

# ***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

Jayna Cooper, District Manager  
Kathryn Hopkinson, District Counsel  
Tonja Stewart, District Engineer

## **Public Hearing & Regular Meeting Agenda**

Monday, August 14, 2023, at 6:00 p.m.

The Public Hearings & Regular Meetings of Summit at Fern Hill Community Development District will be held on **August 14, 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.

### **PUBLIC HEARINGS AND REGULAR MEETINGS OF THE BOARD OF SUPERVISORS**

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENTS ON AGENDA ITEMS**
- 3. RECESS TO PUBLIC HEARINGS**
- 4. PUBLIC HEARING ON ADOPTING FISCAL YEAR 2024 FINAL BUDGET**
  - A. Open Public Hearing on Adopting Fiscal Year 2024 Final Budget
  - B. Public Comments
  - C. Consideration of Resolution 2023-06; Adopting Final Fiscal Year 2024 Budget..... Tab 01
  - D. Close Public Hearing on Adopting Fiscal Year 2024 Final Budget
- 5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**
  - A. Open Public Hearing on Levying O&M Assessments
  - B. Public Comment
  - C. Consideration of Resolution 2023-07; Levying O&M Assessments..... Tab 02
  - D. Close Public Hearing on Levying O&M Assessments
- 6. RETURN TO REGULAR MEETING**
- 7. BUSINESS ITEMS**
  - A. Consideration of Resolution 2023-08; Setting Fiscal Year 2024 Meeting Schedule ..... Tab 03
  - B. Discussion on Pool Maintenance Proposals..... Tab 04
  - C. Discussion on Landscaping Enhancements Proposal..... Tab 05
  - D. Ratification of Pool Access Cards System Proposal..... Tab 06
  - E. General Matters of the District
- 8. CONSENT AGENDA**
  - A. Consideration of Board of Supervisor's Meeting Minutes of the Regular Meeting  
June 12, 2023, ..... Tab 07
  - B. Consideration of Operation and Maintenance Expenditures May – June 2023 ..... Tab 08
  - C. Review of Financial Statements Month Ending June 30, 2023, ..... Tab 09
- 9. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager ..... Tab 10
    - i. Community Inspection Reports
- 10. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 11. ADJOURNMENT**

Sincerely,

*Jayna Cooper*  
District Manager

## RESOLUTION 2023-06

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager submitted, prior to June 15<sup>th</sup>, to the Board of Supervisors (“**Board**”) of the Summit at Fern Hill Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

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

**WHEREAS**, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

**WHEREAS**, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

#### **Section 1. Budget**

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2022-2023 and/or revised projections for fiscal year 2023-2024.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the Summit

at Fern Hill Community Development District for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

**Section 2. Appropriations.** There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2023, and ending September 30, 2024, the sum of \$919,599.00 which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ 539,209.00
Total Debt Service Funds	\$ 380,390.00
<b>Total All Funds*</b>	<b>\$919,599.00</b>

\*Not inclusive of any collection costs or early payment discounts.

**Section 3. Budget Amendments.** Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

**Section 4. Effective Date.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**Passed and Adopted on August 14, 2023.**

Attested By:

**Summit at Fern Hill  
Community Development District**

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

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

**Exhibit A: FY 2023-2024 Adopted Budget**



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>

FISCAL YEAR 2023 BUDGET ANALYSIS



# 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>

FISCAL YEAR 2024  
PROPOSED ANNUAL OPERATING BUDGET



# 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

PROPOSED ANNUAL OPERATING BUDGET

# 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

## RESOLUTION 2023-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

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

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

**WHEREAS**, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2023-2024 attached hereto as **Exhibit A** (“**FY 2023-2024 Budget**”) and incorporated as a material part of this Resolution by this reference;

**WHEREAS**, the District must obtain sufficient funds to provide for the activities described in the FY 2023-2024 Budget;

**WHEREAS**, the provision of the activities described in the FY 2023-2024 Budget is a benefit to lands within the District;

**WHEREAS**, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

**WHEREAS**, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

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

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

**WHEREAS**, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2023-2024 Budget (“**O&M Assessments**”);

**WHEREAS**, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2023-2024 Budget;

**WHEREAS**, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

**WHEREAS**, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

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

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

**Section 1. Benefit from Activities and O&M Assessments.** The provision of the activities described in the FY 2023-2024 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2023-2024 Budget and in the Assessment Roll.

**Section 2. O&M Assessments Imposition.** Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2023-2024 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**Section 3. Collection and Enforcement of District Assessments.**

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**Section 4. Certification of Assessment Roll.** The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

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

**Section 6. Assessment Challenges.** The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

**Section 7. Procedural Irregularities.** Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

**Section 8. Severability.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**Section 9. Effective Date.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**Passed and Adopted on August 14, 2023.**

Attested By:

**Summit at Fern Hill  
Community Development District**

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

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

**Exhibit A: FY 2023-2024 Budget**

**RESOLUTION 2023-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMIT AT  
FERN HILL COMMUNITY DEVELOPMENT DISTRICT DESIGNATING  
DATE, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD  
OF SUPERVISORS FOR THE FISCAL YEAR 2023/2024, AND PROVIDING  
FOR AN EFFECTIVE DATE HEREOF**

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

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

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

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

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

**Section 1.** Regular meetings of the Board of Supervisors of the District, for the Fiscal Year 2023/2024, shall be held as provided on the schedule attached as **Exhibit A**.

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

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

**PASSED AND ADOPTED THIS 14<sup>TH</sup> DAY OF AUGUST 2023.**

**SUMMIT AT FERN HILL  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
**CHAIRMAN\ VICE-CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**ASSISSTANT SECRETARY**

**EXHIBIT A**

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

**FISCAL YEAR 20230/2024**

<b>October 9, 2023</b>	<b>6:00 p.m</b>
<b>November 13, 2023</b>	<b>6:00 p.m</b>
<b>December 11, 2023</b>	<b>6:00 p.m</b>
<b>January 08, 2024</b>	<b>6:00 p.m</b>
<b>February 12, 2024</b>	<b>6:00 p.m</b>
<b>March 11, 2024</b>	<b>6:00 p.m</b>
<b>April 08, 2024</b>	<b>6:00 p.m</b>
<b>May 13, 2024</b>	<b>6:00 p.m</b>
<b>June 10, 2024</b>	<b>6:00 p.m</b>
<b>July 08, 2024</b>	<b>6:00 p.m</b>
<b>August 12, 2024</b>	<b>6:00 p.m</b>
<b>September 09, 2024</b>	<b>6:00 p.m</b>

**All meetings will convene at the Summit at Fern Hill Clubhouse**

**Located at 10340 Boggy Moss Drive, Riverview, FL 33578.**





**COMMERCIAL SWIMMING POOL SERVICE PROPOSAL**

**To:**

**The Summit at Fern Hill CDD**

**C/O Jayna Cooper – Property Mgr.**

**From:**

**A-Quality Pool Service**

**July 24, 2023**

## COMMERCIAL SWIMMING POOL SERVICE PROPOSAL

A-Quality Pool Service

Dennis Kutzan - President/Owner

Brian Svoboda – Field Director

Charlene Kutzan – Business Manager

1246 Highwood Place

Wesley Chapel, FL. 33543

CPC# 1457935

813-453-5988 ph

813-936-4852 fax

Submitted to:

The Summit at Fern Hill CDD

### **Includes:**

Company Background

Proposed Services

Price Quotation

Contact information

CPO certificate (available on request)

Insurance Coverage (available on request)

Commercial Pool Service Agreement

Statement of Confidentiality

The information contained in this proposal is intended only for the above mentioned client. No part of this document may be shared, transmitted, copied or otherwise disbursed to any other entity or individual. By accepting this document you assume responsibility to ensure its confidentiality.



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## **Summary – Company Background:**

We are pleased to submit our proposal and would like to thank you for considering A-Quality Pool Service.

A-QUALITY POOL SERVICE is a swimming pool service and maintenance company with a reputation for professionalism, reliability and providing excellence in service. The business is over twenty years old and operates in Tampa, Florida for Hillsborough, Polk and Pasco counties, serving both residential and commercial accounts. Our team has extensive experience in maintaining commercial pools. You can rely on us for all your pool needs from professional maintenance to updating equipment, remodeling and much more.

A-QUALITY POOL SERVICE was formed in 1985 and is currently owned and operated by Dennis Kutzan. The Company is a DBA of CHAR-DEN WORLDWIDE INC. and is a Florida based business with its address at 1246 Highwood Place, Wesley Chapel, FLORIDA 33543.

A-QUALITY POOL SERVICE encompasses three distinct activities:

1. Monthly Pool Service Maintenance
2. Repairs, Chemical & Equipment Sales/Rental
3. Pool Re-Finishes



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## **Proposed Service:**

Our objective is to provide you with the best in commercial swimming pool maintenance. This includes the following services:

### **Regular pool service**

- Chemical testing and water balancing for single pool using balancing and sanitation agents to include chlorine, muriatic acid, sodium bicarbonate, calcium carbonate and cyanuric acid within the approved levels specified by the County Department of Health and the State of FL.
- Brush walls, net and/or scoop out leaves and debris, and vacuum as needed
- Clean gutters and/or skimmer baskets of debris
- Check pump operation, valves, timers, plumbing, motors, flow rate, gauges, seals, vault jacks and grease as needed
- Check filter operation and backwash/clean as necessary
- Check chemical feeders, drums and output readings and calibrate as necessary
- Clean tiles and filters on an as needed basis
- Additional specialty treatments as required and quoted per occurrence (eg phosphates; staining; metals; black algae; oils/enzymes, sequestering agents)
- NOTE: During heavily used months, the pool will require a regular enzyme treatment applied at every visit. This treatment assists in preventing the build-up of oils and contaminants within the water that can lead to filter lock up. Usage results in increased filter flow, a cleaner tile line and clearer water. This is not included in your monthly service rate.
- Record each visit in logbook
- All repair issues over \$300 will be communicated to the management company for approval. All repairs under \$300 will be performed and billed accordingly
- In the event of a mechanical/electrical/gas failure or leak repair that is outside the immediate scope of Contractor's work such as the spa heater or underground leak, the management



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company will be notified immediately, and a quote will be provided by A-Quality's Partnering companies if requested.

- Repair parts, equipment, extra clean ups due to vandalism/landscaping, storms and/or specialty chemicals for optimum water balancing and sanitation not covered by regular scheduled visits are extra. Annual Filter breakdowns and inspections are not included in regular weekly maintenance and are charged separately.
- Contractor agrees to comply with all federal, state, county and municipal laws, rules and regulations that are now, or may in the future, become applicable and will communicate accordingly to the management company

**Non-scheduled visits** (Service calls to diagnose and recommend problem solutions outside of normal cleaning and water treatment operation.)

- Weekdays - \$145
- Weekends and Holidays - \$195

Cancellation by either the Management Company or A-Quality Pool Service will require a written 30 day notice.



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## Why Choose A-Quality Pool Service:

- **Benefits** – Experienced, Professional and Reliable. We are a local company teamed by responsible, trained personnel doing a professional job that you can rely upon.
- **Competitive Advantages** – A small company with a personal touch. We have an excellent reputation in the Community for being responsive and doing great work. We are personable and responsible, and readily accessible.
- **Partnerships** – We are a one-stop shop for all pool needs and have partnerships with gas and electrical contractors when needed
- **Qualifications** – CPC State Repair License and CPO Certified with all Workers Compensation and Liability insurances. We are fully licensed to work on your pool equipment.
- **Guarantees** – We warranty the services we provide. If for any reason the level of service is not acceptable, we will come out and correct the issue.

## Quotation for Service:

### 1. Service frequency:

- o 3 times per week, MWF Year-round cleanings

Note: Modifications may be needed due to weather conditions

## Costs:

- Flat fee of \$1400 per month – invoiced the 1<sup>st</sup> of each month, with 20-day terms
- Guarantees: We warranty the services we provide. If for any reason the level of service is not acceptable, we will come out and correct the issue.

We appreciate the opportunity to earn your business and look forward to working with you.

If you have additional questions, please do not hesitate to call.

Sincerely,

*Dennis Kutzan*

Dennis Kutzan

President/Owner

A-Quality Pool Service

1246 Highwood Place

Wesley Chapel, FL. 33543



A-Quality Pool Service, a Division of CHAR-DEN Worldwide Inc. • 1246 Highwood Place, Wesley Chapel, FL 33543 • 813-453-5988PH • 813-936-4852FX



## Commercial Pool Service Agreement

This Agreement for Commercial Pool Service is for The Summit at Fern Hill CDD with pool located at 10340 Boggy Moss Drive, FL 33578. A-Quality Pool Service (Contractor) will provide the following services at a flat rate of \$1400 per month for 2023 effective: \_\_\_\_\_.

**Subject pool is one body of outdoor, unheated water with pool at 64,000 gallons, with a rectangular grid set in pit filtration system. Pool has some palm trees and foliage nearby.**

Services to include:

- Chemical testing and water balancing for single and wading pools using balancing and sanitation agents to include chlorine, muriatic acid, sodium bicarbonate, and calcium carbonate (cyanuric acid is extra) within the approved levels specified by the County Department of Health and the State of FL.
- Brush walls, net and/or scoop out leaves and debris, and vacuum as needed
- Clean gutters and/or skimmer baskets of debris
- Check pump operation, valves, timers, plumbing, motors, flow rate, gauges, seals, vault jacks and grease as needed
- Check filter operation and backwash/clean as necessary
- Check chemical feeders, drums and output readings and calibrate as necessary
- Clean tiles and filters on an as needed basis
- Additional specialty treatments as required and quoted per occurrence (eg phosphates; staining; metals; black algae; oils/enzymes, sequestering agents)
- NOTE: During heavily used months, the pool will require a regular enzyme treatment applied at every visit. This treatment assists in preventing the build-up of oils and contaminants within the water that can lead to filter lock up. Usage results in increased filter flow, a cleaner tile line and clearer water. This is not included in your monthly rate.
- Record each visit in logbook
- All repair issues over \$300 will be communicated to the management company for approval. All repairs under \$300 will be performed and bill accordingly
- In the event of a mechanical/electrical/gas failure or leak repair that is outside the immediate scope of Contractor's work such as the spa heater or underground leak, the management company will be notified immediately, and a quote will be provided by A-Quality's Partnering companies if requested.



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- Other miscellaneous fees are not included in the monthly service rate. Such fees include but are not limited to repair parts, equipment, economic adjustments, extra prep/clean ups due to vandalism/landscaping, storms and/or specialty chemicals for optimum water balancing and sanitation not covered by regular scheduled visits. Annual Filter breakdowns and inspections are not included in regular weekly maintenance and are charged separately.
- Contractor agrees to comply with all federal, state, county and municipal laws, rules and regulations that are now, or may in the future, become applicable and will communicate accordingly to the management company.
- **Service frequency:**
  - 3 times/wk, MWF Year-round cleanings

Note: Modifications may be needed due to weather conditions – no service Thanksgiving, Christmas and New Years Day

- **Non-scheduled visits** (Service calls requested outside of normal scheduled days)
  - Weekdays - \$145                      Weekends and Holidays - \$195

### Invoicing

- 1<sup>st</sup> of each month with 20-day terms;      ○ Repairs due upon completion
  - 5% Late Fee and subject to service suspension if payments are not received timely.

