTAL REVENUES</b>	<b>\$339,209.00</b>	<b>\$339,013.00</b>	<b>\$325.00</b>	<b>\$339,338.00</b>	<b>\$4.00</b>	<b>\$539,209.00</b>	<b>(\$0.00)</b>
<b>EXPENDITURES</b>							
<b>LEGISLATIVE</b>							
Supervisor Fees	12,000.00	600.00	6,600.00	7,200.00	(4,800.00)	6,000.00	(6,000.00)
<b>TOTAL LEGISLATIVE</b>	<b>\$12,000.00</b>	<b>\$600.00</b>	<b>\$6,600.00</b>	<b>\$7,200.00</b>	<b>(\$4,800.00)</b>	<b>\$6,000.00</b>	<b>(\$6,000.00)</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>							
District Manager	33,750.00	14,063.00	19,687.00	33,750.00	0.00	33,750.00	0.00
District Engineer	4,000.00	0.00	2,928.00	2,928.00	(1,072.00)	4,000.00	0.00
Disclosure Report	8,400.00	3,500.00	4,900.00	8,400.00	0.00	8,400.00	0.00
Trustees Fees	8,100.00	336.00	7,764.00	8,100.00	0.00	8,100.00	0.00
Auditing Services	6,000.00	0.00	5,800.00	5,800.00	(200.00)	6,000.00	0.00
Postage, Phone, Faxes, Copies	400.00	547.00	53.00	600.00	200.00	1,000.00	600.00
Legal Advertising	1,500.00	1,849.00	151.00	2,000.00	500.00	2,500.00	1,000.00
Bank Fees	400.00	152.00	104.00	256.00	(144.00)	200.00	(200.00)
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00	175.00	0.00
Email Hosting	0.00	0.00	0.00	0.00	0.00	300.00	300.00
ADA Website Fee	1,800.00	1,100.00	1,100.00	2,200.00	400.00	1,500.00	(300.00)
Website Administration	1,200.00	500.00	100.00	600.00	(600.00)	1,500.00	300.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$65,725.00</b>	<b>\$22,222.00</b>	<b>\$42,587.00</b>	<b>\$64,809.00</b>	<b>(\$916.00)</b>	<b>\$67,425.00</b>	<b>\$1,700.00</b>
<b>LEGAL COUNSEL</b>							
District Counsel	6,000.00	1,868.00	1,132.00	3,000.00	(3,000.00)	8,000.00	2,000.00
<b>TOTAL LEGAL COUNSEL</b>	<b>\$6,000.00</b>	<b>\$1,868.00</b>	<b>\$1,132.00</b>	<b>\$3,000.00</b>	<b>(\$3,000.00)</b>	<b>\$8,000.00</b>	<b>\$2,000.00</b>
<b>INSURANCE</b>							
Public Officials Insurance	3,008.00	2,694.00	0.00	2,694.00	(314.00)	3,000.00	(8.00)
General Liability	0.00	0.00	0.00	0.00	0.00	5,834.00	5,834.00
Property and Casualty	7,476.00	7,059.00	0.00	7,059.00	(417.00)	8,000.00	524.00
<b>TOTAL INSURANCE</b>	<b>\$10,484.00</b>	<b>\$9,753.00</b>	<b>\$0.00</b>	<b>\$9,753.00</b>	<b>(\$731.00)</b>	<b>\$16,834.00</b>	<b>\$6,350.00</b>
<b>ELECTRIC UTILITY SERVICES</b>							
Electric Utility Services	41,000.00	18,576.00	20,424.00	39,000.00	(2,000.00)	41,000.00	0.00
<b>TOTAL ELECTRIC UTILITY SERVICES</b>	<b>\$41,000.00</b>	<b>\$18,576.00</b>	<b>\$20,424.00</b>	<b>\$39,000.00</b>	<b>(\$2,000.00)</b>	<b>\$41,000.00</b>	<b>\$0.00</b>
<b>WATER-SEWER COMBINATION SERVICES</b>							
Water Utility Services	6,000.00	6,619.00	4,381.00	11,000.00	5,000.00	3,500.00	(2,500.00)
<b>TOTAL WATER-SEWER COMBINATION SERVICES</b>	<b>\$6,000.00</b>	<b>\$6,619.00</b>	<b>\$4,381.00</b>	<b>\$11,000.00</b>	<b>\$5,000.00</b>	<b>\$3,500.00</b>	<b>(\$2,500.00)</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>							
Waterway Management Program - Aquatics Contract	6,000.00	2,225.00	2,225.00	4,450.00	(1,550.00)	5,000.00	(1,000.00)
Waterway Improvement & Repairs	5,000.00	0.00	0.00	0.00	(5,000.00)	3,000.00	(2,000.00)
Entrance, Monuments, Walls Maintenance & Repairs	1,500.00	2,855.00	0.00	2,855.00	1,355.00	1,500.00	0.00
Club Facility Maintenance	0.00	0.00	0.00	0.00	0.00	5,900.00	5,900.00
Landscape Maintenance - Contract	91,000.00	31,668.00	43,764.00	75,432.00	(15,568.00)	80,000.00	(11,000.00)
Landscape Maintenance - Other	15,000.00	6,784.00	19,476.00	26,260.00	11,260.00	2,000.00	(13,000.00)
Plant Replacement Program	2,500.00	0.00	2,500.00	2,500.00	0.00	5,000.00	2,500.00
Irrigation Maintenance	3,500.00	2,500.00	0.00	2,500.00	(1,000.00)	3,500.00	0.00
Pool Maintenance - Contract	9,000.00	3,550.00	3,650.00	7,200.00	(1,800.00)	6,500.00	(2,500.00)
R&M-Pools	1,000.00	853.00	147.00	1,000.00	0.00	1,500.00	500.00
Amenity Center Maintenance & Repairs	15,000.00	959.00	5,877.00	6,836.00	(8,164.00)	3,500.00	(11,500.00)
Amenity Center Cleaning & Supplies	5,500.00	2,045.00	0.00	2,045.00	(3,455.00)	8,500.00	3,000.00
Park Facility Maintenance	1,500.00	2,603.00	2,117.00	4,720.00	3,220.00	2,000.00	500.00
Mulch & Tree Trimming	13,500.00	0.00	8,700.00	8,700.00	(4,800.00)	13,500.00	0.00
Landscaping - Annuals	0.00	0.00	0.00	0.00	0.00	8,000.00	8,000.00
Miscellaneous Maintenance	3,000.00	1,428.00	0.00	1,428.00	(1,572.00)	5,000.00	2,000.00
Capital Improvements	20,000.00	0.00	0.00	0.00	(20,000.00)	110,000.00	90,000.00
Holiday Decorations	5,000.00	2,745.00	2,255.00	5,000.00	0.00	6,500.00	1,500.00
Pest Control	0.00	0.00	0.00	0.00	0.00	550.00	550.00
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$198,000.00</b>	<b>\$60,215.00</b>	<b>\$90,711.00</b>	<b>\$150,926.00</b>	<b>(\$47,074.00)</b>	<b>\$271,450.00</b>	<b>\$73,450.00</b>
<b>RESERVE</b>							
Capital Reserve	0.00	0.00	38,513.31	38,513.31	38,513.31	125,000.00	125,000.00
<b>TOTAL RESERVE</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$38,513.31</b>	<b>\$38,513.31</b>	<b>\$38,513.31</b>	<b>\$125,000.00</b>	<b>\$125,000.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$339,209.00</b>	<b>\$119,853.00</b>	<b>\$204,348.31</b>	<b>\$324,201.31</b>	<b>(\$15,007.69)</b>	<b>\$539,209.00</b>	<b>\$200,000.00</b>
<b>EXCESS REVENUES OVER (UNDER) EXPENDITURES</b>	<b>\$0.00</b>	<b>\$219,160.00</b>	<b>(\$204,023.31)</b>	<b>\$15,136.69</b>	<b>\$15,011.69</b>	<b>(\$0.00)</b>	<b>(\$200,000.00)</b>



# SUMMIT AT FERN HILL

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND

### SERIES 2016

#### REVENUES

CDD Debt Service Assessments	\$	242,370
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>242,370</b>

#### EXPENDITURES

Series 2016 May Bond Principal Payment	\$	81,000
Series 2016 May Bond Interest Payment	\$	81,596
Series 2016 November Bond Interest Payment	\$	79,774
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>242,370</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>

#### ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2022	\$	3,406,000
Principal Payment Applied Toward Series 2016 Bonds	\$	81,000
<b>Bonds Outstanding - Period Ending 11/1/2023</b>	<b>\$</b>	<b>3,325,000</b>

FISCAL YEAR 2024

# SUMMIT AT FERN HILL

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND

### SERIES 2018

#### REVENUES

CDD Debt Service Assessments	\$	138,020
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>138,020</b>

#### EXPENDITURES

Series 2018 May Bond Principal Payment	\$	39,000
Series 2018 May Bond Interest Payment	\$	49,900
Series 2018 November Bond Interest Payment	\$	49,120
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>138,020</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>

#### ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2022	\$	2,012,000
Principal Payment Applied Toward Series 2018 Bonds	\$	39,000
<b>Bonds Outstanding - Period Ending 11/1/2023</b>	<b>\$</b>	<b>1,973,000</b>



# 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 2024 Total Assessment <sup>(1)</sup>	FY 2023 Total Assessment	Total Increase / (Decrease) in Annual Assmt
<b>SERIES 2016 BONDS - PHASE 1</b>							
<b>Single Family 50'</b>	1.25	205	\$1,302.08	\$1,154.50	<b>\$2,456.58</b>	<b>\$2,338.74</b>	\$117.84
<b>SERIES 2018 BONDS - PHASES 2 &amp; 3</b>							
<b>Single Family 40'</b>	1.00	59	\$1,063.83	\$923.60	<b>\$1,987.43</b>	<b>\$1,893.16</b>	\$94.27
<b>Single Family 50'</b>	1.25	60	\$1,462.77	\$1,154.50	<b>\$2,617.27</b>	<b>\$2,499.42</b>	\$117.85

**Notations:**

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

FISCAL YEAR 2024  
PROPOSED ANNUAL OPERATING BUDGET



April 21, 2023

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2023, listed below.