- The Summit at Fern Hill CDD agrees to maintain proper cleanliness and drainage of the pool deck and pool equipment (vak pak) area including blowing of leaves, power-washing deck to remove mold, and/or bird droppings, and cutting/spraying of weeds or bushes and insects to allow for easy access and safety while working on equipment. Caution is always exercised but the Contractor is not responsible for damage caused by ingress or egress with trucks or equipment to decks, driveways, sod sprinklers, etc. while servicing the pool and equipment. The property also agrees to make best efforts in providing timely approval on repairs for proper functionality of the pool.
- Cancellation by either the Management Company or A-Quality Pool Service will require a written 30-day notice.

\_\_\_\_\_  
Authorized Signature - Property

\_\_\_\_\_  
Date

PRINT



07/24/2023

\_\_\_\_\_  
Authorized Signature – A-Quality Pool Service

\_\_\_\_\_  
Date

Charlene Kutzan



A-Quality Pool Service, a Division of CHAR-DEN Worldwide Inc. • 1246 Highwood Place, Wesley Chapel, FL 33543 • 813-453-5988PH • 813-936-4852FX



## A-QUALITY POOL SERVICE

3940 Trump Pl.  
Zephyrhills, FL. 33542  
Phone (813) 453-5988  
Fax (813) 936-4852  
License - CPC1457935  
info@a-qualitypools.net  
www.a-qualitypools.net



## QUOTATION

Quote Number: 2791  
Prepared On: 7/24/2023  
Prepared By: Dennis K  
Valid Until: 8/7/2023  
Status: Pending Approval

### Customer

The Summit at Fern Hill CDD  
C/O Jayna Cooper  
10340 Boggy Moss Dr.  
Riverview FL 33578  
jayna.cooper@inframark.com  
813-608-8242

### Overview

1. Install ORP Chemical Controller

QUANTITY	DESCRIPTION	UNIT PRICE	TAXABLE	AMOUNT
1	Black Algae Treatment - drain and chemical washdown with TOTAL rebalance of water to swim safe	\$1995.00	T	\$1995.00
1	ORP & pH Controller Upgrade Standard 16"x12" Mounting Board Single Body IPS * †	\$1906.13	T	\$1906.13
1	Deep Cleaning of Filter Pit	\$165.00	T	\$165.00
1	Throw Rope Buoy Holder with 30' Heaving Line TaylorMade	\$35.62	T	\$35.62
1	65 Gallon Chemical Tank - current one appears too small to hold sufficient amounts needed	\$564.64	T	\$564.64

\*5 Years Electronics Parts Only Manufacturer Warranty With Professional Installation. 30 Days Installation Warranty.

†1 Years Probes Parts Only Manufacturer Warranty With Professional Installation. 30 Days Installation Warranty.

Parts Total	\$4666.39
Installation Labor Total	\$543.75
Subtotal	\$5210.14

Sales Tax Not Included

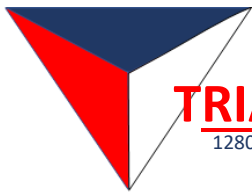
### Payments Due (\$5210.14 + Sales Tax)

\$5210.14 + Sales Tax due Upon Job Completion

#### Payment by Check Mailed

Subtotal	\$5210.14
Sales Tax	\$364.70
Total	\$5574.84

Please note that on some installations there may be unforeseen issues that would require additional parts or labor time. While our estimates would usually account for all parts and labor required to complete a job, in some instances there may be additional parts or labor time required that could not have been detected until the work has begun. We will quote you separately in the event that an issue, while rare, should occur.



# TRIANGLE POOL SERVICES

12801 S. BELCHER ROAD LARGO, FL 33773 727-531-0473

JULY 14<sup>TH</sup> 2023

THE SUMMIT AT FERN HILL  
10340 BOGGY MOSS DR  
RIVERVIEW, FL 33578

Triangle Pool Services is pleased to submit our bid for the commercial cleaning and chemicals for the pool at the above address. The following cleaning functions will be performed:

1. TEST AND BALANCE WATER.
2. SKIM SURFACE AND VACUUM POOL.
3. BRUSH WALLS AND STEPS OF POOL.
4. CLEAN TILES.
5. MIX CHLORINE AND ACID SOLUTIONS FOR FEEDERS.
6. WATER SAMPLES WILL BE TAKEN PERIODICALLY AND ANALYZED ON OUR HI-TECH COMPUTER WITH CHEMICAL ADJUSTMENTS MADE ACCORDINGLY. THIS ANALYSIS WILL DEFINE THE WATER SAMPLE FOR THE FOLLOWING: TOTAL DISSOLVED SOLIDS, CYANURIC ACID LEVEL, TOTAL CHLORINE, FREE CHLORINE, PH FACTOR, ACID DEMAND, ALKALI DEMAND, TOTAL ALKALINITY, CALCIUM HARDNESS, AND THE PRESENCE OF IRON AND COPPER. CHEMISTRY OF THE POOL WATER WILL BE ADJUSTED ACCORDINGLY TO MEET THE STANDARDS OF THE HILLSBOROUGH COUNTY HEALTH DEPARTMENT.
7. ADJUST AND CLEAN CHEMICAL FEEDERS.
8. CHECK ALL EQUIPMENT FOR MALFUNCTION - ANY SUCH DEFECTS WILL BE REPORTED IMMEDIATELY TO TRIANGLE POOL SERVICE.
9. TRIANGLE POOL SERVICE WILL BE RESPONSIBLE FOR BACKWASHING THE FILTER OR HOSEING OFF CARTRIDGES INSIDE OF FILTERS. WE WILL BACKWASH OR HOSE OFF THE CARTRIDGES INSIDE OF THE FILTER AS NEEDED.
10. RECORD CHEMICAL READINGS EACH VISIT ON THE HILLSBOROUGH COUNTY HEALTH DEPARTMENT APPROVED LOG SHEETS PROVIDED BY TRIANGLE POOL SERVICE.
11. EITHER PARTY MAY TERMINATE THIS SERVICE AGREEMENT WITH A 30 DAY WRITTEN NOTICE.

**\$1250.00 PER MONTH FOR 3 TIMES PER WEEK SERVICE  
INCLUDING ALL CHEMICALS.**

**IN ADDITION, CHEMICAL CONTROLLER AND FEEDERS ARE REQUIRED FOR OUR SERVICE:**

**OPTION 1: LEASE (1) IPS-M820 CHEMICAL CONTROLLER AND (2) STENNER FEEDERS FOR THE POOL WHILE ON SERVICE \$150.00 PER MONTH ADDITIONAL. THEY WILL REMAIN THE PROPERTY OF TRIANGLE POOL SERVICE.**

- LEASE OF THE EQUIPMENT INITIAL HERE \_\_\_\_\_

**OPTION 2: PURCHASE (1) IPS-M820 CHEMICAL CONTROLLER AND (2) CHEMICAL FEEDERS \$3319.85 + Tax INSTALLED.**

- PURCHASE OF EQUIPMENT INITIAL HERE \_\_\_\_\_

The purpose of the chemical controllers is to keep the water balanced 24/7 and to provide optimal water chemistry for the bathers. Please select one of the above required options and initial.

Please note any service repairs needed would be done at our service call rate of \$120.00 per hour plus parts and materials to be billed on a monthly basis.

If you should decide upon the proposal, please forward one signed copy of this proposal to Triangle Pool Service with the start date.

We trust the above meets with your approval and that we may be of assistance to you in the near future **Triangle Pool Services** thanks you for the opportunity to assist you in your pool needs.

**ACCEPTANCE OF PROPOSAL:**

**Respectfully Submitted,**

\_\_\_\_\_

**Triangle Pool Service**

**DATE:**

\_\_\_\_\_

THIS PROPOSAL IS VALID FOR 30 DAYS.

The intent of this pricing is meant to endure for 1 to 2 years, unless and in the case force majeure applies.

Working together...Growing together...Winning together...

## **Pool Maintenance Contract**

### **Summit at Fern Hill**

THIS Contract made during the month of August 2016, is between Fern Hill CDD the (proprietor) and Zebra Cleaning Team, Inc. the (Contractor). Both parties agree as follows.

**Engagement:** Contractor agrees to provide and Fern Hill CDD agrees to engage the services of Zebra Cleaning Team, Inc.

1. **Term:** This Contract shall commence on the 01st day of August 2016 and shall terminate on the 01st of August 2016. This Contract will automatically renew unless new changes are agreed upon 30 days prior to end of Contract. This agreement shall be terminated by either party for any reason with a thirty days written notice.
2. **Duties:** The Contractor shall furnish all labor, tools, materials, and equipment for the performance and completion of such work as described as part of this agreement.
3. **Changes of Specifications:** Fern Hill CDD shall have the right to add to, change or modify the specifications during the term of this contract Fern Hill CDD and will only be liable for additional payments when change results in a modification to the specifications. All changes must be made in writing and agreed to by both parties.
4. **Rules and Regulations:** Contractor shall perform all work in a professional and safe, courteous manner and shall comply with of all permits, federal and state laws, local ordinances and rules and regulations applicable to work being performed, including all environmental regulations. Contractor shall also, at its sole expense, secure permission for the following, if required:

- (1) Disposal of waste materials
- (2) Applicable licenses required to service commercial pools
- (3) Placing of materials on private property

**C. Labor and Supervision:** All labor employed to fulfill the terms of this Contract shall be employees of the Contractor and subject to his exclusive control and supervision or sub contracted labor may be utilized but all required insurances will be provided prior to any sub contractor work on premises. All employees and or subcontractors must wear appropriate clothing, personnel protective equipment and - follow all safety procedures related to the scope of work as defined in this agreement.

#### **5. Disclaimers and Limitations of Liability**

- a. The Customer agrees that the Company is not responsible for any repair of any present damages at the facility.

- b. The Customer agrees that the Company assumes no responsibility for damages to the Customers property or equipment due to circumstances beyond its control including but not limited to, acts of God, power failures, equipment failures and lightning damage etc.
- c. By entering into this agreement the Customer waives all claims whether property or personal in respect of incidental, special, consequential or punitive damages including but not limited to, loss of profits, loss of business opportunity, loss or use etc. which may result directly or indirectly from work performed by the Company, with the sole exception of claims for damages due to the gross negligence on the part of the Company and/or its employees.

#### **6. Arbitration**

The Company and the Customer herein agree that any controversy or claim between them arising out of or relating to this agreement shall be settled exclusively by arbitration in Hillsboro County FL except address the parties to this agreement reserve the right legal action in a court of law for any amounts due the Company from the Customer, or for any to amounts due to the Customer from the Company. Such arbitration shall be conducted in accordance with the commercial arbitration rules then in force of the American Arbitration Association. The arbitration award shall be final and binding on both parties. Judgment upon such arbitration award may be entered in any court having jurisdiction.

**7. Governing Law:** This Contract shall be deemed to be a contract made under the laws of the State of Florida and for all Purposes shall be governed by and construed in accordance with the law of said state.

**8. Insurance:** Contractor shall provide and maintain, at its own expense, the following types of insurance for its employees:

**Bodily Injury \$ 1,000,000 Property Damage \$ 1,000,000 and Workers  
Compensation Statutory Minimum. \$100,000**

**9. Payment:** As compensation for monthly service for two pools, hot tub and waterfalls preformed by Contractor as follows:

Three (3) Days a Week Service Monday, Wednesday, Friday	\$500.00
--	----------

Annual Contracted Cost	\$6000.00
------------------------	-----------

This is payable monthly on or before the 10th. day of the month immediately following the month work was completed. Proprietor must agree to make all repairs so Contractor may maintain pool within the guidelines set forth by the local Health Department.

Additional services will be charged at a rate of \$85.00 per hour for example to change out a bad motor, repair lights and major repairs.

**10. ASSIGNMENT:** This Contract may not be assigned by either party without the expressed written consent of the other.

**11. NOTICE:** Any notice, document or other items to be given delivered, furnished or received under this Contract shall be deemed given delivered, furnished or received when given to the address set forth below.

**I. ENTIRE AGREEMENT:** This agreement is between the parties pertaining to the subject property. This Contract may not be modified, amended, supplemented or otherwise changed, except by a written agreement executed by each party.

## **HOURS OF OPERATION**

The hours of operation for the pool will be 7:00am to 9:00pm the normal scheduled cleaning and maintenance of the pool is to be completed during this time with cleaning at non-peak usage times.

## **CERTIFICATION REQUIRED**

Certified Pool Operator

## **STATEMENT OF WORK**

The Contractor shall furnish all labor, material and equipment to perform the following services.

1. Pool and pool equipment will be serviced and maintained at all times.
2. The contractor will respond within a reasonable time to all requests.
3. Tile clean as necessary.
4. Surface skimmed and floating debris removed.
5. Pool floor will be vacuumed as need.
6. Intake grates clear of debris.
7. Walls and floors will be brushed as necessary to remove scaling condition.
8. Gutters Cleaned and clear of debris.
9. Test water chemistry and adjust for proper balance on each visit.
10. Filters and strainer baskets will be cleaned as necessary to insure maximum filtration and flow.
11. Water levels will be monitored and adjusted to maintain a safe & properly operated pool.
12. Notify pool management of any items needing attention or approval for treatments.
13. All pool maintenance conducted to meet requirements of Hillsborough County Health Dept.
14. Maintain a service log book and keep on property for health department when they inspect.
15. Complete Pool Service Tracking Form for Pool management on each service day.



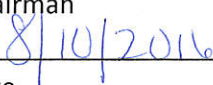
**Following is a list of chemicals provided by contractor:**

- ✓ Chlorine as necessary to maintain pool between 4-6 PPM.
- ✓ Calcium chloride to maintain calcium levels between 200-400PPM

- ✓ Muriatic acid or soda ash as necessary to maintain pH between 7.2 - 7.8.
- ✓ Sodium bi-carb to maintain alkalinity levels between 80-120PPM
- ✓ Phosphate maintained at target of 500 not to exceed 1000.
- ✓ Stabilizer maintained below 40 PPM in the main pools and 0 PPM in the Kids Pool.
- ✓ Back wash and Clean all Filters as needed,

**Additional Chemicals-Special chemicals additives such as:**

- Algaecides, stabilizing compounds, D.E. powder and water conditioners will be added to pool at no additional cost to Fern Hill CDD with the exception of:
- Phosphate remover at cost of \$35.00 per treatment.
- Black algae remover at cost of \$85.00 per treatment.
- Enzymes for suntan oil and lotion removal \$100.00 per month in, June, July, August, September
  - Additional fees for services:
    - Labor hourly rate for repairs \$85.00.
    - Labor half hour rate \$45.00
    - Fecal Clean-up Pool (Loose, Blood, Vomit) \$100.00
    - Fecal Clean-up Pool (Solid) \$100.00
    - Kids Pool (Solid, Vomit, Loose, Blood) \$100.00
    - Filter grids to be changed at minimum every two years. Price is \$21 per grid. Does not include Labor and installation.
- Pool Filter and Equipment-Equipment shall be inspected and any necessary repairs shall be reported to Operations Manager. Any repairs not included in contract must be submitted in form of bid (whether in-house or out-sourced) and must have prior approval of the manager
- Contractor to notify Manager when pool must be shut down for service.  
This may occur when excessive debris is found in the pool due to inclement weather or incidents involving human waste or other occurrences.

  
 Signature  
  
 Printed Name  
 \_\_\_\_\_  
 Chairman  
  
 Date

Summit at Fern Hill CDD  
 10654 Fern Hill Dr  
 Riverview FL, 33578

\_\_\_\_\_  
 Signature  
 \_\_\_\_\_  
 Printed Name  
 \_\_\_\_\_  
 President  
 \_\_\_\_\_  
 Date

Zebra Cleaning Team, Inc  
 P.O. Box 3456  
 Apollo Beach, FL 33572

Florida Natives Nursery, Inc.  
 4115 Native Garden Drive  
 Plant City, Florida 33565  
 Phone # (813) 754-1900

# PROPOSAL

Date	Proposal #
8/11/2022	9845

Name / Address
Stantech 777 s. Harbor Island Blvd Suite 600 Tampa Florida 33602-5729

			Project
			Fern Hill
Description	Qty	Cost	Total
Labor for Initial herbicide treatment for cattails and torpedo grass, hand removal of hemp vine	1	3,500.00	3,500.00
Labor for Quarterly Mitigation Maintenance: Mitigation maintenance includes herbicide maintenance controls of nuisance/invasive vegetation.	4	650.00	2,600.00
Note: This proposal is for treatment and maintenance only no re-planting is proposed. The amount of nuisance vegetation will most likely require a replanting.			
This proposal is valid for *30* days from date of original proposal.		Subtotal	\$6,100.00
Proposal is only for the work stated above. No additional work is implied. Additional work not included in the above description will be at an additional charge. Unless otherwise specified, proposals are valid for 30 days from date on proposal.		Sales Tax (7.0%)	\$0.00
		<b>Total</b>	\$6,100.00

Signature \_\_\_\_\_





Proposal #330494

Date: 07/13/2023

From: Josh Hamilton

## Proposal For

Summit at Fern Hill

c/o Inframark  
2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607main:  
mobile:  
inframark@avidbill.com

## Location

10612 Fuzzy Cattail St  
Riverview, FL 33578

Property Name: Summit at Fern Hill

Pine Bark Nugget Installation

Terms: Net 30

We Propose installing Pine Bark Nuggets in all beds throughout property. This includes beds and tree rings. After Completion will be cleaned to leave a neat and clean appearance.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Pine Bark Nugget Installation	200.00	\$65.500	\$13,100.00

## Client Notes

Signature

X

SUBTOTAL \$13,100.00

SALES TAX \$0.00

TOTAL \$13,100.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

## Contact

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

## Assigned To

Josh Hamilton

Office:  
jhamilton@yellowstonelandscape.com



---

[WWW.AFFORDABLELOCK.COM](http://WWW.AFFORDABLELOCK.COM)

*TAMPA - BRANDON - CLEARWATER - CLERMONT - ALTAMONTE SPRINGS - OCALA - THE VILLAGES*

SUMMIT AT FERN HILL

PROPOSAL SUBMITTED TO:

JAYNA COOPER

---

## *MANAGEMENT TEAM*

**KEN KUPFERMAN, CML CPS CAL**

PRESIDENT

813-232-7600

[KEN@AFFORDABLELOCK.COM](mailto:KEN@AFFORDABLELOCK.COM)



**SKIP LUDLAM, CRL**

GENERAL MANAGER

813-232-7600

[SKIP@AFFORDABLELOCK.COM](mailto:SKIP@AFFORDABLELOCK.COM)

**DENNIS BOGUS**

AREA MANAGER - TAMPA BAY

813-232-7600

[DENNIS.B@AFFORDABLELOCK.COM](mailto:DENNIS.B@AFFORDABLELOCK.COM)

**LANI STANNARD**

AREA MANAGER - OCALA/VILLAGES

352-629-0497

[LANI.S@AFFORDABLELOCK.COM](mailto:LANI.S@AFFORDABLELOCK.COM)

**LANI STANNARD**

AREA MANAGER - ORLANDO/CLERMONT

407-260-2727

[LANI.S@AFFORDABLELOCK.COM](mailto:LANI.S@AFFORDABLELOCK.COM)

**JORDAN LUDLAM**

PROJECT MANAGER - TAMPA BAY

813-232-7600

[JORDAN.L@AFFORDABLELOCK.COM](mailto:JORDAN.L@AFFORDABLELOCK.COM)

**PARRISH DANIELS**

PROJECT MANAGER - OCALA/VILLAGES

352-454-8662

[PARRISH.D@AFFORDABLELOCK.COM](mailto:PARRISH.D@AFFORDABLELOCK.COM)

**PARRISH DANIELS**

PROJECT MANAGER - ORLANDO

407-260-2727

[PARRISH.D@AFFORDABLELOCK.COM](mailto:PARRISH.D@AFFORDABLELOCK.COM)



## *ABOUT US*

AFFORDABLE LOCK & SECURITY IS A "FULL-SERVICE LOCKSMITH & SECURITY COMPANY" WHICH CONSTANTLY STRIVES TO PROVIDE OUR CUSTOMERS WITH THE BEST QUALITY MECHANICAL AND ELECTRONIC SECURITY PRODUCTS AND SERVICES AT COMPETITIVE PRICES, WHILE MAINTAINING A CONSISTENTLY HIGHER LEVEL OF CUSTOMER SERVICE THAN ANY OF OUR COMPETITORS. THIS IS ACCOMPLISHED BY EMPLOYING TRAINED TECHNICIANS, PROVIDING THEM WITH SOLID SUPPORT TO PROVIDE A CUSTOMER EXPERIENCE THAT IS SECOND TO NONE.

HEADQUARTERED IN TAMPA, FL, AFFORDABLE LOCK AND SECURITY SOLUTIONS HAS BEEN THE LEADER IN CENTRAL FLORIDA SINCE 1970. STARTED AS AFFORDABLE LOCK & KEY, WE HAVE TRANSFORMED FROM A TRADITIONAL LOCKSMITH COMPANY TO AN INTEGRATOR OF ELECTRONIC ACCESS CONTROL, SECURITY CAMERAS, SAFES, DOOR LOCKS AND HARDWARE, AS WELL AS PATENT-PROTECTED KEY CONTROL OPTIONS.

AFFORDABLE BELIEVES IN CONTINUING EDUCATION FOR OUR TECHNICIANS. THIS KEEPS US INFORMED OF THE LATEST TECHNOLOGY WHICH ALLOWS US TO PROVIDE INNOVATIVE SECURITY SOLUTIONS FOR OUR CUSTOMERS.

AFFORDABLE LOCK AND SECURITY SOLUTIONS HAS STORES IN TAMPA, BRANDON, PINELLAS, ORLANDO, OCALA, AND THE VILLAGES. HAVING 7 LOCATIONS THROUGHOUT WEST, CENTRAL, AND NORTH FLORIDA ALLOWS US TO SERVICE OUR CUSTOMERS FASTER AND BE A TRUE LEADER IN SECURING CENTRAL FLORIDA.





## BRIVO ACCESS

Meet the future of building access control



### INTRODUCING BRIVO ACCESS

Brivo Access Ushers In A New Era Of Access Control Capability

#### VISIBILITY

Gain a comprehensive view of your environment from any device, anywhere to improve visibility and incident response time.

#### INSIGHT

Turn actionable insights into data-driven decisions with Brivo Access intelligence and activity analysis.

#### CONTROL

Increase the efficiency of your security operation and the health of your building to control who has access and how events are tracked.

#### FLEXIBILITY

Select the right technology package that integrates with your existing hardware and grows as your needs change.



## Your Smartphone is your key

The frictionless way to open doors



## Opening Doors is Easier with Fluid Access

Keep your phone in your bag or pocket  
and still gain secure access with Fluid  
Access and Brivo Smart Readers





## Brivo Cameras

Easily link important access control events with recorded video and remotely check a live video feed to better protect your facilities. Have a simple, two-click process to play clips of important access events.



## Integrated Access Control and Video Platform

Brivo unifies your security experience across access control and remote video surveillance so you can view your facilities from anywhere.



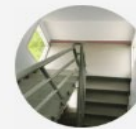
Lobbies



Garages



Reception Areas



Staircases



Loading Docks



Elevators



## HOW BRIVO IS CYBER SECURE

Cybersecurity is central to what we do. To honor our customer's trust, we follow three best practices to deliver a platform that integrates physical security and cybersecurity.



### How We Build Products

**Designed with Encrypted Device Communication:**  
256-bit encryption<sup>1</sup>

**Reducing Your Potential for Cyber Attacks:**  
No open inbound ports that make malicious attacks more likely<sup>2</sup>

**Bot & DDoS Attack Monitoring:**  
Real-time alerts to take corrective action<sup>3</sup>

### How We Deploy Applications

**Regular and Automatic Software Updates:**  
Safeguarding you against the latest cyber threats

**Triple Redundancy:**  
Ensures high availability<sup>4</sup>



### How We Manage Our Business

**Detailed Internal Training:**  
Technical and security training for our developers, testers and other personnel






**Annual Audits by Third Parties:**  
Validated by more than a decade of information security audits<sup>5</sup>



BRIVO SYSTEM PACKAGES

QTY	PRODUCT DESCRIPTION	PICTURE	PRICE	REQUIRED	NOTES
2	BRIVO CLOUD-BASED ACCESS CONTROL SYSTEM - INCLUDES BRIVO TWO DOOR WIFI AND BLE CONTROLLER, BRIVO MULLION CARD/FOB READER WITH BLUETOOTH, 1 ELECTRIC STRIKE, 100' OF WIRE, AND INSTALLATION. REQUIRES MONTHLY BRIVO ACCESS SERVICE. INCLUDES 5 MOBILE PASSES. CARDS AND FOBs NOT INCLUDED.		\$ 1,799.00	\$ 3,598.00	BATHROOMS
1	BRIVO CLOUD-BASED ACCESS CONTROL SYSTEM - INCLUDES BRIVO TWO DOOR WIFI AND BLE CONTROLLER, BRIVO MULLION CARD/FOB READER WITH BLUETOOTH, 1 MAGNETIC LOCK, REQUEST TO EXIT BUTTON, 100' OF WIRE, AND INSTALLATION. REQUIRES SEPERATE POWER SUPPLY AND MONTHLY BRIVO ACCESS SERVICE. INCLUDES 5 MOBILE PASSES. CARDS AND FOBs NOT INCLUDED.		\$ 2,199.00	\$ 2,199.00	GATE

SECURITY HARDWARE NOT INCLUDED IN PACKAGES

0	BRIVO PRINTABLE ISO SMART CARD - LEAF 4K, GLOSSY DUAL SIDE PRINTABLE CR79 CARD. COMPATIBLE WITH BRIVO B-B-S, B-B AND B-S SERIES SMART READERS. PRICE IS PER CARD - SOLD IN PACKS OF 50		\$ 4.50	\$ -	
100	SMART KEYFOB - LEAF, 8K. COMPATIBLE WITH BRIVO B-B-S, B-B AND B-S SERIES SMART READERS. PRICE IS PER FOB - SOLD IN PACKS OF 25		\$ 7.60	\$ 760.00	
2	GRADE 2 STOREROOM LEVER		\$ 169.55	\$ 339.10	BATHROOMS
1	BOXED POWER SUPPLY WITH BATTERY CHARGER: 12/24VDC		\$ 200.00	\$ 200.00	***DISCOUNTED***
1	BACK UP BATTERY-7AMP HOUR		\$ 55.00	\$ 55.00	
MATERIALS TOTAL			\$	7,151.10	

# AFFORDABLE

## LOCK & SECURITY SOLUTIONS

"Locksmiths & Security Integrators"



BRIVO ACCESS SERVICES (BILLED MONTHLY. FIRST MONTH INCLUDED IN PROPOSAL TOTAL)				
3	<b>BRIVO STANDARD ACCESS MONTHLY SERVICE 1 -</b> \$41.50 PER MONTH PER DOOR UP TO 3 DOORS (MINIMUM OF 36 MONTHS) - INCLUDES A SERVICE AGREEMENT. *NOTE: INTERNET IS REQUIRED	\$ 41.50	\$ 124.50	
0	<b>BRIVO STANDARD ACCESS MONTHLY SERVICE 2 -</b> \$27.50 PER MONTH PER DOOR 4 DOORS OR MORE (MINIMUM OF 36 MONTHS) - INCLUDES A SERVICE AGREEMENT. *NOTE: INTERNET IS REQUIRED	\$ 27.50	\$ -	
0	<b>BRIVO UPGRADE FROM STANDARD TO PROFESSIONAL - INCLUDES PROFESSIONAL EDITION FEATURES, 10 DOORS, IDENTITY CONNECTOR, BRIVO API CONNECTION AND 500 BRIVO MOBILE PASSES)</b> \$438 PER MONTH (MINIMUM OF 36 MONTHS) - INCLUDES A SERVICE AGREEMENT. *NOTE: INTERNET IS REQUIRED	\$ 438.00	\$ -	
0	<b>BRIVO UPGRADE FROM STANDARD TO ENTERPRISE - INCLUDES ENTERPRISE EDITION FEATURES, 20 DOORS, IDENTITY CONNECTOR, SSO, BRIVO API CONNECTION AND 1,000 BRIVO MOBILE PASSES</b> \$988 PER MONTH (MINIMUM OF 36 MONTHS) - INCLUDES A SERVICE AGREEMENT. *NOTE: INTERNET IS REQUIRED	\$ 988.00	\$ -	
0	<b>BRIVO ACCESS CAMERA SERVICE - 14 DAYS - \$39</b> PER MONTH PER CAMERA 14 DAYS RECORDING IN THE CLOUD AT 1MP RESOLUTION (MINIMUM OF 36 MONTHS) - INCLUDES UNLIMITED REMOTE ACCESS TO MANAGE THE SYSTEM AND A SERVICE AGREEMENT. *NOTE: INTERNET IS REQUIRED	\$ 39.00	\$ -	
0	<b>BRIVO ACCESS CAMERA SERVICE - 7 DAYS</b> \$25 PER MONTH PER CAMERA - INCLUDES 7 DAYS OF RECORDING IN THE CLOUD AT 1MP RESOLUTION (MINIMUM OF 36 MONTHS) - INCLUDES UNLIMITED REMOTE ACCESS TO MANAGE THE SYSTEM AND A SERVICE AGREEMENT. *NOTE: INTERNET IS REQUIRED	\$ 25.00	\$ -	
0	<b>BRIVO MOBILE PASS - 100 BRIVO MOBILE PASSES</b> FOR A SINGLE ACCOUNT. MONTHLY SUBSCRIPTION.	\$ 20.00	\$ -	
0	<b>BRIVO ACCESS CELLULAR SERVICE - CELLULAR DATA PLAN FOR BRIVO ACCESS CONTROL PANELS -</b> \$40 PER MONTH PER CONTROLLER (MINIMUM OF 36 MONTHS) - INCLUDES UNLIMITED REMOTE ACCESS TO MANAGE THE SYSTEM	\$ 40.00	\$ -	
<b>MONTHLY SUBSCRIPTION TOTAL</b>			<b>\$</b>	<b>124.50</b>

INSTALLATION SCOPE OF WORK				
QTY	SERVICE DESCRIPTION	PRICE	REQUIRED	
0	<b>LABOR TO INSTALL ADDITIONAL ACCESS CONTROL HARDWARE OUTSIDE OF THE SCOPE OF A STANDARD ACCESS CONTROLLED DOOR</b>	\$ 150.00	\$ -	

SHIPPING & HANDLING AND APPLICABLE TAX NOT INCLUDED

<b>INSTALLATION TOTAL</b>		<b>\$</b>	<b>-</b>	
			<b>TOTAL PROJECT COST</b>	<b>MONTHLY SUBSCRIPTION - INCLUDES LIFETIME WARRANTY ON PARTS AND SERVICE*</b>
			<b>\$ 7,275.60</b>	<b>\$ 124.50</b>



## SERVICE AGREEMENT

**AFFORDABLE LOCK AND SECURITY SOLUTIONS** (HEREINAFTER REFERRED TO AS **ALSS**) AGREES TO PROVIDE TO THE UNDERSIGNED (HEREINAFTER REFERRED TO AS THE CUSTOMER), THE SERVICE SPECIFIED, SUBJECT TO THE TERMS AND CONDITIONS SHOWN BELOW IN CONNECTION WITH THE PRODUCTS SPECIFIED IN THIS PROPOSAL, (HEREINAFTER CALLED PRODUCTS):

THE TERMS OF THIS CONTRACT SHALL BEGIN THE 1ST DAY OF THE MONTH FOLLOWING ACCEPTANCE OF THE ABOVE PROPOSAL. CUSTOMER SHALL PAY ALSS THE SUM OF:

\$ 124.50

PER MONTH FOR THE DURATION OF THE CONTRACT (**MINIMUM 36 MONTHS**). THE FIRST PAYMENT IS INCLUDED IN THE PROPOSAL TOTAL AND IS BILLED ONE MONTH IN ADVANCE. PAYMENT COVERS MONTHLY CLOUD SUBSCRIPTION AND SERVICE AGREEMENT. AFTER 36 MONTHS THE SUBSCRIPTION IS REQUIRED TO CONTINUE TO ACCESS TO THE SYSTEM AND TO MAKE SYSTEM UPDATES

### SERVICE AGREEMENT TERMS AND CONDITIONS

SERVICE PERFORMED UNDER THIS CONTRACT SHALL CONSIST OF FURNISHING LABOR, PARTS AND WHOLE COMPONENTS NECESSARY TO RESTORE THE PRODUCTS SPECIFIED TO THE MANUFACTURERS' SPECIFIED OPERATING CONDITION PROVIDED SUCH SERVICE IS NECESSITATED BY PRODUCT FAILURE DURING NORMAL USAGE.