Community Development District	Number of Registered Electors
Summit at Fern Hill	678

We ask that you respond to our office with a current list of CDD office holders by **June 1<sup>st</sup>** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 384-3944 or [ewhite@votehillsborough.gov](mailto:ewhite@votehillsborough.gov).

Respectfully,

Enjoli White  
Senior Candidate Services Manager



# SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

March 13, 2023, Minutes of Regular Meeting

## MINUTES OF THE REGULAR MEETING

The Regular Meeting of the Board of Supervisors for the Summit at Fern Hill Community Development District was held on **Monday, March 13, 2023, at 6:00 p.m. at the Summit at Fern Hill Clubhouse located at 10340 Boggy Moss Drive, Riverview, FL 33578.**

### 1. CALL TO ORDER/ROLL CALL

Heather Dilley called the Regular Meeting of the Summit at Fern Hill Community Development District to order on **Monday, March 13, 2023, at 6:02 p.m.**

#### Board Members Present and Constituting a Quorum:

Antonio Bradford	Vice-Chair
Angela White	Supervisor

#### Staff Members Present:

Heather Dilley	District Manager, Inframaterials
Josh Hamilton	Yellowstone

There were no audience members present.

### 2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

### 3. BUSINESS ITEMS

#### A. Discussion on Fiscal Year 2024 Budget

The Board reviewed and discussed the 2024 Budget, Reserves and Capital Improvements.

#### B. Discussion on Capital Improvements

The Board Approved the mailing of a survey monkey to the community on capital improvements.

MOTION TO:	Approve the mailing of the survey monkey to the community regarding the Capital Improvements.
MADE BY:	Supervisor Bradford
SECONDED BY:	Supervisor White
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 2/0 - Motion Passed Unanimously

**C. Discussion Easement Access**

Ms. Dilley notified the Board that the dog park area was not conveyed to the CDD. EPG offered a purchase price of 100k as further discussion is necessary.

**D. General Matters of the District**

The Board approved Yellowstone's proposal to clean the back of Strawberry Tetra.

MOTION TO:	Approve Yellowstone's proposal to clean the back of Strawberry Tetra.
MADE BY:	Supervisor White
SECONDED BY:	Supervisor Bradford
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 2/0 - Motion Passed Unanimously

**4. CONSENT AGENDA ITEMS**

**A. Consideration of Board of Supervisor's Meeting Minutes of the Landowner's Election November 14, 2022**

**B. Consideration of Board of Supervisor's Meeting Minutes of the Regular Meeting November 14, 2022**

The Board Approved Consent Agenda Items A for Landowners Meeting Minutes and B the Regular Meeting Minutes November 14, 2022.

MOTION TO:	Approve Consent Agenda Item A and B.
MADE BY:	Supervisor White
SECONDED BY:	Supervisor Bradford
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 2/0 - Motion Passed Unanimously

**C. Consideration of Operation and Maintenance Expenditures October 2022 – February 2023**

**D. Review of Financial Statements Month Ending February 28, 2023**

The Board reviewed the Financial Statements for the month ending February 28, 2023.

The Board reviewed the Aquatics report.

MOTION TO: Approve Consent Agenda Item C and D.  
MADE BY: Supervisor White  
SECONDED BY: Supervisor Bradford  
DISCUSSION: None further  
RESULT: Called to Vote: Motion PASSED  
2/0 - Motion Passed Unanimously

## 5. VENDOR/STAFF REPORTS

### A. District Counsel

### B. District Engineer

The District Counsel and Engineer were not present, and no staff report at this time.

### C. District Manager

Ms. Dilley reported the following to the Board:

- The fences have been repaired.
- The access gate to the back of strawberry tetra has been completed for landscaping access to maintain behind fence.
- The damaged pool chairs have been removed from the pool deck.
- Fishing sign replacement ordered for the playground areas.
- Swing repair has been completed.
- Bench and trash were relocated to the bus stop.
- The pressure washing for the amenity has been completed.
- The dog gates have been installed and repairs are completed.

Yellowstone presentation Josh Hamilton

## 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

There was no supervisor request currently.

## 7. ADJOURNMENT

MOTION TO: Adjourn at 7:50 p.m.  
MADE BY: Supervisor Bradford  
SECONDED BY: Supervisor White  
DISCUSSION: None further  
RESULT: Called to Vote: Motion PASSED  
2/0 - Motion Passed Unanimously

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

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

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

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

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

**Title:**

☐ **Chair**

☐ **Vice-Chair**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

**Title:**

☐ **Secretary**

☐ **Assistant Secretary**

\_\_\_\_\_  
*Recorded by Records Administrator*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

Official District Seal

**SUMMIT AT FERN HILL CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
FIRST CHOICE AQUATIC WEED MGMT LLC	81598	\$445.00		WATERWAY SERVICES - 8 WATERWAYS MARCH 2023
FRONTIER	8137412379 031623	\$126.38		PHONE SERVICE 03/16/23-04/15/23
INFRAMARK LLC	90615	\$3,617.60		DISTRICT INVOICE FEB 2023
YELLOWSTONE LANDSCAPE	TM 495014	\$6,333.50		LANDSCAPE MAINT. MARCH 2023
ZEBRA CLEANING TEAM	5201	\$600.00		POOL CLEANING MARCH 2023
<b>Monthly Contract Subtotal</b>		<b>\$11,122.48</b>		
<b>Variable Contract</b>				
STRALEY ROBIN VERICKER	22832	\$213.00		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 02/15/23
<b>Variable Contract Subtotal</b>		<b>\$213.00</b>		
<b>Utilities</b>				
BOCC	6440260149 031523	\$640.77		WATER SERVICE 02/13/23-03/14/23
TAMPA ELECTRIC	211000167513 030823	\$95.23		ELECTRICITY SERVICES 02/02/23-03/02/23
TAMPA ELECTRIC	211000167729 030823	\$2,618.43		ELECTRICITY SERVICES 02/02/23-03/02/23
TAMPA ELECTRIC	211000167901 030823	\$487.77		ELECTRICITY SERVICES 02/02/23-03/02/23
TAMPA ELECTRIC	221007748520 030823	\$473.71	\$3,675.14	ELECTRICITY SERVICES 02/02/23-03/02/23
<b>Utilities Subtotal</b>		<b>\$4,315.91</b>		
<b>Regular Services</b>				
HOME TEAM PEST DEFENSE, INC.	91369701	\$163.50		PEST CONTROL SERVICE
SPEAREM ENTERPRISE	5674	\$505.00		LABOR - 02/24/23-03/17/23
SUMMIT AT FERN HILL CDD	03022023-1	\$1,610.93		SERIES 2016 FY 23 TAX DIST ID 613
SUMMIT AT FERN HILL CDD	03022023-2	\$934.72	\$2,545.65	SERIES 2018 FY23 TAX DIST ID 613
YELLOWSTONE LANDSCAPE	TM 498597	\$142.86		TREE REMOVAL
<b>Regular Services Subtotal</b>		<b>\$3,357.01</b>		
<b>Additional Services</b>				
<b>Additional Services Subtotal</b>		<b>\$0.00</b>		
<b>TOTAL</b>		<b>\$19,008.40</b>		

Approved (with any necessary revisions noted):

<b>SUMMIT AT FERN HILL CDD</b> <b>Summary of Operations and Maintenance Invoices</b>
---

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Signature: \_\_\_\_\_

**Title (Check one):**

☐ Chariman   ☐ Vice Chariman   ☐ 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 #
3/14/2023	81598

## Bill To

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

Customer P.O. No.	Payment Terms	Due Date
	Net 30	4/13/2023

[illegible]

Thank you for your business.