THE SERVICE PERFORMED UNDER THE CONDITIONS OF THIS CONTRACT IS PROVIDED THROUGH ALSS. THE ACTUAL SERVICE PERFORMED MAY BE ASSIGNED TO A QUALIFIED, PROPERLY TRAINED AND AUTHORIZED INDEPENDENT SERVICE TECHNICIAN WHEN THE ASSIGNMENT IS IN THE BEST INTEREST OF THE CUSTOMER AS DETERMINED SOLELY BY ALSS. THIS CONTRACT, INCLUDING ALL PROVISIONS, LIMITATIONS, DEFINITIONS AND INCLUSIONS, CONSTITUTES THE ENTIRE CONTRACT. NO ONE HAS THE AUTHORITY TO CHANGE THIS CONTRACT WITHOUT PRIOR WRITTEN APPROVAL OF ALSS.

#### AVAILABILITY OF SERVICES

SERVICE SHALL NORMALLY BE AVAILABLE AND RENDERED DURING THE NORMAL WORKING HOURS AND WORKWEEK OF ALSS OR ITS ASSIGNED AGENT. ALSS WILL EXERCISE ALL REASONABLE EFFORTS TO PERFORM SERVICE UNDER THIS CONTRACT BUT WILL NOT BE RESPONSIBLE FOR DELAYS OR FAILURE IN PERFORMING SUCH SERVICE CAUSED BY ACTS OF GOD, GOVERNMENT, LABOR DIFFICULTIES, FAILURE OF TRANSPORTATION, ACCIDENT, RIOTS, WAR OR OTHER CAUSES BEYOND OUR CONTROL.

#### LOCATION OF SERVICE

SERVICE SHALL BE PROVIDED AT THE LOCATIONS AND FOR THE PRODUCTS SET FORTH IN THIS AGREEMENT. ALL SERVICE WILL BE PROVIDED BY THE TECHNICIAN AND THE SERVICE SHOP DESIGNATED BY ALSS.

#### REPAIR PARTS

PARTS AND MATERIALS FURNISHED HEREUNDER WILL BE DRAWN FROM ALSS'S INVENTORIES OF NEW OR REBUILT PARTS OR COMPONENTS AT THE SOLE DISCRETION OF ALSS. IN THE EVENT THAT REPAIR PARTS BECOME UNAVAILABLE DUE TO PRODUCT OBSOLESCENCE DURING THE COVERAGE PERIOD OF THIS AGREEMENT, ALSS SHALL BE EXCUSED FROM PERFORMANCE OF THE SERVICES COVERED UNDER THIS AGREEMENT AND SHALL REFUND THE PRO-RATED BALANCE OF THE CONTRACT PRICE PAID TO YOU. IN NO EVENT SHALL ALSS BE LIABLE FOR ANY DAMAGES AS A RESULT OF THE UNAVAILABILITY OF SERVICE PARTS CAUSED BY ORIGINAL MANUFACTURERS SHIPMENT DELAYS.

#### SERVICE AND COMPONENTS NOT COVERED

PREVENTATIVE MAINTENANCE OF THE PRODUCTS DESCRIBED IN THIS AGREEMENT IS NOT COVERED BY THIS CONTRACT UNLESS SPECIFIED IN THE CONTRACT PREVENTATIVE MAINTENANCE RIDER.

THE REFINISHING OR REPLACEMENT OF ANY PRODUCTS OR COMPONENT PART DUE TO PRODUCT FINISH DEFECTS OR RUSTING OR OTHER PRODUCT APPEARANCE DEFECTS, UNLESS DAMAGED BY A COMPONENT FAILURE, IS ONLY COVERED UNDER THIS AGREEMENT TO THE EXTENT OUTLINED IN THE ORIGINAL MANUFACTURER'S WARRANTY.

#### SERVICE AND LIMITATIONS

THIS SERVICE CONTRACT DOES NOT COVER ANY LOSS OR DAMAGE RESULTING FROM EXTERNAL CAUSE SUCH AS, BUT NOT LIMITED TO, NEGLIGENCE, MISUSE, ABUSE, UNAUTHORIZED REPAIR BY OTHERS, (INCLUDING CUSTOMER'S EMPLOYEES AND AGENTS), IMPROPER INSTALLATION, INADEQUATE POWER SUPPLY, FIRE, WATER, WINDSTORM, HAIL, LIGHTNING, EARTHQUAKE, THEFT, BURGLARY, VANDALISM OR REINSTALLATION OR RELOCATION. WORK NECESSARY BECAUSE OF ANY OF THESE SITUATIONS WILL BE SUBJECT TO CHARGES AT OUR PREVAILING SERVICE RATES. IN NO EVENT SHALL ALSS BE LIABLE FOR SPECIAL, INDIRECT OR INCIDENTAL CHARGES. THE REPLACEMENT OF PRODUCTS OR COMPONENT PARTS WHOSE FAILURE IS ATTRIBUTABLE TO A DEFECTIVE COMPONENT NOT INCLUDED IN THIS CONTRACT IS EXCLUDED.

#### RENEWALS

ALSS IS NOT OBLIGATED TO RENEW THIS CONTRACT. IF A RENEWAL CONTRACT IS OFFERED BY ALSS, THE CONTRACT PRICE QUOTED SHALL REFLECT THE AGE OF THE PRODUCTS COVERED AND OUR CURRENT SERVICE COSTS AT THE TIME OF RENEWAL.

#### TRANSFER AND ASSIGNMENT

THIS SERVICE CONTRACT IS TRANSFERABLE BY CUSTOMER WITH THE WRITTEN CONSENT OF ALSS BUT ONLY AFTER A COMPLETE SECURITY SURVEY OF THE PRODUCTS IS COMPLETED. REQUESTS FOR TRANSFER MUST BE MADE IN WRITING AND WILL NOT BE EFFECTIVE UNTIL THE WRITTEN AGREEMENT IS RETURNED. ONLY THE BALANCE OF THE SERVICE CONTRACT'S TIME PERIOD IS TRANSFERABLE AND DOES NOT IMPLY AN AUTOMATIC RENEWAL AT CONTRACT TERMINATION. THE TERMS AND CONDITIONS OF THIS SERVICE CONTRACT CANNOT BE MODIFIED IN ANY WAY EXCEPT BY AN EXPRESS AGREEMENT IN WRITING BETWEEN THE CUSTOMER AND ALSS.



## *TERMS AND CONDITIONS*

OWNER PROVIDED ITEMS INCLUDE: LOCATING AND MARKING THE UNDERGROUND UTILITIES, LANDSCAPING AND IRRIGATION MODIFICATIONS AND PERMITS.

AFFORDABLE LOCK & SECURITY SOLUTIONS IS NOT RESPONSIBLE FOR ANY DAMAGE CAUSED BY VANDALISM, LIGHTNING OR OTHER NATURAL CAUSES, SUCH AS FLOOD, RAIN, ETC., GATE CLOSURE UPON PEDESTRIANS, ANIMALS, AND/OR VEHICLES, OR DELAYED OR PREVENTED ACCESS TO EMERGENCY VEHICLES (I.E. - AMBULANCE, FIRE, POLICE, ETC.) DUE TO A CLOSED GATE OR OTHER CAUSES BEYOND THE CONTROL OF THE PARTIES.

THIS PROPOSAL IS EFFECTIVE FOR 30 DAYS.

SALES TAX NOT INCLUDED

## *ACCEPTANCE OF PROPOSAL*

BY SIGNING BELOW, I ACCEPT THIS PROPOSAL AND AGREE TO THE TERMS AND CONDITIONS CONTAINED HEREIN:

DATE:

CUSTOMER NAME:

SIGNATURE:

TOTAL PROJECT COST (REQUIRED)	\$ 7,275.60
MONTHLY SUBSCRIPTION TOTAL (REQUIRED) - 36 MONTH MINIMUM	\$ 124.50

THANK YOU FOR THE OPPORTUNITY TO MEET YOUR SECURITY NEEDS. IF YOU HAVE ANY QUESTIONS REGARDING THIS PROPOSAL, PLEASE FEEL FREE TO CONTACT ME.

NAME : JORDAN LUDLAM

EMAIL : JORDAN.L@AFFORDABLELOCK.COM

PHONE : 813-232-7600

**MINUTES OF MEETING  
SUMMIT AT FERN HILL  
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors for Summit at Fern Hill Community Development District was held on Monday, June 12, 2023, at 6:06 p.m. at the Summit at Fern Hill Clubhouse located at 10340 Boggy Moss Drive, Riverview, FL 33578.

Present and constituting a quorum were:

Antonio Bradford  
Angela White  
Doug Smith

Chairperson  
Vice-Chairperson  
Assistant Secretary

Also present were:

Jayna Cooper  
Kathryn “KC” Hopkinson  
Josh Hamilton

District Manager  
District Counsel – *(via conference call)*  
Yellowstone

*The following is a summary of the discussions and actions taken.*

## FIRST ORDER OF BUSINESS

## Call to Order/Roll Call

Mr. Cooper called the meeting to order, and a quorum was established.

## SECOND ORDER OF BUSINESS

## Public Comment

There being no public comments, the next order of business followed.

### THIRD ORDER OF BUSINESS

## Vendor Reports

### A. District Counsel

District Counsel gave an update on the dog park area. After an extensive title search, it was determined EPG is the owner of the parcel. There were three different options discussed for the next steps. The Board directed Ms. Hopkinson to get an estimate for an appraisal from a commercial real estate attorney.

### B. District Engineer

There being no engineer report, the next order of business followed.

#### FOURTH ORDER OF BUSINESS

## Staff Reports

### A. District Manager

### **i. Aquatics Report**

## ii. Community Inspection Reports

Josh Hamilton reviewed the Yellowstone report to the Board. Mr. Hamilton gave an update on several landscape items and recommendations for several enhancements. He will provide proposals for the August meeting for more mulching at the bus stop area, plant material along the sidewalk in front of the clubhouse, community mulch, and repair with the retaining wall around the playground area.

Mr. Hamilton will provide a proposal separately for the damaged sod next to a resident's home from construction vehicles. Doug will contact the resident on behalf of the CDD and request the resident replace the sod.

Ms. Cooper reviewed the Aquatics Report and Community Inspection Report with the Board. A discussion ensued regarding devices and the Board agreed to bring their own devices to the upcoming meetings.

## **FIFTH ORDER OF BUSINESS**

### **Business Items**

#### **A. Discussion on Capital Improvements Results**

The Board discussed the capital improvement survey results. Ms. Cooper will provide estimated costs for each, as well as an estimated timeline. The Board directed Ms. Cooper to get a proposal for three additional benches for the bus stop area.

#### **B. Consideration of Resolution 2023-05: Redesignation of Officers**

The Board discussed Resolution 2023-05 to redesignate officers as same slate with Antonio Bradford as Chairman and Angela White as Vice-Chairperson. The Board appointed Jayna Cooper as an Assistant Secretary for signatory purposes, in place of Heather Dilley. The remaining Board of Supervisors will remain as Assistant Secretary.

On MOTION by Ms. White seconded by Mr. Bradford with all in favor Resolution 2023-05, Redesignating officers as discussed, was adopted. 3-0

#### **C. General Matters of the District**

Ms. Cooper provided several updates on bathroom locks, thermostat lockbox, pool motor repair, gate behind the red barn, and midge fly treatment of the ponds. The Board directed Ms. Cooper to reach out to other pool companies for proposals with pool cleaning. The Board directed Ms. Cooper to look at the scope of the current cleaning contract to ensure all areas are included.

**SIXTH ORDER OF BUSINESS**

**Consent Agenda**

**A. Consideration of Board of Supervisors' Meeting Minutes of the Regular Meeting May 8, 2023**

**B. Consideration of Operation and Maintenance Expenditures April 2023**

**C. Review of Financial Statements Month Ending April 30, 2023.**

The Board reviewed the Minutes from the May 8, 2023, meeting, O&M expenditures from April 2023, and the financial statements ending April 30, 2023. There were no questions, discussion, or revisions.

On MOTION by Ms. White seconded by Mr. Bradford with all in favor Consent Agenda items A through C as presented, were approved. 3-0
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**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Manager**

**i. Aquatics Report**

**ii. Community Inspection Reports**

Josh Hamilton reviewed the Yellowstone report to the Board. Mr. Hamilton gave an update on several landscape items and recommendations for several enhancements. He will provide proposals for the August meeting for more mulching at the bus stop area, plant material along the sidewalk in front of the clubhouse, community mulch, and repair with the retaining wall around the playground area.

Mr. Hamilton will provide a proposal separately for the damaged sod next to a resident's home from construction vehicles. Doug will contact the resident on behalf of the CDD and request the resident replace the sod.

Ms. Cooper reviewed the Aquatics Report and Community Inspection Report with the Board. A discussion ensued regarding devices and the Board agreed to bring their own devices to the upcoming meetings.

**SEVENTH ORDER OF BUSINESS**

**Board of Supervisors Requests and Comments**

There being no Board of Supervisors Requests or Comments, the next order of business followed.

June 12, 2023

SUMMIT AT FERN HILL CDD

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. Bradford seconded by Ms. Ms. White with all in favor the meeting was declared adjourned at 7:34 p.m.
--

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Jayna Cooper  
Assistant Secretary

---

Antonio Bradford  
Chairperson



**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	83699	\$445.00		WATERWAY SERVICE - 8 WATERWAYS
FIRST CHOICE AQUATIC WEED MGMT LLC	83733	\$1,760.88	\$2,205.88	MIDGE FLY TREATMENT - 8 PONDS
FRONTIER	2379 051623 ACH	\$127.19		PHONE SERVICE - 05/16/23-06/15/23
INFRAMARK LLC	93735	\$3,625.28		DISTRICT INVOICE APRIL 2023
YELLOWSTONE LANDSCAPE	TM 533554	\$6,333.50		LANDSCAPE JUNE 2023
<b>Monthly Contract Subtotal</b>		<b>\$12,291.85</b>		
<b>Variable Contract</b>				
ANGELA WHITE	AW 031323	\$200.00		SUPERVISOR FEE 03/13/23
ANGELA WHITE	AW 050823	\$200.00	\$400.00	SUPERVISOR FEE 05/08/23
ANTONIO DEON BRADFORD, SR.	AB 031323	\$200.00		SUPERVISOR FEE 03/13/23
ANTONIO DEON BRADFORD, SR.	AB 050823	\$200.00	\$400.00	SUPERVISOR FEE 05/08/23
DOUGLAS ROSS SMITH	DS 050823	\$200.00		SUPERVISOR FEE 05/08/23
STRALEY ROBIN VERICKER	23109	\$1,594.70		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 04/15/23
<b>Variable Contract Subtotal</b>		<b>\$2,594.70</b>		
<b>Utilities</b>				
BOCC	6440260149 051523	\$838.18		WATER SERVICE 04/12/23-05/12/23
TAMPA ELECTRIC	7513 050823 ACH	\$46.04		ELECTRICITY SERVICES 04/01/23-05/02/23
TAMPA ELECTRIC	7901 050823 ACH	\$179.22	\$225.26	ELECTRICITY SERVICES 04/01/23-05/02/23
<b>Utilities Subtotal</b>		<b>\$1,063.44</b>		
<b>Regular Services</b>				
OPTIMAL OUTSOURCE	OPT0851555	\$420.23		MATERIAL & SERVICE - PRINTING
SPEAREM ENTERPRISE	5745	\$505.00		LABOR 04/21/23-05/12/23
STATE OF FL DEPT OF HEALTH	05222023-8968	\$275.00		POOL PERMIT RENEWAL
YELLOWSTONE LANDSCAPE	TM 527920	\$928.56		CLEAN UP BEHIND HOMES
YELLOWSTONE LANDSCAPE	TM 527921	\$2,253.49	\$3,182.05	PALM TRIMMING
<b>Regular Services Subtotal</b>		<b>\$4,382.28</b>		
<b>Additional Services</b>				
SPEAREM ENTERPRISE	5757	\$165.00		LABOR - INSTALLED THERMOSTAT
<b>Additional Services Subtotal</b>		<b>\$165.00</b>		
<b>TOTAL</b>		<b>\$20,497.27</b>		

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Approved (with any necessary revisions noted):

\_\_\_\_\_  
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 #
5/9/2023	83699

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	6/8/2023

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

Thank you for your business.

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

Date	Invoice #
5/17/2023	83733

Customer P.O. No.	Payment Terms	Due Date
	Net 30	6/16/2023

Description	Amount
1x Midge Fly treatment in (8) ponds for \$1760.88. Completed 05/04/2023	1,760.88

<b>Total</b>	\$1,760.88
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$1,760.88



SUMMIT AT FERN HILL CDD

Received Page 1 of 4

**Your Monthly Invoice**

MAY 22 2023

**Account Summary**

<b>New Charges Due Date</b>	<b>6/09/23</b>
Billing Date	5/16/23
Account Number	813-741-2379-121620-5
PIN	1485
Previous Balance	126.03
Payments Received Thru 5/14/23	-252.06
Thank you for your payment!	
Balance Forward	-126.03
New Charges	127.19
<b>Total Amount Due</b>	<b>\$1.16</b>



ACH

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YOUR  
BILL**



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

6790 0007 NO RP 16 05162023 NNNNNNNN 01 013795 0044

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



**You are all set with Auto Pay! To review your account, go to [frontier.com](https://frontier.com) or MyFrontier mobile app.**



Date of Bill  
Account Number

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

**CURRENT BILLING SUMMARY**

Local Service from 05/16/23 to 06/15/23

Qty Description	813/741-2379.0	Charge
<b>Basic Charges</b>		
Federal Subscriber Line Charge - Bus		6.50
Frontier Roadwork Recovery Surcharge		2.75
Access Recovery Charge-Business		2.50
Federal USF Recovery Charge		2.62
FL State Communications Services Tax		.71
County Communications Services Tax		.68
Federal Excise Tax		.36
FL State Gross Receipts Tax		.07
FL State Gross Receipts Tax		.01
<b>Total Basic Charges</b>		<b>16.20</b>
<b>Non Basic Charges</b>		
Business Fiber Internet 500		105.99
1 Usable Static IP Address		5.00
<b>Total Non Basic Charges</b>		<b>110.99</b>
<b>TOTAL</b>	<b>127.19</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 \$1.16 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.

We are increasing the Road Recovery Surcharge by \$1.00 starting this month. We charge this fee to cover a portion of the money we spend to move our network due to road work projects required by government agencies. To learn more, go to [frontier.com/taxes-and-surcharges](http://frontier.com/taxes-and-surcharges)





2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

#93735

**CUSTOMER ID**

C2291

**PO#**

# INVOICE

**DATE**

4/28/2023

**NET TERMS**

Net 30

**DUE DATE**

5/28/2023

**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: April 2023

DESCRIPTION	QTY	UOM	RATE	MARKUPP	AMOUNT
District Management	1	Ea	2,812.50		2,812.50
Website Maintenance / Admin	1	Ea	100.00		100.00
Postage	18	Ea	0.71		12.78
Dissemination Services	1	Ea	700.00		700.00
<b>Subtotal</b>					<b>3,625.28</b>

**Subtotal**

\$3,625.28

**Tax**

\$0.00

**Total Due**

\$3,625.28

**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 533554	6/1/2023
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:** July 1, 2023

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

Description	Current Amount
Monthly Landscape Maintenance June 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.**



Summit at Fern Hill CDD  
MEETING DATE: March 13, 2023  
DMS Staff Signature \_\_\_\_\_

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Antonio Bradford	Yes	Salary Accepted	\$200
Angela White	Yes	Salary Accepted	\$200
Douglas Smith	No	Salary Accepted	\$200
Vacant		Salary Accepted	\$200
Vacant		Salary Accepted	\$200

**Summit at Fern Hill CDD**

MEETING DATE: May 08, 2023

DMS Staff Signature \_\_\_\_\_

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Antonio Bradford	Yes ✓	Salary Accepted	\$200
Angela White	Yes ✓	Salary Accepted	\$200
Douglas Smith	YES No ✓	Salary Accepted	\$200
Vacant		Salary Accepted	\$200
Vacant		Salary Accepted	\$200

*[Handwritten signature]*

AW 050823

Summit at Fern Hill CDD  
MEETING DATE: March 13, 2023  
DMS Staff Signature \_\_\_\_\_

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Antonio Bradford	Yes	Salary Accepted	\$200
Angela White	Yes	Salary Accepted	\$200
Douglas Smith	No	Salary Accepted	\$200
Vacant		Salary Accepted	\$200
Vacant		Salary Accepted	\$200

**Summit at Fern Hill CDD**

MEETING DATE: May 08, 2023

DMS Staff Signature \_\_\_\_\_

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Antonio Bradford	Yes ✓	Salary Accepted	\$200
Angela White	Yes ✓	Salary Accepted	\$200
Douglas Smith	<del>YES</del> No ✓	Salary Accepted	\$200
Vacant		Salary Accepted	\$200
Vacant		Salary Accepted	\$200

*Per Lih*

*AB 050823*

**Summit at Fern Hill CDD**

MEETING DATE: May 08, 2023

DMS Staff Signature \_\_\_\_\_

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Antonio Bradford	Yes ✓	Salary Accepted	\$200
Angela White	Yes ✓	Salary Accepted	\$200
Douglas Smith	YES No ✓	Salary Accepted	\$200
Vacant		Salary Accepted	\$200
Vacant		Salary Accepted	\$200

*[Handwritten signature]*

DS 050823

# 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

May 11, 2023

Client: 001462

Matter: 000001

Invoice #: 23109

Page: 1

RE: General

For Professional Services Rendered Through April 15, 2023

## SERVICES

Date	Person	Description of Services	Hours	Amount
3/17/2023	KCH	EMAIL COMMUNICATIONS WITH HEATHER DILLEY REGARDING BOS MEETING; RESEARCH REGARDING DOG PARK LAND AND OWNERSHIP OF SAME.	1.5	\$457.50
3/23/2023	LB	PREPARE DRAFT RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING FOR FY 2023-2024.	0.8	\$132.00
3/29/2023	KCH	REVIEW OF EMAILS REGARDING DOG PARK LAND AND EPG WANTING TO SELL TO DISTRICT; REVIEW OF PLATS AND OWNERSHIP OF LAND; PREPARE POSSIBLE SCENARIOS TO DISCUSS WITH BOARD.	2.0	\$610.00
4/4/2023	LB	PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDED MARCH 31, 2023.	0.3	\$52.50
4/7/2023	KCH	REVIEW OF QUARTERLY REPORT AS DISSEMINATION AGENT - SERIES 2016 BONDS AND SERIES 2018 BONDS.	0.5	\$152.50
4/12/2023	LB	FINALIZE QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDED MARCH 31, 2023; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT RE SAME.	0.2	\$35.00
4/12/2023	KCH	RECEIPT OF AND REVIEW OF PROPOSED BUDGET RESOLUTION 2023.	0.5	\$152.50
Total Professional Services			5.8	\$1,592.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
4/15/2023	Photocopies	\$2.70
	Total Disbursements	\$2.70
	Total Services	\$1,592.00
	Total Disbursements	\$2.70
	Total Current Charges	\$1,594.70
	Previous Balance	\$274.00
	Less Payments	(\$274.00)
	PAY THIS AMOUNT	\$1,594.70

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	05/15/2023	06/05/2023



#### Summary of Account Charges

Previous Balance	\$420.99
Net Payments - Thank You	\$-420.99
Bill Adjustments	\$1.25
Total Account Charges	<b>\$838.18</b>

<b>AMOUNT DUE</b>	<b>\$839.43</b>
-------------------	-----------------

#### Important Message

Code Inspectors uphold the County's water use restrictions ordinance. Avoid fines of up to \$500 by following the allowable irrigation days and times and additional rules found on [HCFLGov.net/WaterRestrictions](http://HCFLGov.net/WaterRestrictions). Call (813) 224-8993 to report a violation.

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](http://HCFLGov.net/WaterBill)

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



**THANK YOU!**



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

2,299 8

DUE DATE	06/05/2023
AMOUNT DUE	\$839.43
AMOUNT PAID	

0064402601492 00000839431





Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	05/15/2023	06/05/2023

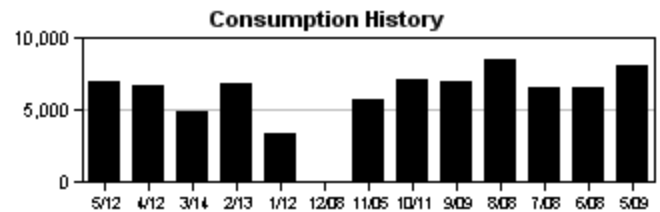
Service Address: 10415 FAIRY MOSS LN (IRRIGATION COMMON AREA)

S-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
38351230	04/12/2023	5856	05/12/2023	5926	7000 GAL	ACTUAL	WATER

#### Service Address Charges

Customer Service Charge	\$5.28
Purchase Water Pass-Thru	\$21.14
Water Base Charge	\$25.03
Water Usage Charge	\$6.30
<b>Total Service Address Charges</b>	<b>\$57.75</b>



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	05/15/2023	06/05/2023

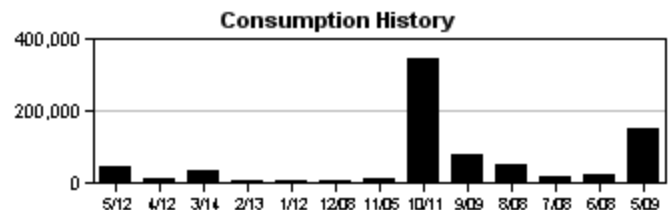
Service Address: 10340 BOGGY MOSS DR

S-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53708598	04/12/2023	21158	05/12/2023	21587	42900 GAL	ACTUAL	WATER

#### Service Address Charges

Customer Service Charge	\$5.28
Purchase Water Pass-Thru	\$129.56
Water Base Charge	\$30.74
Water Usage Charge	\$86.37
Sewer Base Charge	\$90.30
Sewer Usage Charge	\$244.96
<b>Total Service Address Charges</b>	<b>\$587.21</b>





Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	05/15/2023	06/05/2023

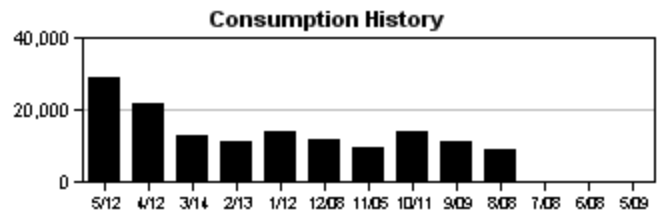
Service Address: 10250 STRAWBERRY TETRA DR (COMM IRRIG MTR)

S-Page 3 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
38576158	04/12/2023	9957	05/12/2023	10247	29000 GAL	ACTUAL	WATER

**Service Address Charges**

Customer Service Charge	\$5.28
Purchase Water Pass-Thru	\$87.58
Water Base Charge	\$42.71
Water Usage Charge	\$41.39
Late Payment Charge	\$0.39
<b>Total Service Address Charges</b>	<b>\$177.35</b>



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	05/15/2023	06/05/2023

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	04/12/2023	0	05/12/2023	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>



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

ACH

Current month's charges: \$167.26  
Total amount due: \$46.04  
Payment Due By: 05/30/2023

### Your Account Summary

Previous Amount Due	\$121.22
Payment(s) Received Since Last Statement	-\$230.34
Miscellaneous Credits	-\$12.10
Credit balance after payments and credits	-\$121.22
<b>Current Month's Charges</b>	<b>\$167.26</b>
<b>Total Amount Due</b>	<b>\$46.04</b>

**DO NOT PAY.** Your account will be drafted on 05/30/2023



**DOWNED IS  
DANGEROUS!**

If you see a downed power line,  
move a safe distance away and call 911.

Visit [TampaElectric.com/Safety](http://TampaElectric.com/Safety)  
for more safety tips.

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

## Save Energy. Save Money.

It's never been easier with help from our many rebate programs for business.  
[TampaElectric.com/BizSave](http://TampaElectric.com/BizSave).

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: \$167.26  
Total amount due: \$46.04  
Payment Due By: 05/30/2023

**Amount Enclosed** \$

620519810583 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED  
ON 05/30/2023

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

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

**Account:** 211000167513  
**Statement Date:** 05/08/2023  
**Current month's charges due** 05/30/2023



## Details of Charges – Service from 04/01/2023 to 05/02/2023

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	05/02/2023	18,937		18,017		920 kWh	1	32 Days

Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	920 kWh @ \$0.07990/kWh	\$73.51
Fuel Charge	920 kWh @ \$0.05239/kWh	\$48.20
Storm Protection Charge	920 kWh @ \$0.00400/kWh	\$3.68
Clean Energy Transition Mechanism	920 kWh @ \$0.00427/kWh	\$3.93
Storm Surcharge	920 kWh @ \$0.01061/kWh	\$9.76
Florida Gross Receipt Tax		\$4.18

### Electric Service Cost

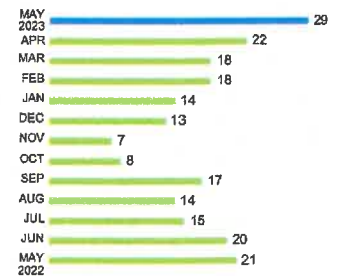
**\$167.26**

### Total Current Month's Charges

**\$167.26**

### Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



### Miscellaneous Credits

Deposit Refund	-\$12.00
During our annual review of accounts, we found that your account is over-secured. We have credited a portion of your deposit to better reflect your typical usage.	
Interest for Cash Security Deposit - Electric	-\$0.10

### Total Current Month's Credits

**-\$12.10**



## ACCOUNT INVOICE

tampaelectric.com



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

ACH

Statement Date: 05/08/2023  
Account: 211000167901

Received

MAY 11 2023

Current month's charges:	\$705.73
Total amount due:	\$179.22
Payment Due By:	05/30/2023

### Your Account Summary

Previous Amount Due	\$526.51
Payment(s) Received Since Last Statement	-\$1,053.02
Credit balance after payments and credits	-\$526.51
<b>Current Month's Charges</b>	<b>\$705.73</b>
<b>Total Amount Due</b>	<b>\$179.22</b>

**DO NOT PAY.** Your account will be drafted on 05/30/2023



## DOWNED IS DANGEROUS!

If you see a downed power line,  
move a safe distance away and call 911.