<b>Total</b>	\$445.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$445.00



Received

MAR 20 2023

SUMMIT AT FERN HILL CDD

Page 1 of 4

**Your Monthly Invoice**

**Account Summary**

<b>New Charges Due Date</b>	<b>4/10/23</b>
Billing Date	3/16/23
Account Number	813-741-2379-121620-5
PIN	1485
Previous Balance	116.80
Payments Received Thru 3/09/23	-116.80
Thank you for your payment!	
Balance Forward	.00
New Charges	126.38
<b>Total Amount Due</b>	<b>\$126.38</b>



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ANYWHERE  
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[frontier.com/resources/myfrontier-mobile-app](https://frontier.com/resources/myfrontier-mobile-app)

**WAYS  
TO PAY  
YOUR  
BILL**



[frontier.com/  
signupforautopay](https://frontier.com/signupforautopay)



**800-801-6652**



**MyFrontier® app**

**PAYMENT STUB**

**Total Amount Due** **\$126.38**

New Charges Due Date 4/10/23  
Account Number 813-741-2379-121620-5

**Amount Enclosed** \$

**Mail Payment To:**

FRONTIER  
PO BOX 740407  
CINCINNATI, OH 45274-0407



P.O. Box 211579  
Eagan, MN 55121-2879

6790 0007 NO RP 16 03162023 NNNNNNYN 01 000417 0003

SUMMIT AT FERN HILL CDD  
2005 PAN AM CIR STE 300  
TAMPA FL 33607-6008



0940038137412379121620000000000000000126385



**Date of Bill**  
**Account Number**

**3/16/23**  
**813-741-2379-121620-5**

**CURRENT BILLING SUMMARY**

Local Service from 03/16/23 to 04/15/23

Qty Description	813/741-2379.0	Charge
<b>Basic Charges</b>		
Federal Subscriber Line Charge - Bus		6.50
Access Recovery Charge-Business		2.50
Frontier Roadwork Recovery Surcharge		1.75
Federal USF Recovery Charge		2.94
FL State Communications Services Tax		.67
County Communications Services Tax		.65
Federal Excise Tax		.33
FL State Gross Receipts Tax		.04
FL State Gross Receipts Tax		.01
<b>Total Basic Charges</b>		<b>15.39</b>
<b>Non Basic Charges</b>		
Business Fiber Internet 500/500M		105.99
1 Usable Static IP Address		5.00
<b>Total Non Basic Charges</b>		<b>110.99</b>
<b>TOTAL</b>	<b>126.38</b>	

**CUSTOMER TALK**

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$15.39 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.





2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

#90615

**CUSTOMER ID**

C2291

**PO#**

# INVOICE

**DATE**

2/28/2023

**NET TERMS**

Net 30

**DUE DATE**

3/30/2023

**BILL TO**

Summit at Fern Hill CDD  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

Services provided for the Month of: February 2023

DESCRIPTION	QTY	UOM	RATE	MARKUPP	AMOUNT
District Management	1	Ea	2,812.50		2,812.50
Dissemination Services	1	Ea	700.00		700.00
Website Maintenance / Admin	1	Ea	100.00		100.00
Postage	8	Ea	0.58		4.65
B/W Copies	3	Ea	0.15		0.45
<b>Subtotal</b>					<b>3,617.60</b>

**Subtotal**

\$3,617.60

**Tax**

\$0.00

**Total Due**

\$3,617.60

**Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778**

*To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.*

*To pay via ACH or Wire, please refer to our banking information below:*

*Account Name: INFRAMARK, LLC*

*ACH - Bank Routing Number: 111000614 / Account Number: 912593196*

*Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196*

*Please include the Customer ID and the Invoice Number on your form of payment.*



## INVOICE

INVOICE #	INVOICE DATE
TM 495014	3/1/2023
TERMS	PO NUMBER
Net 30	

**Bill To:**

Summit at Fern Hill  
c/o Inframark  
2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Summit at Fern Hill

**Invoice Due Date:** March 31, 2023

**Invoice Amount:** \$6,333.50

Description	Current Amount
Monthly Landscape Maintenance March 2023	\$6,333.50

**Invoice Total**

**\$6,333.50**

*Excellence*

IN COMMERCIAL LANDSCAPING

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

*Thanks For Your Business!*

# INVOICE

**Zebra Cleaning Team, Inc.**  
**P.O. BOX 3456**  
**APOLLO BEACH, FL 33572**  
**813-279-0437**

DATE: MARCH 13, 2023  
INVOICE #5201

EXPIRATION DATE

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

TECHNICIAN		JOB SITE		INSTALLATION DATE		PAYMENT TERMS		DUE DATE	
Lance Wood									

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL	
		March pool cleaning			\$600.00
				SUBTOTAL	
				SALES TAX	
				TOTAL	\$600.00

**Comments:**

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT  
2005 PAN AM CIRCLE, SUITE 300  
TAMPA, FL 33607

March 07, 2023

Client: 001462

Matter: 000001

Invoice #: 22832

Page: 1

RE: General

For Professional Services Rendered Through February 15, 2023

## SERVICES

Date	Person	Description of Services	Hours	Amount
1/19/2023	JMV	TELEPHONE CALL FROM H. DILLEY; REVIEW PROPERTY RECORDS RE: DOG PARK OWNERSHIP; DRAFT EMAIL TO PROPERTY OWNER RE: DOG PARK TRACT.	0.6	\$213.00
Total Professional Services			0.6	\$213.00
Total Services			\$213.00	
Total Disbursements			\$0.00	
Total Current Charges				\$213.00
Previous Balance				\$33.00
Less Payments				(\$33.00)
<b>PAY THIS AMOUNT</b>				<b>\$213.00</b>

***Please Include Invoice Number on all Correspondence***



Hillsborough  
County Florida

S-Page 1 of 3

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	03/15/2023	04/05/2023



#### Summary of Account Charges

Previous Balance	\$370.13
Net Payments - Thank You	\$-370.13
Bill Adjustments	\$1.25
Total Account Charges	\$639.52

AMOUNT DUE	\$640.77
------------	----------

#### Important Message

Worried about wasting water from an inefficient irrigation system?  
To see if you qualify for a free irrigation evaluation that can help  
you conserve water, call UF/IFAS Extension Hillsborough County,  
813-744-5519 X 54142.

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



Hillsborough  
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6440260149



#### ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: [HCFLGov.net/WaterBill](https://HCFLGov.net/WaterBill)

Additional Information: [HCFLGov.net/Water](https://HCFLGov.net/Water)



**THANK YOU!**



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

2,324 8

DUE DATE	04/05/2023
AMOUNT DUE	\$640.77
AMOUNT PAID	





Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	03/15/2023	04/05/2023

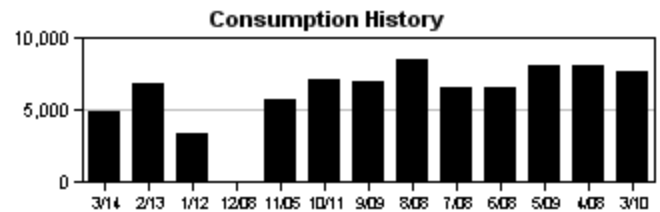
**Service Address:** 10415 FAIRY MOSS LN (IRRIGATION COMMON AREA)

S-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
38351230	02/13/2023	5741	03/14/2023	5789	4800 GAL	ACTUAL	WATER

#### Service Address Charges

Customer Service Charge	\$5.28
Purchase Water Pass-Thru	\$14.50
Water Base Charge	\$25.03
Water Usage Charge	\$4.32
<b>Total Service Address Charges</b>	<b>\$49.13</b>



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	03/15/2023	04/05/2023

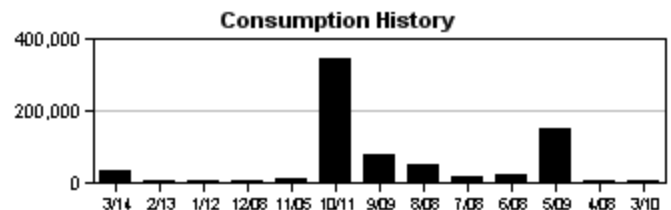
**Service Address:** 10340 BOGGY MOSS DR

S-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53708598	02/13/2023	20740	03/14/2023	21072	33200 GAL	ACTUAL	WATER

#### Service Address Charges

Customer Service Charge	\$5.28
Purchase Water Pass-Thru	\$100.26
Water Base Charge	\$30.74
Water Usage Charge	\$60.60
Sewer Base Charge	\$90.30
Sewer Usage Charge	\$189.57
<b>Total Service Address Charges</b>	<b>\$476.75</b>





Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	03/15/2023	04/05/2023

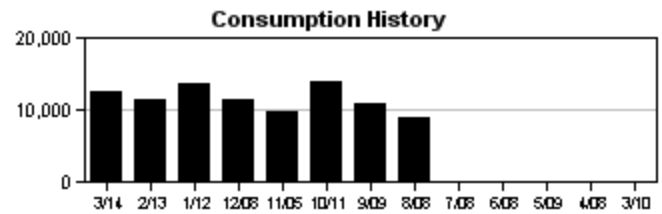
Service Address: 10250 STRAWBERRY TETRA DR (COMM IRRIG MTR)

S-Page 3 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
38576158	02/13/2023	9612	03/14/2023	9738	12600 GAL	ACTUAL	WATER

**Service Address Charges**

Customer Service Charge	\$5.28
Purchase Water Pass-Thru	\$38.05
Water Base Charge	\$42.71
Water Usage Charge	\$11.34
Late Payment Charge	\$0.39
<b>Total Service Address Charges</b>	<b>\$97.77</b>



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	03/15/2023	04/05/2023

Service Address: 10636 FERN HILL DR

S-Page 3 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54272591	02/13/2023	0	03/14/2023	0	0 GAL	ACTUAL	WATER

**Service Address Charges**

Customer Service Charge	\$5.28
Water Base Charge	\$10.98
Late Payment Charge	\$0.86
<b>Total Service Address Charges</b>	<b>\$17.12</b>

Statement Date: 03/08/2023  
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:	\$95.23
Total amount due:	\$95.23
Payment Due By:	03/29/2023

**Your Account Summary**

Previous Amount Due	\$95.67
Payment(s) Received Since Last Statement	-\$95.67
<b>Current Month's Charges</b>	<b>\$95.23</b>
<b>Total Amount Due</b>	<b>\$95.23</b>

**One Less  
Worry :)**

Go paperless and get  
payment reminders  
so you never lose  
track of your bill.