Visit [TampaElectric.com/Safety](http://TampaElectric.com/Safety)  
for more safety tips.

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

## Save Energy. Save Money.

It's never been easier with help from our many rebate programs for business.  
[TampaElectric.com/BizSave](http://TampaElectric.com/BizSave).

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:	\$705.73
Total amount due:	\$179.22
Payment Due By:	05/30/2023

**Amount Enclosed** \$ \_\_\_\_\_

620519810585 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED  
ON 05/30/2023

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

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



**Account:** 211000167901  
**Statement Date:** 05/08/2023  
**Current month's charges due** 05/30/2023



### Details of Charges – Service from 04/01/2023 to 05/02/2023

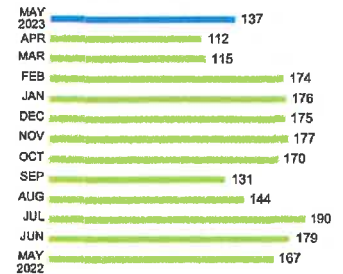
Service for: 10340 BOGGY MOSS DR, RIVERVIEW, FL 33578-9502

**Rate Schedule: General Service - Non Demand**

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000503846	05/02/2023	65,792		61,399		4,393 kWh	1	32 Days

Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	4,393 kWh @ \$0.07990/kWh	\$351.00
Fuel Charge	4,393 kWh @ \$0.05239/kWh	\$230.15
Storm Protection Charge	4,393 kWh @ \$0.00400/kWh	\$17.57
Clean Energy Transition Mechanism	4,393 kWh @ \$0.00427/kWh	\$18.76
Storm Surcharge	4,393 kWh @ \$0.01061/kWh	\$46.61
Florida Gross Receipt Tax		\$17.64

**Electric Service Cost**
**\$705.73**
**Total Current Month's Charges**
**\$705.73**
**Tampa Electric Usage History**

Kilowatt-Hours Per Day  
(Average)


### Important Messages

**Be prepared this storm season**

Visit your county's emergency management website to determine your flood zone, your hurricane evacuation zone, get flood depth data, flood insurance information or help with property flood protection.

**Help for those with special needs**

Emergency authorities can assist with arranging transportation or finding a shelter for those with special needs. A statewide registry provides county health departments and emergency management agencies with information to prepare and respond to disasters. Visit **FloridaDisaster.org** to learn more.

**More clean energy to you**

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. In 2022, our solar plants saved customers approximately \$78 million in fuel costs. Learn more at **TampaElectric.com/SolarSavingsForYou**. Our diverse fuel mix for the 12-month period ending Mar. 2023 includes Natural Gas 78%, Purchased Power 10%, Solar 7% and Coal 5%.



7 Rancho Cr  
Lake Forest, CA 92630  
(949) 916-3700  
billing@optimaloutsource.com

**Invoice OPT0851555**  
May 9, 2023

Client Meritus Associations - CDD-1012  
Association Not selected  
Product Express General Mail  
Job Number HOTFNqbrZEGM  
Job Name Summit at Fern Hill  
PO Number Summit Capital Improvement 202  
Due Date Jun 8, 2023

Thanks for your order!

Meritus Associations - CDD  
2005 Pan Am Circle, Suite 120  
Tampa, FL 33607

Summary	Qty	Price	Tax	Subtotal
Materials & Services	1	178.750	T	\$178.75
Printing, inserting and mailing.				
325   1-5 sheets @ \$0.29 base (\$0.13 each additional sheet)				
325   3 Sheets total: 178.75				
325   6x9 Envelope				
Postage 1 oz Letter	325	0.600	N	\$195.00
Recovery Surcharge (26.000%)	1	46.475	T	\$46.48
Subtotal				\$420.23
Tax				\$0.00
Total				\$420.23

All Optimal Outsource, Inc. invoices will be considered accepted as presented unless written notification of dispute is made by customer to Optimal Outsource, Inc. within 30 days of invoice date. Any sums not paid by the invoice due date will be subject to a late charge of the lower of ten percent (10%) per annum or the maximum interest rate permitted by applicable law.

Make check payable to:  
**Optimal Outsource**  
PO Box 8307  
Southeastern, PA 19398-8307

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 5745  
DATE 05/16/2023  
TERMS Net 15  
DUE DATE 05/31/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor 4/21/2023-5/12/2023 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





# Received

MAY 22 2023

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



29-BID-6558968

Permit Number

**29-60-1614696**

**For: Swimming Pools - Public Pool > 25000 Gallons**

**Notice:** This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2023).

Fee Amount: \$275.00

Previous Balance: \$0.00

**Total Amount Due: \$275.00**

Payment Due Date: 06/30/2023 or Upon Receipt

**If not paid by 06/30/2023 then the fee will be: \$325.00**

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

Please verify all information below at [www.myfloridaehpermit.com](http://www.myfloridaehpermit.com) and make changes as necessary.

### Account Information:

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

Pool Volume: 64,000 gallons

Bathing Load: 51

Flow Rate: 255

### Owner Information:

Name: Summit at Fern Hill CDD  
Address: 2005 Pan Am Circle, Suite 300  
(Mailing) Tampa, FL 33607

Home Phone: (813) 574-5658 Work Phone: ()

### Please go online to pay fee at:

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

Permit Number: 29-60-1614696 Bill ID: 29-BID-6558968

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

If you do not pay online, make checks payable to and mail invoice WITH payment to:

Florida Department of Health in Hillsborough County

ATTN: Environmental Health

P O Box 5135

Tampa, FL 33675

Circle One: Visa MC

Name on Card: \_\_\_\_\_

Account #: \_\_\_\_\_

Exp Date: \_\_\_\_/\_\_\_\_ Security Code (CVV): \_\_\_\_\_

Card's Billing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_ Zip: \_\_\_\_\_

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

Payment Amount: \$\_\_\_\_\_ For: \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

[Please RETURN invoice with your payment]

Batch Billing ID: 67221

**PERMIT HOLDERS CAN NOW**

# pay invoices online!

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

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

**Pay this invoice online at [www.myfloridaehpermit.com](http://www.myfloridaehpermit.com)**

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





## INVOICE

INVOICE #	INVOICE DATE
TM 527920	5/8/2023
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:** June 7, 2023

**Invoice Amount:** \$928.56

Description	Current Amount
Clean Up behind homes on Strawberry Tetra 2	
Landscape Enhancement	\$928.56

**Invoice Total** **\$928.56**

Excellence  
IN COMMERCIAL LANDSCAPING

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



## INVOICE

INVOICE #	INVOICE DATE
TM 527921	5/8/2023
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:** June 7, 2023

**Invoice Amount:** \$2,253.49

Description	Current Amount
Palm Trimming	
Arbor	\$2,253.49

**Invoice Total** **\$2,253.49**

*Excellence*

IN COMMERCIAL LANDSCAPING

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

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 5757  
DATE 05/18/2023  
TERMS Net 15  
DUE DATE 06/02/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor Installed new thermostat lock box. Installed pool shower chain.	1	165.00	165.00

Thank You! We Appreciate Your Business.

BALANCE DUE **\$165.00**

**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	84762	\$445.00		WATERWAY SERVICE - 8 WATERWAYS JUNE
FRONTIER	2379 061623 ACH	\$127.19		PHONE SERVICE 06/16/23-07/15/23
INFRAMARK LLC	96856	\$4,094.57		DISTRICT INVOICE JUNE 2023
ZEBRA CLEANING TEAM	5817	\$600.00		RESIDENTIAL POOL SERVICE APRIL
ZEBRA POOL CLEANING TEAM INC	5856	\$600.00		COMMERCIAL POOL SERVICE MAY
<b>Monthly Contract Subtotal</b>		<b>\$5,866.76</b>		
<b>Variable Contract</b>				
ANGELA WHITE	AW 061223	\$200.00		SUPERVISOR FEE 06/12/23
ANTONIO DEON BRADFORD, SR.	AB 061223	\$200.00		SUPERVISOR FEE 06/12/23
DOUGLAS ROSS SMITH	DS 061223	\$200.00		SUPERVISOR FEE 06/12/23
STRALEY ROBIN VERICKER	23265	\$1,153.50		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 05/15/23
<b>Variable Contract Subtotal</b>		<b>\$1,753.50</b>		
<b>Utilities</b>				
BOCC	6440260149 061523	\$848.45		WATER SERVICE - 05/12/23-06/13/23
TAMPA ELECTRIC	7513 060723 ACH	\$181.53		ELECTRICITY SERVICES 05/03/23-06/01/23
TAMPA ELECTRIC	7729 060723 ACH	\$2,626.56		ELECTRICITY SERVICES 05/03/23-06/01/23
TAMPA ELECTRIC	7901 060723 ACH	\$481.23		ELECTRICITY SERVICES 05/03/23-06/01/23
TAMPA ELECTRIC	8520 060723 ACH	\$467.91	\$3,757.23	ELECTRICITY SERVICES 05/03/23-06/01/23
<b>Utilities Subtotal</b>		<b>\$4,605.68</b>		
<b>Regular Services</b>				
AFFORDABLE LOCK & SECUIRTY SOLUTIONS	0000240141	\$256.00		MENS/WOMEN RR LOCKS
DAVID H FORRESTER	19764	\$100.00		BACKFLOW TESTING
HOME TEAM PEST DEFENSE, INC.	93402039	\$163.50		PEST CONTROL - EXTERIOR
SPEAREM ENTERPRISE	5790	\$505.00		LABOR 05/26/23-06/16/23 / MATERIALS
STATE OF FL DEPT OF HEALTH	29601668825	\$150.00		PERMIT RENEWAL 2023
SUMMIT AT FERN HILL CDD	04112023-1	\$4.05		SERIES 2018 FY23 TAX DIST ID
SUMMIT AT FERN HILL CDD	04112023-2	\$6.99	\$11.04	SERIES 2016 FY23 TAX DIST ID
ZEBRA CLEANING TEAM	5255	\$1,518.00		POOL MOTOR / LABOR / MATERIALS
<b>Regular Services Subtotal</b>		<b>\$2,703.54</b>		
<b>Additional Services</b>				
<b>Additional Services Subtotal</b>		<b>\$0.00</b>		
<b>TOTAL</b>		<b>\$14,929.48</b>		

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Approved (with any necessary revisions noted):

\_\_\_\_\_  
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 #
6/9/2023	84762

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	7/9/2023

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

Thank you for your business.

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



Job Name: \_\_\_\_\_  
Customer Number: 437 Customer: FCA - SUMMIT @ FERN HILL CDD  
Technician: Aleksey Solano  
Date: 06/08/2023 Time: 12:07 PM  
Customer Signature: \_\_\_\_\_

Pond 6 has some erosion issues by one of the inlet pipes (picture 3)

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

<input type="checkbox"/> Alligator	<input type="checkbox"/> Catfish	<input type="checkbox"/> Gallinules	<input type="checkbox"/> Osprey	<input type="checkbox"/> Woodstork
<input type="checkbox"/> Anhinga	<input checked="" type="checkbox"/> Coots	<input type="checkbox"/> Gambusia	<input type="checkbox"/> Otter	<input type="checkbox"/> _____
<input type="checkbox"/> Bass	<input type="checkbox"/> Cormorant	<input type="checkbox"/> Herons	<input type="checkbox"/> Snakes	<input type="checkbox"/> _____
<input type="checkbox"/> Bream	<input type="checkbox"/> Egrets	<input checked="" type="checkbox"/> Ibis	<input checked="" type="checkbox"/> Turtles	

<input checked="" type="checkbox"/> Arrowhead	<input checked="" type="checkbox"/> Bulrush	<input type="checkbox"/> Golden Canna
<input type="checkbox"/> Bacopa	<input type="checkbox"/> Chara	<input checked="" type="checkbox"/> Gulf Spikerush
<input type="checkbox"/> Blue Flag Iris	<input checked="" type="checkbox"/> Cordgrass	<input checked="" type="checkbox"/> Lily

☐ Naiad ☐ \_\_\_\_\_

☒ Pickerelweed

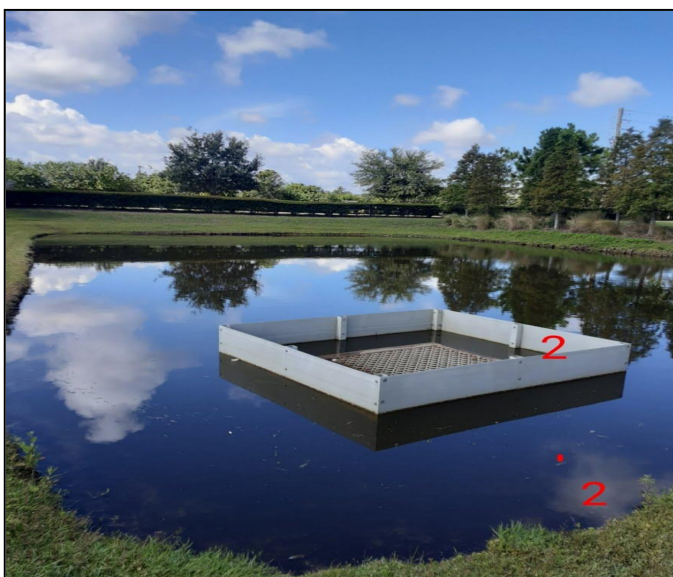
☐ Soft Rush ☐













SUMMIT AT FERN HILL CDD

Page 1 of 4

Received

**Your Monthly Invoice**

JUN 20 2023

**Account Summary**

**New Charges Due Date**

7/10/23

Billing Date

6/16/23

Account Number

813-741-2379-121620-5

PIN

1485

Previous Balance

1.16

Payments Received Thru 6/09/23

-1.16

Thank you for your payment!

Balance Forward

.00

New Charges

127.19

**Total Amount Due**

**\$127.19**



**ANYTIME,  
ANYWHERE  
SUPPORT**

Our new MyFrontier® app makes it easy to manage your account, make a payment, track your orders and get support on the go.

[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



GET IT ON  
Google Play



Download on the  
App Store

MyFrontier app



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

6790 0007 NO RP 16 06162023 NNNNNNNN 01 013373 0042

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



**You are all set with Auto Pay! To review your account, go to [frontier.com](https://frontier.com) or MyFrontier mobile app.**



Date of Bill  
Account Number

6/16/23  
813-741-2379-121620-5

**CURRENT BILLING SUMMARY**

Local Service from 06/16/23 to 07/15/23

Qty Description	813/741-2379.0	Charge
<b>Basic Charges</b>		
Federal Subscriber Line Charge - Bus		6.50
Frontier Roadwork Recovery Surcharge		2.75
Access Recovery Charge-Business		2.50
Federal USF Recovery Charge		2.62
FL State Communications Services Tax		.71
County Communications Services Tax		.68
Federal Excise Tax		.36
FL State Gross Receipts Tax		.07
FL State Gross Receipts Tax		.01
<b>Total Basic Charges</b>		<b>16.20</b>
<b>Non Basic Charges</b>		
Business Fiber Internet 500		105.99
1 Usable Static IP Address		5.00
<b>Total Non Basic Charges</b>		<b>110.99</b>
<b>TOTAL</b>	<b>127.19</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 \$16.20 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.