EMAIL and  
TEXT ALERTS

[TampaElectric.com/Paperless](http://TampaElectric.com/Paperless)

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

**SCAM  
ALERT!**

**Scammers are calling. Don't be a victim.**

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- If you think a call is a scam, hang up.

To learn more, or to report a scam, visit [tampaelectric.com/scam](http://tampaelectric.com/scam)

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



**WAYS TO PAY YOUR BILL**



See reverse side for more information

Account: 211000167513

Current month's charges:	\$95.23
Total amount due:	\$95.23
Payment Due By:	03/29/2023

**Amount Enclosed** \$

621754335926

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

**Account:** 211000167513  
**Statement Date:** 03/08/2023  
**Current month's charges due** 03/29/2023



## Details of Charges – Service from 02/02/2023 to 03/02/2023

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
1000824160	03/02/2023	17,379		16,858		521 kWh	1	29 Days

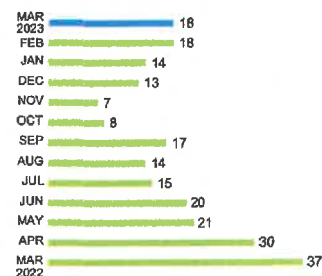
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	521 kWh @ \$0.07990/kWh	\$41.63
Fuel Charge	521 kWh @ \$0.04832/kWh	\$25.17
Storm Protection Charge	521 kWh @ \$0.00400/kWh	\$2.08
Clean Energy Transition Mechanism	521 kWh @ \$0.00427/kWh	\$2.22
Florida Gross Receipt Tax		\$2.38
<b>Electric Service Cost</b>		<b>\$95.23</b>

**Total Current Month's Charges**

**\$95.23**

### Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



## Important Messages

### Important Rate Information for Outdoor Lighting Customers

Tampa Electric has requested an increase to outdoor lighting bills for uncollected fuel costs from 2022 and expenses for the prompt restoration efforts after Hurricanes Ian and Nicole. If approved by the Florida Public Service Commission (PSC), the increase will begin in April. Visit [tampaelectric.com/ratecommunications](http://tampaelectric.com/ratecommunications) to learn more.

Statement Date: 03/08/2023

Account: 211000167729

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



Current month's charges:	\$2,618.43
Total amount due:	\$2,618.43
Payment Due By:	03/29/2023

## Your Account Summary

Previous Amount Due	\$2,618.43
Payment(s) Received Since Last Statement	-\$2,618.43
<b>Current Month's Charges</b>	<b>\$2,618.43</b>
<b>Total Amount Due</b>	<b>\$2,618.43</b>

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# One Less Worry :)

Go paperless and get  
payment reminders  
so you never lose  
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[TampaElectric.com/Paperless](http://TampaElectric.com/Paperless)

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

# SCAM ALERT!



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



### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211000167729

Current month's charges:	\$2,618.43
Total amount due:	\$2,618.43
Payment Due By:	03/29/2023

**Amount Enclosed** \$  
621754335927

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

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

**Account:** 211000167729  
**Statement Date:** 03/08/2023  
**Current month's charges due** 03/29/2023



## Details of Charges – Service from 02/02/2023 to 03/02/2023

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	1088 kWh @ \$0.03511/kWh	\$38.20
Fixture & Maintenance Charge	57 Fixtures	\$672.19
Lighting Pole / Wire	57 Poles	\$1837.11
Lighting Fuel Charge	1088 kWh @ \$0.04767/kWh	\$51.86
Storm Protection Charge	1088 kWh @ \$0.01466/kWh	\$15.95
Clean Energy Transition Mechanism	1088 kWh @ \$0.00036/kWh	\$0.39
Florida Gross Receipt Tax		\$2.73

### Lighting Charges

**\$2,618.43**

### Total Current Month's Charges

**\$2,618.43**

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## Important Messages

### Important Rate Information for Outdoor Lighting Customers

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Statement Date: 03/08/2023  
Account: 211000167901

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

Current month's charges:	\$487.77
Total amount due:	\$487.77
Payment Due By:	03/29/2023

**Your Account Summary**

Previous Amount Due	\$730.66
Payment(s) Received Since Last Statement	-\$730.66
<b>Current Month's Charges</b>	<b>\$487.77</b>
<b>Total Amount Due</b>	<b>\$487.77</b>

**One Less  
Worry :)**

Go paperless and get  
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so you never lose  
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[TampaElectric.com/Paperless](http://TampaElectric.com/Paperless)

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



**WAYS TO PAY YOUR BILL**



See reverse side for more information

Account: 211000167901

Current month's charges:	\$487.77
Total amount due:	\$487.77
Payment Due By:	03/29/2023

**Amount Enclosed** \$  
621754335928

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:** 03/08/2023  
**Current month's charges due** 03/29/2023



## Details of Charges – Service from 02/02/2023 to 03/02/2023

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
1000503846	03/02/2023	58,147		54,822		3,325 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	3,325 kWh @ \$0.07990/kWh	\$265.67
Fuel Charge	3,325 kWh @ \$0.04832/kWh	\$160.66
Storm Protection Charge	3,325 kWh @ \$0.00400/kWh	\$13.30
Clean Energy Transition Mechanism	3,325 kWh @ \$0.00427/kWh	\$14.20
Florida Gross Receipt Tax		\$12.19

**Electric Service Cost**

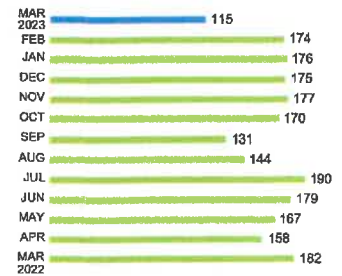
**\$487.77**

**Total Current Month's Charges**

**\$487.77**

### Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



00000072-0000783-Page 17 of 26

## Important Messages

### Important Rate Information for Outdoor Lighting Customers

Tampa Electric has requested an increase to outdoor lighting bills for uncollected fuel costs from 2022 and expenses for the prompt restoration efforts after Hurricanes Ian and Nicole. If approved by the Florida Public Service Commission (PSC), the increase will begin in April. Visit [tampaelectric.com/ratecommunications](http://tampaelectric.com/ratecommunications) to learn more.



Statement Date: 03/08/2023

Account: 221007748520

SUMMIT AT FERN HILL CCD  
FERN HILL 2 CONE GROVE RD, LIGHTS  
RIVERVIEW, FL 33578



Current month's charges:	\$473.71
Total amount due:	\$473.71
Payment Due By:	03/29/2023

## Your Account Summary

Previous Amount Due	\$480.82
Payment(s) Received Since Last Statement	-\$480.82
<b>Current Month's Charges</b>	<b>\$473.71</b>
<b>Total Amount Due</b>	<b>\$473.71</b>

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# One Less Worry :)

Go paperless and get  
payment reminders  
so you never lose  
track of your bill.



[TampaElectric.com/Paperless](http://TampaElectric.com/Paperless)

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

# SCAM ALERT!

## Scammers are calling. Don't be a victim.

- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to purchase a prepaid card or download a payment app.
- **Know what you owe.** Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up.

To learn more, or to report a scam, visit [tampaelectric.com/scam](http://tampaelectric.com/scam)

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: 221007748520

Current month's charges:	\$473.71
Total amount due:	\$473.71
Payment Due By:	03/29/2023

**Amount Enclosed** \$ 613112386528

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:** 221007748520  
**Statement Date:** 03/08/2023  
**Current month's charges due** 03/29/2023



## Details of Charges – Service from 02/02/2023 to 03/02/2023

Service for: FERN HILL 2 CONE GROVE RD, LIGHTS, RIVERVIEW, FL 33578

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	176 kWh @ \$0.03511/kWh	\$6.18
Fixture & Maintenance Charge	11 Fixtures	\$101.53
Lighting Pole / Wire	11 Poles	\$354.53
Lighting Fuel Charge	176 kWh @ \$0.04767/kWh	\$8.39
Storm Protection Charge	176 kWh @ \$0.01466/kWh	\$2.58
Clean Energy Transition Mechanism	176 kWh @ \$0.00036/kWh	\$0.06
Florida Gross Receipt Tax		\$0.44

### Lighting Charges

**\$473.71**

### Total Current Month's Charges

**\$473.71**

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## Important Messages

### Important Rate Information for Outdoor Lighting Customers

Tampa Electric has requested an increase to outdoor lighting bills for uncollected fuel costs from 2022 and expenses for the prompt restoration efforts after Hurricanes Ian and Nicole. If approved by the Florida Public Service Commission (PSC), the increase will begin in April. Visit [tampaelectric.com/ratecommunications](http://tampaelectric.com/ratecommunications) to learn more.



HomeTeam Pest Defense, Inc.  
2720 South Falkenburg Road  
Riverview, FL 33578  
813-437-6591

## Invoice and detailed service report

**INVOICE #: 91369701**

WORK DATE: 03/02/2023

**BILL-TO**                      **2603060**  
Summit at Fernhill CDD C/O  
Attn: Shawndell Meritus Districts  
2005 Pan Am Cir  
Suite 120  
Tampa, FL 33607-2359  
Phone:                      813-397-5120 x310

**LOCATION**                      **2603060**  
Summit at Fernhill CDD  
Attn: Nicole Clubhouse  
10340 Boggy Moss Dr  
Riverview, FL 33578-9502  
Phone:                      321-663-8863

**Time In:**                      3/2/2023 11:48:32 AM  
**Time Out:**                      3/2/2023 12:07:16 PM

**Customer Signature**

Customer Unavailable to Sign

**Technician Signature**

Alexander Cruz

**License #:**

Purchase Order	Terms	Service Description	Quantity	Unit Price	Amount
None	DUE UPON RECEIPT	Pest Control Service	1.00	163.50	163.50
<b>Subtotal</b>					163.50
<b>Tax</b>					0.00
<b>Total</b>					163.50
<b>Total Due:</b>					<b>163.50</b>

### Today's Service Comments

Hi, Mr/Ms Fernhill

Today's 6-Point Advantage Service:

1. Inspected the exterior of your home to identify potential pest problems
2. Removed and treated cobwebs and wasps nests within reach
3. Injected the Taexx built-in pest control system if applicable.
4. Treated pest entry points around doors and windows
5. Applied pest control materials around the outside perimeter of your home.
6. Provided this detailed service report.

Today's Service Comments:

Hi there, today I completed your quarterly pest control service. In the process I found and removed 5 wasp nests and a great amount of cobwebs, spider sacks, and debris from all exterior. No further activity was found at this time. Everything else good great. Please allow 3 to 5 days for treatment to take full effect. You may notice dead or dying insects around your home due to today's treatment. Please call us if you have any questions or concerns. Thank you for your business.

Your HomeTeam tech,  
Alexander Cruz

Curbside call was completed: ADAT

Thank you for choosing HomeTeam Pest Defense as your service provider.

Your next scheduled service month will be in June

<p>You may see a slight increase on your next service</p>

### PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Intice 10		73079-6	10.0000%	n/a	Orthoboric Acid 10%	2.0000 Pound	2.0000 Pound
<b>Areas Applied:</b> Exterior perimeter							
<b>Target Pests:</b> Earwig, Millipede, Roaches							
Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty

Thank you for choosing HomeTeam Pest Defense. Pay online at [www.pestdefense.com](http://www.pestdefense.com)



HomeTeam Pest Defense, Inc.  
2720 South Falkenburg Road  
Riverview, FL 33578  
813-437-6591

## Invoice and detailed service report

**INVOICE #: 91369701**

WORK DATE: 03/02/2023

### PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Scion Insecticide		29-3612	5.9000%	0.0075	Gamma-cyhalothrin: Cyclopropanecarboxylic acid, 3-(2-chloro-3,3,3- trifluoro-1-propenyl)- 2,2- dimethyl,cyano(3- phenoxyphenyl) methyl ester	2.0000 Gallon	0.3251 Fluid Ounce

**Areas Applied:** Exterior entry points, Patio, Lobby

**Target Pests:** Ants, Roaches, Spiders

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Tandem		100-1437	15.1000%	0.0140	Thiamethoxam 11.6%; Lambda-cyhalothrin 3.5%	2.0000 Gallon	0.0019 Gallon

**Areas Applied:** Exterior perimeter

**Target Pests:** Ants, Roaches, Spiders

### PRODUCTS APPLIED

Material	A.I. %	Finished Qty	Application Equipment	Time
EPA #	A.I. Concentration	Undiluted Qty	Application Method	Lot #
Scion Insecticide	5.9000%	2.0000 Gallon	One Gallon Compressed Sprayer	12:05:11 PM
29-3612	0.00750000	0.3251 Fluid Ounce	Spot Treatment	

**Target Pests:** Ants, Roaches, Spiders

**Areas Applied:** Exterior entry points; Patio; Lobby

**Weather:** 0°, 0 MPH

Intice 10	10.0000%	2.0000 Pound		12:05:30 PM
73079-6	n/a	2.0000 Pound	Broadcast	

**Target Pests:** Earwig, Millipede, Roaches

**Areas Applied:** Exterior perimeter

**Weather:** 0°, 0 MPH

Tandem	15.1000%	2.0000 Gallon	Sprayer	12:04:46 PM
100-1437	0.01400000	0.0019 Gallon	Power Spray	

**Target Pests:** Ants, Roaches, Spiders

**Areas Applied:** Exterior perimeter

**Weather:** 0°, 0 MPH

### GENERAL COMMENTS / INSTRUCTIONS

If this ticket shows a previous balance due which has been paid, please disregard & accept our thanks for your payment. If you have questions about your service or invoice, please call us at the telephone number listed above. Pay online at [www.pestdefense.com](http://www.pestdefense.com)

Thank you for choosing HomeTeam Pest Defense. Pay online at [www.pestdefense.com](http://www.pestdefense.com)

Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335  
Land O' Lakes, FL 34638  
+1 8139978101  
spearem.jmb@gmail.com



INVOICE

BILL TO  
Summit at Fern Hill CDD  
c/o Meritus  
2005 Pan Am Circle, Suite 300  
Tampa , FL 33607

INVOICE 5674  
DATE 03/15/2023  
TERMS Net 15  
DUE DATE 03/30/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor 2-24-2023 thru 3-17-2023 weekly cleaning Twice per week	4	100.00	400.00
Material Paper goods, Soap, Trash bags	1	55.00	55.00
Fuel Surcharge	1	50.00	50.00

BALANCE DUE \$505.00

**CHECK REQUEST FORM**  
**Summit at Fern Hill**

**Date:** 3/6/2023

**Invoice#:** 03022023 - 1

**Vendor#:** V00033

**Vendor Name:** Summit at Fern Hill

**Pay From:** Truist Acct# 3620

**Description:** Series 2016 - FY 23 Tax Dist. ID 613

**Code to:** 200.103200.1000

**Amount:** \$1,610.93

**Requested By:** Teresa Farlow 3/6/2023

---

# SUMMIT AT FERN HILL CDD

## DISTRICT CHECK REQUEST

**Today's Date** 3/2/2023  
**Check Amount** \$1,610.93  
**Payable To** Summit at Fern Hill CDD  
**Check Description** Series 2016 - FY 23 Tax Dist. ID 613  
**Special Instructions** Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

*ERIC*

\_\_\_\_\_  
Authorization

DM	_____		
Fund	<u>001</u>	_____	
G/L	<u>20702</u>	_____	
Object Code	_____		
Chk	#	_____	Date _____

# SUMMIT AT FERN HILL CDD

## TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE Fiscal Year 2023, Tax Year 2022

	Dollar Amounts	Fiscal Year 2023 Percentages	
Net O&M	\$ 360,964.35	46.60%	0.466000
Net DS 16	\$ 261,802.50	33.80%	0.338000
Net DS 18	\$ 151,907.17	19.61%	0.196100
Net Total	774,674.02	100.00%	1.000100

Date Received	Amount Received	46.60% Raw Numbers Operations Revenue	46.60% Rounded Operations Revenue	33.80% Raw Numbers 2016 Debt Service Revenue	33.80% Rounded 2016 Debt Service Revenue	19.61% Raw Numbers 2018 Debt Service Revenue	19.61% Rounded 2018 Debt Service Revenue	Proof	Date Transferred / Distribution ID	Notes / CDD check #
11/3/2022	1,246.77	580.94	580.94	421.35	421.35	244.48	244.48	-	595	2264
11/16/2022	45,503.60	21,202.70	21,202.70	15,378.02	15,378.02	8,922.88	8,922.88	-	598	2264
11/22/2022	11,265.56	5,249.26	5,249.26	3,807.22	3,807.22	2,209.08	2,209.08	-	599	2264
11/28/2022	38,709.19	18,036.80	18,036.80	13,081.84	13,081.84	7,590.55	7,590.55	-	600	2282
12/6/2022	563,580.59	262,604.01	262,604.01	190,463.09	190,463.09	110,513.50	110,513.50	(0.01)	602	2275
12/13/2022	24,981.30	11,640.20	11,640.20	8,442.48	8,442.48	4,898.63	4,898.63	(0.01)	604	2288
1/5/2023	34,577.72	16,111.71	16,111.71	11,685.60	11,685.60	6,780.41	6,780.41	-	606	2297
2/3/2023	1,869.77	871.23	871.23	631.89	631.89	366.65	366.65	-	610	2299
3/2/2023	4,766.75	2,221.10	2,221.10	1,610.93	1,610.93	934.72	934.72	-	613	
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
<b>TOTAL</b>	<b>726,501.25</b>	<b>338,517.94</b>	<b>338,517.95</b>	<b>245,522.42</b>	<b>245,522.42</b>	<b>142,460.89</b>	<b>142,460.90</b>	<b>(0.02)</b>		
<b>Net Total on Roll</b>	774,674.02		360,964.35		261,802.50		151,907.17			
<b>Collection Surplus / (Deficit)</b>	(48,172.77)		(22,446.40)		(16,280.08)		(9,446.27)			