Effective June 25, 2023, Frontier will charge a \$50.00 Equipment Restocking Fee per account to recover some of the expense of arranging and returning to inventory Frontier provided CommScope and Sagemcom routers when Internet is disconnected, including logistics, shipping, and refurbishing costs. Charges for non-returned equipment will continue to apply. We are also removing the \$9.99 per account disconnect fee.





2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

**INVOICE#**

#96856

**DATE**

6/23/2023

**CUSTOMER ID**

C2291

**NET TERMS**

Net 30

**PO#****DUE DATE**

7/23/2023

**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: June 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	2,812.50		2,812.50
Website Maintenance / Admin	1	Ea	100.00		100.00
Postage	21	Ea	0.67		14.07
Eric Davidson 4-21-23 SURVEYMONK: Online survey for residents \$468	1	Ea	468.00		468.00
Dissemination Services	1	Ea	700.00		700.00
<b>Subtotal</b>					<b>4,094.57</b>

<b>Subtotal</b>	\$4,094.57
-----------------	------------

<b>Tax</b>	\$0.00
------------	--------

<b>Total Due</b>	\$4,094.57
------------------	------------

**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.*

Zebra Pool Cleaning Team INC.

P.O. BOX 3456  
Apollo Beach, FL. 33572  
813-279-0437

# Invoice

Date	Invoice #
4/1/2023	5817

Bill To
Fern Hill CDD 2005 Pam Am Circle Suite 120 Tampa, FL. 33607

Ship To
Fern Hill CDD 2005 Pam Am Circle Suite 120 Tampa, FL 33607

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project	
	Net 30						
Quantity	Item Code	Description				Price Each	Amount
	Pool Service	Residential Pool Service April				600.00	600.00
We appreciate your prompt payment.						Total	\$600.00



Zebra Pool Cleaning Team INC.

P.O. BOX 3456  
Apollo Beach, FL. 33572  
813-279-0437

# Invoice

Date	Invoice #
5/1/2023	5856

Bill To
Fern Hill CDD 2005 Pam Am Circle Suite 120 Tampa, FL. 33607

Ship To
Fern Hill CDD 2005 Pam Am Circle Suite 120 Tampa, FL 33607

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 30		5/1/2023			
Quantity	Item Code	Description			Price Each	Amount
	Commerical Pool S...	Commercial Pool Service May			600.00	600.00
We appreciate your prompt payment.					Total	\$600.00



**Summit at Fern Hill CDD**

MEETING DATE: June 12, 2023

DMS Staff Signature

Jaquana Cooper

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Antonio Bradford	✓	Salary Accepted	\$200
Angela White	✓	Salary Accepted	\$200
Douglas Smith	✓	Salary Accepted	\$200
Vacant		Salary Accepted	\$200
Vacant		Salary Accepted	\$200

AW 061223

**Summit at Fern Hill CDD**

MEETING DATE: June 12, 2023

DMS Staff Signature

Jaime Cooper

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Antonio Bradford	✓	Salary Accepted	\$200
Angela White	✓	Salary Accepted	\$200
Douglas Smith	✓	Salary Accepted	\$200
Vacant		Salary Accepted	\$200
Vacant		Salary Accepted	\$200

AB 061223

**Summit at Fern Hill CDD**

MEETING DATE: June 12, 2023

DMS Staff Signature

Jaime Cooper

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Antonio Bradford	✓	Salary Accepted	\$200
Angela White	✓	Salary Accepted	\$200
Douglas Smith	✓	Salary Accepted	\$200
Vacant		Salary Accepted	\$200
Vacant		Salary Accepted	\$200

DS 061223

# 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

June 13, 2023

Client: 001462

Matter: 000001

Invoice #: 23265

Page: 1

RE: General

For Professional Services Rendered Through May 15, 2023

## SERVICES

Date	Person	Description of Services	Hours	Amount
5/8/2023	TJR	REVIEW AND ANALYZE ISSUES RE DOG PARK TRACT, OWNERSHIP, ETC.	0.3	\$106.50
5/8/2023	KCH	TITLE SEARCH AND REVIEW OF PROPERTY APPRAISER REGARDING DOG PARK LAND ALSO KNOWN AS "PARCEL B"; REVIEW AGENDA AND PREPARE FOR BOS MEETING; ATTEND BOS MEETING.	3.2	\$976.00
5/9/2023	TJR	CONTACT E. GRUMAN AT PEER TITLE FOR OWNERSHIP AND ENCUMBRANCE REPORT ON TRACT B IN THE PHASE 1 PLAT.	0.2	\$71.00
Total Professional Services			3.7	\$1,153.50

June 13, 2023  
Client: 001462  
Matter: 000001  
Invoice #: 23265

Page: 2

---

Total Services	\$1,153.50
Total Disbursements	\$0.00
Total Current Charges	\$1,153.50
Previous Balance	\$1,594.70
Less Payments	(\$1,594.70)
<b>PAY THIS AMOUNT</b>	<b>\$1,153.50</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	06/15/2023	07/06/2023



**Summary of Account Charges**

Previous Balance	\$839.43
Net Payments - Thank You	\$-838.18
Past Due Amount	\$1.25
Bill Adjustments	\$1.32
Total Account Charges	<b>\$845.88</b>

<b>AMOUNT DUE</b>	<b>\$848.45</b>
-------------------	-----------------

***Important Message***

Code Inspectors uphold the County's water use restrictions ordinance. Avoid fines of up to \$500 by following the allowable irrigation days and times and additional rules found on [HCFLGov.net/WaterRestrictions](http://HCFLGov.net/WaterRestrictions). Call (813) 224-8993 to report a violation.

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](http://HCFLGov.net/WaterBill)

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



**\*\* NOTICE \*\* THE BALANCE REFLECTS A PAST DUE AMOUNT TO AVOID DISCONNECTION OF SERVICE, PAYMENT MUST BE RECEIVED BY 3:00 P.M. ON THE DUE DATE**



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

1,961 8

<b>DUE DATE</b>	07/06/2023
<b>AMOUNT DUE</b>	\$848.45
<b>AMOUNT PAID</b>	

0064402601492 00000848457



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	06/15/2023	07/06/2023

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	05/12/2023	5926	06/13/2023	6012	8600 GAL	ACTUAL	WATER

#### Service Address Charges

Customer Service Charge	\$5.28
Purchase Water Pass-Thru	\$25.97
Water Base Charge	\$25.03
Water Usage Charge	\$7.74
<b>Total Service Address Charges</b>	<b>\$64.02</b>



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	06/15/2023	07/06/2023

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	05/12/2023	21587	06/13/2023	21997	41000 GAL	ACTUAL	WATER

#### Service Address Charges

Customer Service Charge	\$5.28
Purchase Water Pass-Thru	\$123.82
Water Base Charge	\$30.74
Water Usage Charge	\$80.10
Sewer Base Charge	\$90.30
Sewer Usage Charge	\$234.11
<b>Total Service Address Charges</b>	<b>\$564.35</b>





Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	06/15/2023	07/06/2023

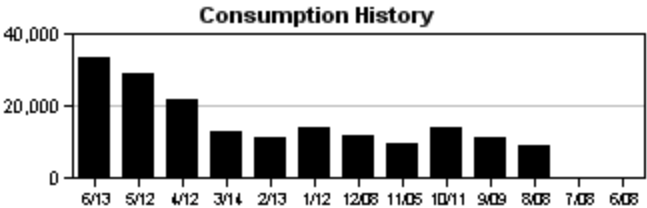
Service Address: 10250 STRAWBERRY TETRA DR (COMM IRRIG MTR)

S-Page 3 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
38576158	05/12/2023	10247	06/13/2023	10581	33400 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$5.28
Purchase Water Pass-Thru	\$100.87
Water Base Charge	\$42.71
Water Usage Charge	\$52.39
Late Payment Charge	\$0.46
Total Service Address Charges	\$201.71



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	06/15/2023	07/06/2023

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	05/12/2023	0	06/13/2023	0	0 GAL	ACTUAL	WATER

Service Address Charges

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





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

Statement Date: June 07, 2023

Amount Due: \$181.53

Due Date: June 28, 2023

Account #: 211000167513

DO NOT PAY. Your account will be drafted on June 28, 2023

## Account Summary

Current Service Period: May 03, 2023 - June 01, 2023

Previous Amount Due	\$46.04
Payment(s) Received Since Last Statement	-\$46.04

Current Month's Charges	\$181.53
-------------------------	----------

Amount Due by June 28, 2023	\$181.53
-----------------------------	----------

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

## Your Energy Insight



Your average daily kWh used was **70% higher** than the same period last year.

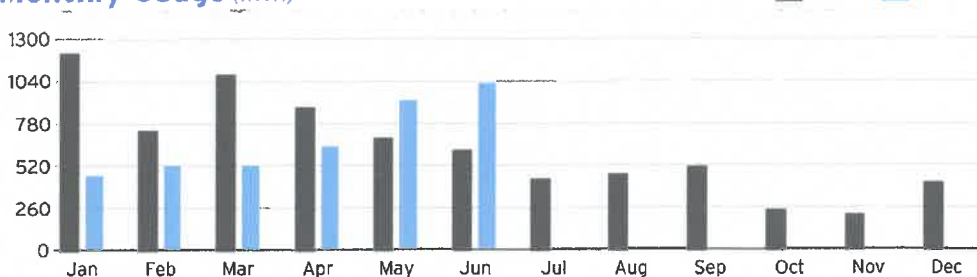


Your average daily kWh used was **17.24% higher** than it was in your previous period.



Scan here to learn more about your redesigned bill and soon-to-come Interactive Bill.

## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

REPORT A POWER OUTAGE

### USE ANY OPTION BELOW:

- Log into [TECOaccount.com](https://TECOaccount.com)
- Report and check status at [TampaElectric.com/OutageMap](https://TampaElectric.com/OutageMap)
- Text OUT to 27079\*
- Call 877-588-1010\*\*

\* If we don't recognize your number, register at [TECOaccount.com](https://TECOaccount.com).

\*\* 12-digit account number and zip code required.



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211000167513

Due Date: June 28, 2023

Amount Due: \$181.53

Payment Amount: \$ \_\_\_\_\_

614347007800

Your account will be drafted on June 28, 2023



Pay your bill online at [TampaElectric.com](https://TampaElectric.com)

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

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

Make check payable to: TECO

Please write your account number on the memo line of your check.



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

Account #: 211000167513  
Statement Date: June 07, 2023  
Charges Due: June 28, 2023

## Meter Read

**Service Period:** May 03, 2023 - Jun 01, 2023

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000824160	06/01/2023	19,959		18,937		1,022 kWh	1	30 Days

## Charge Details



### Electric Charges

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	1,022 kWh @ \$0.07990/kWh	\$81.66
Fuel Charge	1,022 kWh @ \$0.05239/kWh	\$53.54
Storm Protection Charge	1,022 kWh @ \$0.00400/kWh	\$4.09
Clean Energy Transition Mechanism	1,022 kWh @ \$0.00427/kWh	\$4.36
Storm Surcharge	1,022 kWh @ \$0.01061/kWh	\$10.84
Florida Gross Receipt Tax		\$4.54
<b>Electric Service Cost</b>		<b>\$181.53</b>

## Avg kWh Used Per Day



## Important Messages

**Total Current Month's Charges**

**\$181.53**

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](https://www.tampaelectric.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](https://www.tampaelectric.com)



### Mail A Check

**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://www.tampaelectric.com). Convenience fee will be charged.



### Phone

Toll Free:  
**866-689-6469**

**All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

### Online:

[TampaElectric.com](https://www.tampaelectric.com)

### Phone:

**Commercial Customer Care:**

866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

**Power Outage:**

877-588-1010

**Energy-Saving Programs:**

813-275-3909

**Please Note:** If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



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

Statement Date: June 07, 2023

Amount Due: \$2,626.56

Due Date: June 28, 2023

Account #: 211000167729

DO NOT PAY. Your account will be drafted on June 28, 2023

## Account Summary

Current Service Period: May 03, 2023 - June 01, 2023

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00

Current Month's Charges	\$2,626.56
-------------------------	------------

Amount Due by June 28, 2023	\$2,626.56
-----------------------------	------------

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



Scan here to learn more about your redesigned bill and soon-to-come Interactive Bill.

REPORT A POWER OUTAGE

### USE ANY OPTION BELOW:

- Log into [TECOaccount.com](https://TECOaccount.com)
- Report and check status at [TampaElectric.com/OutageMap](https://TampaElectric.com/OutageMap)
- Text OUT to 27079\*
- Call 877-588-1010\*\*

\* If we don't recognize your number, register at [TECOaccount.com](https://TECOaccount.com).

\*\* 12-digit account number and zip code required.

Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211000167729

Due Date: June 28, 2023



### Pay your bill online at [TampaElectric.com](https://TampaElectric.com)

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$2,626.56

Payment Amount: \$ \_\_\_\_\_

614347007801

Your account will be drafted on June 28, 2023

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 33631-3118

Make check payable to: TECO  
Please write your account number on the memo line of your check.



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

Account #: 211000167729  
Statement Date: June 07, 2023  
Charges Due: June 28, 2023

**Service Period:** May 03, 2023 - Jun 01, 2023

**Rate Schedule:** Lighting Service

## Charge Details

## Important Messages



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 30 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 @ \$0.05169/kWh	\$56.24
Storm Protection Charge	1088 kWh @ \$0.01466/kWh	\$15.95
Clean Energy Transition Mechanism	1088 kWh @ \$0.00036/kWh	\$0.39
Storm Surcharge	1088 kWh @ \$0.00326/kWh	\$3.55
Florida Gross Receipt Tax		\$2.93

#### Lighting Charges

**\$2,626.56**

**Total Current Month's Charges**

**\$2,626.56**

00000131-0001302-Page 8 of 18

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)



### Mail A Check

**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.



### Phone

Toll Free:  
**866-689-6469**

### All Other

**Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

### Online:

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

### Phone:

**Commercial Customer Care:**

866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:**

7-1-1

**Power Outage:**

877-588-1010

**Energy-Saving Programs:**

813-275-3909

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

Statement Date: June 07, 2023

Amount Due: \$481.23

Due Date: June 28, 2023

Account #: 211000167901

DO NOT PAY. Your account will be drafted on June 28, 2023

## Your Energy Insight

Your average daily kWh used was **44.69% lower** than the same period last year.

Your average daily kWh used was **27.74% lower** than it was in your previous period.



Scan here to learn more about your redesigned bill and soon-to-come Interactive Bill.