**CHECK REQUEST FORM**  
**Summit at Fern Hill**

**Date:** 3/6/2023

**Invoice#:** 03022023 - 2

**Vendor#:** V00033

**Vendor Name:** Summit at Fern Hill

**Pay From:** Truist Acct# 3620

**Description:** Series 2018 - FY 23 Tax Dist. ID 613

**Code to:** 201.103200.1000

**Amount:** \$934.72

**Requested By:** 3/6/2023  
Teresa Farlow

# SUMMIT AT FERN HILL CDD

## DISTRICT CHECK REQUEST

**Today's Date** 3/2/2023  
**Check Amount** \$934.72  
**Payable To** Summit at Fern Hill CDD  
**Check Description** Series 2018 - FY 23 Tax Dist. ID 613  
**Special Instructions** Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

ERIC

Authorization

DM		
Fund	<u>001</u>	
G/L	<u>20702</u>	
Object Code		
Chk	#	Date

# SUMMIT AT FERN HILL CDD

## TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2023, Tax Year 2022

	Dollar Amounts	Fiscal Year 2023 Percentages	
Net O&M	\$ 360,964.35	46.60%	0.466000
Net DS 16	\$ 261,802.50	33.80%	0.338000
Net DS 18	\$ 151,907.17	19.61%	0.196100
Net Total	774,674.02	100.00%	1.000100

Date Received	Amount Received	46.60%	46.60%	33.80%	33.80%	19.61%	19.61%	Proof	Date Transferred / Distribution ID	Notes / CDD check #
		Raw Numbers Operations Revenue	Rounded Operations Revenue	Raw Numbers 2016 Debt Service Revenue	Rounded 2016 Debt Service Revenue	Raw Numbers 2018 Debt Service Revenue	Rounded 2018 Debt Service Revenue			
11/3/2022	1,246.77	580.94	580.94	421.35	421.35	244.48	244.48	-	595	2264
11/16/2022	45,503.60	21,202.70	21,202.70	15,378.02	15,378.02	8,922.88	8,922.88	-	598	2264
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12/6/2022	563,580.59	262,604.01	262,604.01	190,463.09	190,463.09	110,513.50	110,513.50	(0.01)	602	2275
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3/2/2023	4,766.75	2,221.10	2,221.10	1,610.93	1,610.93	934.72	934.72	-	613	
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
<b>TOTAL</b>	<b>726,501.25</b>	<b>338,517.94</b>	<b>338,517.95</b>	<b>245,522.42</b>	<b>245,522.42</b>	<b>142,460.89</b>	<b>142,460.90</b>	<b>(0.02)</b>		
<b>Net Total on Roll</b>	774,674.02		360,964.35		261,802.50		151,907.17			
<b>Collection Surplus / (Deficit)</b>	(48,172.77)		(22,446.40)		(16,280.08)		(9,446.27)			



## INVOICE

INVOICE #	INVOICE DATE
TM 498597	3/2/2023
TERMS	PO NUMBER
Net 30	

**Bill To:**

Summit at Fern Hill  
c/o Inframark  
2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Summit at Fern Hill

**Invoice Due Date:** April 1, 2023

**Invoice Amount:** \$142.86

Description	Current Amount
Tree Removal	
Landscape Enhancement	\$142.86

**Invoice Total** **\$142.86**

*Excellence*

IN COMMERCIAL LANDSCAPING

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

# **Summit at Fern Hill Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
March 31, 2023

Prepared by:



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 March 31, 2023

*(In Whole Numbers)*

	GENERAL		LONG-TERM			
	GENERAL	SERIES 2016	SERIES 2018	GENERAL	LONG-TERM	
	DEBT SERVICE	DEBT SERVICE	FIXED ASSETS	DEBT		
	ACCOUNT	ACCOUNT	ACCOUNT	ACCOUNT		
ACCOUNT DESCRIPTION	FUND	FUND	FUND	GROUP FUND	GROUP FUND	TOTAL
<b>ASSETS</b>						
Cash - Operating Account	\$ 403,528	\$ -	\$ -	\$ -	\$ -	\$ 403,528
Due From Other Funds	-	2,083	1,198	-	-	3,281
Investments:						
Reserve Fund	-	123,178	69,325	-	-	192,503
Revenue Fund	-	282,013	160,942	-	-	442,955
Deposits	2,947	-	-	-	-	2,947
Fixed Assets						
Equipment and Furniture	-	-	-	439,065	-	439,065
Construction Work In Process	-	-	-	4,882,476	-	4,882,476
Amount Avail In Debt Services	-	-	-	-	229,390	229,390
Amount To Be Provided	-	-	-	-	5,054,891	5,054,891
<b>TOTAL ASSETS</b>	<b>\$ 406,475</b>	<b>\$ 407,274</b>	<b>\$ 231,465</b>	<b>\$ 5,321,541</b>	<b>\$ 5,284,281</b>	<b>\$ 11,651,036</b>
<b>LIABILITIES</b>						
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Deferred Revenue	23,256	-	29,435	-	-	52,691
Bonds Payable	-	-	-	-	5,284,281	5,284,281
Due To Other Funds	3,281	-	-	-	-	3,281
<b>TOTAL LIABILITIES</b>	<b>26,537</b>	<b>-</b>	<b>29,435</b>	<b>-</b>	<b>5,284,281</b>	<b>5,340,253</b>
<b>FUND BALANCES</b>						
Restricted for:						
Debt Service	-	407,274	202,030	-	-	609,304
Unassigned:	379,938	-	-	5,321,541	-	5,701,479
<b>TOTAL FUND BALANCES</b>	<b>379,938</b>	<b>407,274</b>	<b>202,030</b>	<b>5,321,541</b>	<b>-</b>	<b>6,310,783</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 406,475</b>	<b>\$ 407,274</b>	<b>\$ 231,465</b>	<b>\$ 5,321,541</b>	<b>\$ 5,284,281</b>	<b>\$ 11,651,036</b>

**SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2023  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Room Rentals	\$ 400	\$ -	\$ (400)	0.00%
Special Assmnts- Tax Collector	338,809	341,109	2,300	100.68%
Other Miscellaneous Revenues	-	150	150	0.00%
<b>TOTAL REVENUES</b>	<b>339,209</b>	<b>341,259</b>	<b>2,050</b>	<b>100.60%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	600	11,400	5.00%
ProfServ-Trustee Fees	8,100	336	7,764	4.15%
Disclosure Report	8,400	3,500	4,900	41.67%
District Counsel	6,000	2,081	3,919	34.68%
District Engineer	4,000	-	4,000	0.00%
District Manager	33,750	14,063	19,687	41.67%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	1,100	700	61.11%
Postage, Phone, Faxes, Copies	400	547	(147)	136.75%
Public Officials Insurance	3,008	2,694	314	89.56%
Insurance -Property & Casualty	7,476	7,059	417	94.42%
Legal Advertising	1,500	1,849	(349)	123.27%
Bank Fees	400	183	217	45.75%
Website Administration	1,200	500	700	41.67%
Dues, Licenses, Subscriptions	175	175	-	100.00%
<b>Total Administration</b>	<b>94,209</b>	<b>34,687</b>	<b>59,522</b>	<b>36.82%</b>
<b><u>Electric Utility Services</u></b>				
Utility - Electric	41,000	22,251	18,749	54.27%
<b>Total Electric Utility Services</b>	<b>41,000</b>	<b>22,251</b>	<b>18,749</b>	<b>54.27%</b>
<b><u>Water-Sewer Comb Services</u></b>				
Utility - Water	6,000	7,260	(1,260)	121.00%
<b>Total Water-Sewer Comb Services</b>	<b>6,000</b>	<b>7,260</b>	<b>(1,260)</b>	<b>121.00%</b>

**SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2023  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Other Physical Environment</u></b>				
Waterway Management	6,000	2,670	3,330	44.50%
Amenity Center Cleaning & Supplies	5,500	3,750	1,750	68.18%
Contracts-Pools	9,000	4,150	4,850	46.11%
R&M-Other Landscape	15,000	6,927	8,073	46.18%
R&M-Plant Replacement	2,500	-	2,500	0.00%
R&M-Pools	1,000	853	147	85.30%
Amenity Maintenance & Repairs	15,000	1,122	13,878	7.48%
R&M-Boundary Walls/Fences/Monuments	1,500	2,855	(1,355)	190.33%
Waterway Improvements & Repairs	5,000	-	5,000	0.00%
Landscape Maintenance	91,000	38,001	52,999	41.76%
Park Facility Maint. & Improvement	1,500	1,529	(29)	101.93%
Miscellaneous Maintenance	3,000	1,428	1,572	47.60%
Irrigation Maintenance	3,500	2,500	1,000	71.43%
Annual Mulching & Tree Trimming	13,500	-	13,500	0.00%
Holiday Decoration	5,000	2,745	2,255	54.90%
Capital Improvements	20,000	-	20,000	0.00%
<b>Total Other Physical Environment</b>	<b>198,000</b>	<b>68,530</b>	<b>129,470</b>	<b>34.61%</b>
<b>TOTAL EXPENDITURES</b>	<b>339,209</b>	<b>132,728</b>	<b>206,481</b>	<b>39.13%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	208,531	208,531	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>171,407</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 379,938</b>		



**SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2023  
Series 2016 Debt Service Fund (200)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 6	\$ 6	0.00%
Special Assmnts- Tax Collector	242,370	247,605	5,235	102.16%
<b>TOTAL REVENUES</b>	<b>242,370</b>	<b>247,611</b>	<b>5,241</b>	<b>102.16%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	81,000	-	81,000	0.00%
Interest Expense	161,370	81,596	79,774	50.56%
<b>Total Debt Service</b>	<b>242,370</b>	<b>81,596</b>	<b>160,774</b>	<b>33.67%</b>
<b>TOTAL EXPENDITURES</b>	<b>242,370</b>	<b>81,596</b>	<b>160,774</b>	<b>33.67%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	166,015	166,015	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>241,259</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 407,274</b>		

**SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2023  
Series 2018 Debt Service Fund (201)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 4	\$ 4	0.00%
Special Assmnts- Tax Collector	138,020	143,659	5,639	104.09%
<b>TOTAL REVENUES</b>	<b>138,020</b>	<b>143,663</b>	<b>5,643</b>	<b>104.09%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	39,000	-	39,000	0.00%
Interest Expense	99,020	49,900	49,120	50.39%
<b>Total Debt Service</b>	<b>138,020</b>	<b>49,900</b>	<b>88,120</b>	<b>36.15%</b>
<b>TOTAL EXPENDITURES</b>	<b>138,020</b>	<b>49,900</b>	<b>88,120</b>	<b>36.15%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	93,763	93,763	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>108,267</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 202,030</b>		

**SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2023  
General Fixed Assets Account Group Fund (900)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		5,321,541		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 5,321,541</u></b>		

# SUMMIT AT FERN HILL CDD

## Bank Reconciliation

Bank Account No. 3620 TRUIST - GF Operating  
Statement No. 03-23  
Statement Date 3/31/2023

G/L Balance (LCY)	403,528.29	Statement Balance	405,259.55
G/L Balance	403,528.29	Outstanding Deposits	125.00
Positive Adjustments	0.00		
		Subtotal	405,384.55
Subtotal	403,528.29	Outstanding Checks	1,856.26
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	403,528.29	Ending Balance	403,528.29
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Checks</b>						
2/23/2023	Payment	2311	INFRAMARK LLC	5,012.95	5,012.95	0.00
2/23/2023	Payment	2312	SPEAREM ENTERPRISE	505.00	505.00	0.00
3/2/2023	Payment	2315	FRONTIER	116.80	116.80	0.00
3/2/2023	Payment	2316	SPEAREM ENTERPRISE	450.00	450.00	0.00
3/2/2023	Payment	2317	ZEBRA CLEANING TEAM	625.25	625.25	0.00
3/9/2023	Payment	2318	HOME TEAM PEST DEFENSE, INC.	163.50	163.50	0.00
3/9/2023	Payment	2319	INFRAMARK LLC	3,617.60	3,617.60	0.00
3/9/2023	Payment	2320	SUMMIT AT FERN HILL CDD	2,545.65	2,545.65	0.00
3/9/2023	Payment	2321	YELLOWSTONE LANDSCAPE	6,476.36	6,476.36	0.00
3/17/2023	Payment	2322	STRALEY ROBIN VERICKER	213.00	213.00	0.00
3/23/2023	Payment	2323	BOCC	640.77	640.77	0.00
3/23/2023	Payment	2324	FIRST CHOICE AQUATIC WEED MGMT LLC	445.00	445.00	0.00
3/23/2023	Payment	2325	SPEAREM ENTERPRISE	505.00	505.00	0.00
3/23/2023	Payment	2326	TAMPA ELECTRIC	3,106.20	3,106.20	0.00
3/21/2023		JE000117	Bank Fees - Service Charge	31.33	31.33	0.00
Total Checks				24,454.41	24,454.41	0.00
<b>Deposits</b>						
3/1/2023		JE000044	MO##### - Key	G/L 25.00	25.00	0.00
3/2/2023		JE000118	Debt Service / Tax Revenue	G/L 4,766.75	4,766.75	0.00
Total Deposits				4,791.75	4,791.75	0.00
<b>Outstanding Checks</b>						
9/30/2022		JE000037	paid online check never received	509.15	0.00	509.15
10/1/2022		JE000024	Outstanding check# 6440; BOCC	51.79	0.00	51.79
3/30/2023	Payment	2327	FRONTIER	126.38	0.00	126.38
3/30/2023	Payment	2328	TAMPA ELECTRIC	568.94	0.00	568.94
3/30/2023	Payment	2329	ZEBRA CLEANING TEAM	600.00	0.00	600.00

SUMMIT AT FERN HILL CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference	
Total Outstanding Checks.....				1,856.26		1,856.26	
Outstanding Deposits							
9/30/2022		JE000036	Out Deposit - Clubhouse Deposit	G/L	125.00	0.00	125.00
Total Outstanding Deposits.....				125.00		125.00	



Job Name: \_\_\_\_\_  
Customer Number: 437 Customer: FCA - SUMMIT @ FERN HILL CDD  
Technician: Aleksey Solano  
Date: 03/09/2023 Time: 03:25 PM  
Customer Signature: \_\_\_\_\_

<u>CLARITY</u>	<u>FLOW</u>	<u>METHOD</u>	<u>CARP PROGRAM</u>	<u>WATER LEVEL</u>	<u>WEATHER</u>
<input type="checkbox"/> < 1'	<input checked="" type="checkbox"/> None	<input checked="" type="checkbox"/> ATV	<input type="checkbox"/> Boat	<input type="checkbox"/> High	<input checked="" type="checkbox"/> Clear
<input checked="" type="checkbox"/> 1-2'	<input type="checkbox"/> Slight	<input type="checkbox"/> Airboat	<input type="checkbox"/> Truck	<input type="checkbox"/> Normal	<input type="checkbox"/> Cloudy
<input type="checkbox"/> 2-4'	<input type="checkbox"/> Visible	<input type="checkbox"/> Backpack		<input checked="" type="checkbox"/> Low	<input checked="" type="checkbox"/> Windy
<input type="checkbox"/> > 4'					<input type="checkbox"/> Rainy

☐ Naiad ☐ \_\_\_\_\_  
☒ Pickerelweed  
☐ Soft Rush ☐ \_\_\_\_\_











Job Name: \_\_\_\_\_  
Customer Number: 437 Customer: FCA - SUMMIT @ FERN HILL CDD  
Technician: Aleksey and Jose  
Date: 04/05/2023 Time: 01:20 PM  
Customer Signature: \_\_\_\_\_

Water levels in pond 8 are extremely low, most areas that still have water in the pond are less than a foot deep. This is a contributing factor to the algae blooms that occur in this pond.

## FISH and WILDLIFE OBSERVATIONS

## NATIVE WETLAND HABITAT MAINTENANCE

**Beneficial Vegetation Notes:**

70









# SUMMIT AT FERN HILL CDD

**Field Inspection - April 2023**

**Friday, March 31, 2023**

**Prepared For Summit At Fern Hill Board Of Supervisors**

**27 Items Identified**



### Item 1

Assigned To Yellowstone

The front monument at the corner of Fern Hill Drive and Cone Grove Road looks good. The St. Augustine grass, Trinettes, Firebush, Crotons, Ti Plants, Bismarck Palms, and Italian Cypress all look healthy.



### Item 2

Assigned To Yellowstone

The Blue Daze in the main monument planter look dry. An irrigation check is needed to ensure they are getting adequate water.





### Item 3

Assigned To Yellowstone

The Hedges, turf, and trees look good along Fern Hill Dr.



### Item 4

Assigned To Yellowstone

The Brazilian Peppers still need to get cut back at the corner of Fern Hill Dr and Cone Grove Rd.





### Item 5

Assigned To Yellowstone

The Palmettos, Coontie Palms, and Cardboard Cycads have been trimmed as requested in the median of Cone Grove Rd. The St. Augustine turf looks like it is suffering from a fungus and needs to be diagnosed and treated.



### Item 6

Assigned To Yellowstone

The new sod on the south side of Cone Grove Rd is brown and not establishing. An Irrigation check/diagnosis is needed asap.



### Item 7

Assigned To Yellowstone

No issues spotted in the dog parks.



### Item 8

Assigned To Aquatics

Pond FH-1a looks good, the Pickerel Weed and Bullrush are thriving.





#### Item 9

Assigned To Yellowstone/Aquatics  
Pond FH-1 also looks good, the weeds among the Fakahatchee have been pulled.



#### Item 10

Assigned To Spearem  
The foam trim piece around the planter at the monument on Fuzzy Cattail St needs to be glued back on.



### Item 11

Assigned To Yellowstone

The other monument needs to be edged and the drip lines need to be buried.



### Item 12

Assigned To Yellowstone

The Fakahatchee around pond FH-2 needs to be trimmed and weeded. The pond itself looks good.





### Item 13

Assigned To Yellowstone

More weeds around pond FH-2



### Item 14

No issues spotted around the pool.

Bathrooms are good as well.



### Item 15

No issues in the clubhouse aside from some paint scratches and chips.



### Item 16

Assigned To Yellowstone

Liriope, Coontie Palms, Ti Plants, Viburnum, Trinettes, Queen Emmas , and the Elm tree look good up front.





### Item 17

Assigned To Yellowstone

Some of the Crotons up front are showing new growth but a few have died.



### Item 18

Assigned To Yellowstone

The dead palm up front is still standing.



### Item 19

Assigned To Yellowstone

The Wild peanut is dry around the amenity center and an irrigation check is needed.



### Item 20

Assigned To Aquatics

Pond FH-3 looks good.





### Item 21

Assigned To Aquatics

Pond FH-6 looks good.



### Item 22

Assigned To Yellowstone

Tree circles need to be weeded.



### Item 23

Assigned To Yellowstone

The Viburnum and Plumbago need pruning/trimming at the end of Golden Wonder Ln.



### Item 24

Assigned To Yellowstone

The Landscaping on Strawberry Tetra is looking a bit better. Saplings have been pulled but there are still a number of weeds and struggling plants.





### Item 25

Assigned To Aquatics

Pond FH-5 looks good.



### Item 26

Assigned To Aquatics

Pond FH-4 looks good.



### Item 27

No issues spotted around the playground.

## MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Summit at Fern Hill

Date: Monday, April 3, 2023

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	COMMENTS
------------------	------------------	----------------------	----------

### LANDSCAPE MAINTENANCE

TURF	5	3	-2	<u>Median &amp; south of Cone Grove Rd.</u>
TURF FERTILITY	10	8	-2	<u>" "</u>
TURF EDGING	5	4	-1	<u>Fuzzy Cattail St monuments.</u>
WEED CONTROL - TURF AREAS	5	4	-1	<u>Wild Peanut in St. Augustine.</u>
TURF INSECT/DISEASE CONTROL	10	8	-2	<u>Fungus in Cone Grove Rd median.</u>
PLANT FERTILITY	5	3	-2	<u>Strawberry Tetra Dr.</u>
WEED CONTROL - BED AREAS	5	4	-1	<u>Among Fakahatchee.</u>
PLANT INSECT/DISEASE CONTROL	5	5	0	
PRUNING	10	8	-2	<u>Fakahatchee and Golden Wonder Ln.</u>
CLEANLINESS	5	4	-1	<u>Trash around playground.</u>
MULCHING	5	4	-1	
WATER/IRRIGATION MGMT	8	7	-1	<u>Blue daze and some spots of turf.</u>
CARRYOVERS	5	4	-1	<u>Brazilian Peppers @ Cone Grove Rd.</u>

### SEASONAL COLOR/PERENNIAL MAINTENANCE

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

**SCORE**

100	83	-17	83%
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Contractor Signature: \_\_\_\_\_

Manager's Signature: Clay Wright

### MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Summit at Fern Hill

Date: Monday, May 1, 2023

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	COMMENTS
<b>LANDSCAPE MAINTENANCE</b>				
TURF	5	4	-1	<u>St. Augustine weeds by clubhouse.</u>
TURF FERTILITY	10	9	-1	<u>Mostly good.</u>
TURF EDGING	5	4	-1	<u>Fuzzy Cattail St monuments.</u>
WEED CONTROL - TURF AREAS	5	4	-1	<u>St. Augustine weeds by clubhouse.</u>
TURF INSECT/DISEASE CONTROL	10	9	-1	<u>Fungus in Cone Grove Rd median.</u>
PLANT FERTILITY	5	3	-2	<u>Strawberry Tetra Dr &amp; Magnolias.</u>
WEED CONTROL - BED AREAS	5	3	-2	<u>Among Fakahatchee.</u>
PLANT INSECT/DISEASE CONTROL	5	4	-1	<u>Possible mites in Fakahatchee.</u>
PRUNING	10	8	-2	<u>Fakahatchee and Golden Wonder Ln.</u>
CLEANLINESS	5	5	0	
MULCHING	5	4	-1	
WATER/IRRIGATION MGMT	8	8	0	
CARRYOVERS	5	3	-2	<u>Fakahatchee weeds/cons area/Cone Grove Rd Median</u>

#### SEASONAL COLOR/PERENNIAL MAINTENANCE

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

**SCORE**

100	85	-15	85%
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Contractor Signature: \_\_\_\_\_

Manager's Signature: Clay Wright

# **SUMMIT AT FERN HILL**

**Inspection Report - May 2023**

**Monday, May 1, 2023**

**Prepared For Summit At Fern Hill Board Of Supervisors**

**27 Items Identified**





### Item 1

Assigned To Yellowstone

The front of the clubhouse looks great. The turf, Coontie Palms, Liriodendron, Ti Plants, Crepe Myrtle, Elm tree, Viburnum, and palms are all healthy.



### Item 2

Assigned To Yellowstone

The dead palm has been cut out.





### Item 3

Assigned To Yellowstone

Weeds have all been cleared out in the peanuts and the bed is properly edged.



### Item 4

Assigned To Yellowstone

Broadleaf weeds need to be treated in the St. Augustine in front of the clubhouse parking lot.



#### Item 5

Assigned To Spearem

The mailbox park needs to be pressure washed or dusted soon.



#### Item 6

Assigned To Aquatics/Yellowstone

Pond FH-3 looks good. The Fakahatchee on the opposite bank needs to be trimmed and heavily weeded.





### Item 7

Assigned To Yellowstone

Weeds in the pavers need to be treated at the clubhouse.



### Item 8

The pool needs to be cleaned ASAP. It is full of debris and algae is starting to grow.



### Item 9

Assigned To Spearem

The fans need to be cleaned off. The whole outside of the amenity center is in need of a good cleaning.



### Item 10

Assigned To Yellowstone

The palms need trimming and probably fertilization on Boggy Moss Dr.





### Item 11

Assigned To Yellowstone

Pond FH-6 looks good, the tree circles need to be properly edged and weeded.



### Item 12

Assigned To Yellowstone

The Bahia at the end of Golden Wonder Ln will need to be treated for weeds once more rain comes. The Plumbago and Viburnum need to be pruned/trimmed.



### Item 13

Assigned To Yellowstone

Strawberry Tetra drive looks a little bit more cleaned up. The Powderpuff mimosas are blooming and most weeds are gone. Much of the plant life, however, is still struggling and looks very dry.



### Item 14

Assigned To Aquatics

Pond FH-4 looks good.





### Item 15

Assigned To Spearem

About 14 pavers have been knocked down and removed from the sitting area between the playground and pond FH-4.



### Item 16

Assigned To Yellowstone

Weeds have been treated and are dying off in the landscape bed.



### Item 17

Assigned To Yellowstone

There are two nearly dead Magnolias on Cone Grove Rd that need to be treated ASAP.



### Item 18

Assigned To Yellowstone

The second struggling Magnolia.





### Item 19

Assigned To Yellowstone

Pond FH-2 looks good. All of the Fakahatchee beds need heavy weeding and trimming, and some need to be treated for mites.



### Item 20

Assigned To Yellowstone

The Fuzzy Cattail St monument still needs a few Golden Dewdrops to fill in the gaps, and the raised landscape bed in front of the monument is empty. Edging, weeding, and burial of the drip lines is still needed.



### Item 21

Assigned To Yellowstone

The other monument is in much better shape. It is properly edged and the peanuts, Golden Dewdrops, Ti Plants, Crotons, Liriope, and palms all look good. The raised planter is empty here as well.



### Item 22

Assigned To Aquatics

Pond FH-1a looks good, though some of the Bullrush and Pickerels have weeds growing that will need to be treated soon.





### Item 23

Assigned To Aquatics

Pond FH-1 looks good.



### Item 24

Assigned To Yellowstone

No issues spotted at the dog park.



### Item 25

Assigned To Yellowstone

The Spanish daggers have all been trimmed.



### Item 26

Assigned To Yellowstone

The main monument looks good.  
The Firebush, Arboricola, Crotons, Ti  
Plants, Blue Daze, and Bismarck  
palms are all healthy.



### Item 27

Assigned To Yellowstone

The turf and Landscaping along Fern Hill Dr looks good.