Current Service Period: May 03, 2023 - June 01, 2023

Previous Amount Due \$179.22

Payment(s) Received Since Last Statement -\$179.22

Current Month's Charges \$481.23

Amount Due by June 28, 2023 \$481.23

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

REPORT A POWER OUTAGE

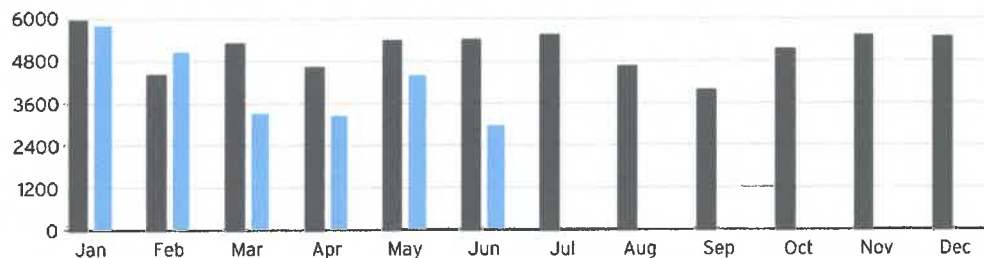
## USE ANY OPTION BELOW:

- Log into [TECOaccount.com](https://TECOaccount.com)
- Report and check status at [TampaElectric.com/OutageMap](https://TampaElectric.com/OutageMap)
- Text OUT to 27079\*
- Call 877-588-1010\*\*

\* If we don't recognize your number, register at [TECOaccount.com](https://TECOaccount.com).

\*\* 12-digit account number and zip code required.

## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211000167901

Due Date: June 28, 2023



Pay your bill online at [TampaElectric.com](https://TampaElectric.com)

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$481.23

Payment Amount: \$ \_\_\_\_\_

614347007802

Your account will be drafted on June 28, 2023

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

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO  
Please write your account number on the memo line of your check.



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

Account #: 211000167901  
Statement Date: June 07, 2023  
Charges Due: June 28, 2023

## Meter Read

**Service Period:** May 03, 2023 - Jun 01, 2023

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000503846	06/01/2023	68,747	65,792	2,955 kWh	1	30 Days

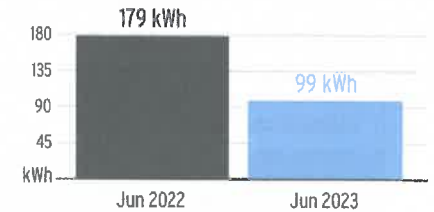
## Charge Details



### Electric Charges

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	2,955 kWh @ \$0.07990/kWh	\$236.10
Fuel Charge	2,955 kWh @ \$0.05239/kWh	\$154.81
Storm Protection Charge	2,955 kWh @ \$0.00400/kWh	\$11.82
Clean Energy Transition Mechanism	2,955 kWh @ \$0.00427/kWh	\$12.62
Storm Surcharge	2,955 kWh @ \$0.01061/kWh	\$31.35
Florida Gross Receipt Tax		\$12.03
<b>Electric Service Cost</b>		<b>\$481.23</b>

## Avg kWh Used Per Day



## Important Messages

**Total Current Month's Charges**

**\$481.23**

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](https://TECOaccount.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](https://TampaElectric.com)



### Mail A Check

**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://TECOaccount.com). Convenience fee will be charged.



### Phone

Toll Free: **866-689-6469**

**All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

### Online:

[TampaElectric.com](https://TampaElectric.com)

### Phone:

**Commercial Customer Care:**

866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:**

7-1-1

**Power Outage:**

877-588-1010

**Energy-Saving Programs:**

813-275-3909

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SUMMIT AT FERN HILL CCD  
FERN HILL 2 CONE GROVE RD, LIGHTS  
RIVERVIEW, FL 33575

Statement Date: June 07, 2023

Amount Due: \$467.91

Due Date: June 28, 2023  
Account #: 221007748520

DO NOT PAY. Your account will be drafted on June 28, 2023

## Account Summary

Current Service Period: May 03, 2023 - June 01, 2023

Previous Amount Due	-\$7.11
Payment(s) Received Since Last Statement	\$0.00
Credit balance after payments and credits	-\$7.11
<b>Current Month's Charges</b>	<b>\$475.02</b>

**Amount Due by June 28, 2023 \$467.91**

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



Scan here to learn more about your redesigned bill and soon-to-come Interactive Bill.

REPORT A POWER OUTAGE

### USE ANY OPTION BELOW:

- Log into [TECOaccount.com](https://TECOaccount.com)
- Report and check status at [TampaElectric.com/OutageMap](https://TampaElectric.com/OutageMap)
- Text OUT to 27079\*
- Call 877-588-1010\*\*

\* If we don't recognize your number, register at [TECOaccount.com](https://TECOaccount.com).

\*\* 12-digit account number and zip code required.

Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



**Pay your bill online at [TampaElectric.com](https://TampaElectric.com)**

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221007748520

Due Date: June 28, 2023

Amount Due: \$467.91

Payment Amount: \$ \_\_\_\_\_

671136903881

Your account will be drafted on June 28, 2023

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

Make check payable to: TECO  
Please write your account number on the memo line of your check.



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

Account #: 221007748520  
Statement Date: June 07, 2023  
Charges Due: June 28, 2023

**Service Period:** May 03, 2023 - Jun 01, 2023

**Rate Schedule:** Lighting Service

## Charge Details

## Important Messages



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 30 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 @ \$0.05169/kWh	\$9.10
Storm Protection Charge	176 kWh @ \$0.01466/kWh	\$2.58
Clean Energy Transition Mechanism	176 kWh @ \$0.00036/kWh	\$0.06
Storm Surcharge	176 kWh @ \$0.00326/kWh	\$0.57
Florida Gross Receipt Tax		\$0.47

#### Lighting Charges

**\$475.02**

**Total Current Month's Charges**

**\$475.02**

00000131-0001306-Page 16 of 18

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)



### Mail A Check

**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.



### Phone

Toll Free:  
**866-689-6469**

**All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

### Online:

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

### Phone:

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866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:**

7-1-1

**Power Outage:**

877-588-1010

**Energy-Saving Programs:**

813-275-3909

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## INVOICE

DATE

6/2/2023

INVOICE #

0000240141

CUSTOMER #

0058838

Licenses EG13000564 HCLOC14001  
sales@affordablelock.com

### BILL TO:

Summit At Fern Hill  
10340 Boggy Moss Dr  
Riverview FL 33578

### SERVICE ADDRESS:

Summit At Fern Hill  
10340 Boggy Moss Dr  
Riverview FL 33578

P.O. NUMBER		TERMS	TECHNICIAN	SALES PERSON	
		NET 10	Brandon Dumaine		
QUAN	DESCRIPTION			PRICE EACH	AMOUNT
	<p>Reported Issue - Mens &amp; Womens RR locks are n/f/p - they are very hard to lock &amp; unlock - they need them to stay on the existing key as they do not want to have to issue new keys to all of the residents. Notes added by tech Brandon Dumaine on 6/2/2023 9:19:29 AM</p> <p>Cylinders were worn out, so I replaced them with new ones and keyed to existing bathroom key onsite. It should be noted, that the key onsite was not cut properly so I had to go off spec in order to get it to work. It is my belief that all the keys for these doors in circulation are cut off this one key, if pinned to spec they would not work as this one wouldn't.</p> <p>To truly solve the issue, new keys would HAVE TO be issued, which the HOA does not want.</p> <p>Notes added by tech Brandon Dumaine on 6/2/2023 9:26:19 AM</p> <p>Talked to jayna about the keys being out of spec, she agreed we should test it out, and if communities keys don't work, then we will reissue new keys and pin everything to spec.</p>				
1.00	Mechanical lock service. Includes first half hour labor. Diagnose and repair, issue is bad keys and worn out cores. Cores replaced and pinned to current key.			146.50	146.50
2.00	Key-In-Lever Cylinder, Universal, Schlage Style, 6-Pin, Schlage C Keyway, Keyed Different, 2-Key Blank, Solid Brass, Satin Chrome, With Screw-On End Cap			25.00	50.00
2.00	Rekey lock cylinder			29.75	59.50
Thank you for your business					
Please ask about other services we offer:					
*Locksmith Services*					
*High Security Locks*					
*Key Card Access Control Systems*					
*Security Cameras*					
*Automatic Door Operators*					
Safes, Alarms, Doors, and More...					
SUBTOTAL					\$256.00
TAX				TAX EXEMPT	\$8.21
TOTAL					\$264.21

REMIT TO ADDRESS: P.O. Box 31261 Tampa Florida 33631-3261 (Payments Only Please!)

NOTE: A late charge of 1.5% per month will be charged if not paid within the terms stated above.

NOTE: Amounts over \$2,500 paid by credit card may be subject to a 4% fee.

# Affordable Backflow Testing

3423 Holland Dr.  
Brandon, FL 33511  
(813) 684-3386

NAME <i>Summit at Fern Hill c/o Inframark Infrastructure mgmt. Services</i>		DATE OF ORDER <i>6-8-23</i>	
ADDRESS <i>10340 Boggy Moss Drive</i>		PHONE <i>(813) 873-7300</i>	
JOB NAME / LOCATION <i>10636 Fern Hill Drive</i>		DATE PROMISED	
DESCRIPTION OF WORK		ORDER TAKEN BY	
QTY.	DESCRIPTION	PRICE	AMOUNT
<i>2</i>	<i>Backflow Preventer Tests</i>	<i>\$50</i>	<i>\$100.00</i>
<input type="checkbox"/> DAY WORK <input type="checkbox"/> CONTRACT <input type="checkbox"/> EXTRA			
<i>gene.roberts@inframark.com</i> <i>inframark@avidbill.com</i>			
LABOR	HOURS	RATE	AMOUNT
			TOTAL MATERIALS
			TOTAL LABOR
WORK ORDERED BY <i>Gene Roberts</i>		TOTAL LABOR	TAX
JOB INVOICE		DATE COMPLETED	Thank You TOTAL <i>\$100.00</i>
19764		SIGNATURE (I hereby acknowledge the satisfactory completion of the above described work)	



**Hillsborough  
County Florida**

Public Utilities Department  
Cross-Connection Control Unit  
PO Box 89547  
Tampa, Florida 33689-0401  
Fax: 813-635-1612  
[www.hillsboroughcounty.org/backflow](http://www.hillsboroughcounty.org/backflow)  
Email: [backflowprogram@hillsboroughcounty.org](mailto:backflowprogram@hillsboroughcounty.org)

Revision 06/01/2018

Current Date

Hazard #:

☒ Existing ☐ Replaced ☐ New

Please Note: The meter number is mandatory and if not included on this form it will not be accepted.

**Customer/Site Information**

Customer Summit @ Fern Hill

Mailing Address 10340 Boggy Moss Drive

City Riverview State FL Zip 33569

Contact Person  Phone #

Type Facility Commercial

Site Address Same

Location Details @ meter

City  Zip

Contact Person  Phone #

**Assembly Data**

Type of Service

☒ Domestic

☐ Irrigation

☐ Fire Line

Size

1"

Type of Assembly

RP

**Assembly Data Existing**

Manufacturer

Wilkins

Size 1"

Model #

975

Serial #

4129255

Meter #

53708598

Meter Size

**Assembly Data New**

Manufacturer

Size

Model #

Serial #

Meter #

Meter Size

Permit #

New Installation or Replacement by

Type of Assembly

Installation Date

Phone #

**CHECK VALVE #1**

☐ Leaked ☒ Closed Tight

Differential Pressure

Reading Across

Check Valve

7.8

**CHECK VALVE #2**

☐ Leaked ☒ Closed Tight

Differential Pressure

Reading Across

Check Valve

2.2

**RELIEF VALVE**

Open @ 2.5

Did Not Open ☐

**PRESSURE VACUUM BREAKER**

Air Inlet Open @

Did Not Open ☐

Check Valve Held @

**PASS/FAIL/TEST DATE**

☒ Pass

☐ Fail

Test Date

6-8-23

Tester

David Forrester

Certification #

3913

Test Kit #

157392

Test Kit exp date

10-14-23

☐ Assembly Repaired

Repair Date

Repair Cert #

Company

**CHECK VALVE #1**

☐ Leaked ☐ Closed Tight

Differential Pressure

Reading Across

Check Valve

**CHECK VALVE #2**

☐ Leaked ☐ Closed Tight

Differential Pressure

Reading Across

Check Valve

**RELIEF VALVE**

Open @

Did Not Open ☐

**PRESSURE VACUUM BREAKER**

Air Inlet Open @

Did Not Open ☐

Check Valve Held @

**PASS/FAIL/TEST DATE**

☐ Pass

☐ Fail

Test Date

Tester

Certification #

Test Kit #

Test Kit exp date



Hillsborough  
County Florida

Public Utilities Department  
Cross-Connection Control Unit  
PO Box 89547  
Tampa, Florida 33689-0401  
Fax: 813-635-1612  
[www.hillsboroughcounty.org/backflow](http://www.hillsboroughcounty.org/backflow)  
Email: [backflowprogram@hillsboroughcounty.org](mailto:backflowprogram@hillsboroughcounty.org)

Revision 06/01/2018

Current Date  Hazard #:

☒ Existing ☐ Replaced ☐ New

Please Note: The meter number is mandatory and if not included on this form it will not be accepted.

Customer/Site Information

Customer	Summit at Fern Hill CDP		
Mailing Address	10636 Fern Hill Dr.		
City	Riverview	State	FL
		Zip	33569
Contact Person			Phone #
Type Facility	Dog Park		
Site Address	Same		
Location Details	@ meter		
City		Zip	
Contact Person			Phone #

Assembly Data

Type of Service	<input checked="" type="radio"/> Domestic <input type="radio"/> Irrigation <input type="radio"/> Fire Line	
Size	1"	Type of Assembly
		RF

Assembly Data Existing

Manufacturer	Apollo	Size	1"
Model #	RPLF4A	Serial #	8717764
Meter #	54272591	Meter Size	

Assembly Data New

Manufacturer		Size	
Model #		Serial #	
Meter #		Meter Size	

Permit #

New Installation or Replacement by

Type of Assembly

Installation Date

Phone #

CHECK VALVE #1	CHECK VALVE #2	RELIEF VALVE	PRESSURE VACUUM BREAKER	PASS/FAIL/TEST DATE
<input type="radio"/> Leaked <input checked="" type="radio"/> Closed Tight Differential Pressure Reading Across Check Valve 8.4	<input type="radio"/> Leaked <input checked="" type="radio"/> Closed Tight Differential Pressure Reading Across Check Valve 2.4	Open @ 2.6 Did Not Open <input type="checkbox"/>	Air Inlet Open @ <input type="text"/> Did Not Open <input type="checkbox"/> Check Valve Held @ <input type="text"/>	<input checked="" type="checkbox"/> Pass <input type="checkbox"/> Fail Test Date 6-8-23
Tester David Forrester Certification # 3913 Test Kit # 157392 Test Kit exp date 10-14-23				

☐ Assembly Repaired

Repair Date

Repair Cert #

Company

CHECK VALVE #1	CHECK VALVE #2	RELIEF VALVE	PRESSURE VACUUM BREAKER	PASS/FAIL/TEST DATE
<input type="radio"/> Leaked <input type="radio"/> Closed Tight Differential Pressure Reading Across Check Valve <input type="text"/>	<input type="radio"/> Leaked <input type="radio"/> Closed Tight Differential Pressure Reading Across Check Valve <input type="text"/>	Open @ <input type="text"/> Did Not Open <input type="checkbox"/>	Air Inlet Open @ <input type="text"/> Did Not Open <input type="checkbox"/> Check Valve Held @ <input type="text"/>	<input type="checkbox"/> Pass <input type="checkbox"/> Fail Test Date <input type="text"/>
Tester <input type="text"/> Certification # <input type="text"/> Test Kit # <input type="text"/> Test Kit exp date <input type="text"/>				



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

## Invoice and detailed service report

**INVOICE #: 93402039**

WORK DATE: 06/10/2023

**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:**                      6/10/2023 8:31:29 AM  
**Time Out:**                      6/10/2023 8:52:21 AM

**Customer Signature**

Customer Unavailable to Sign  
**Technician Signature**

Leonardo Guzman  
**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

Hello, Mr/Ms Summit

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.

Greetings, today I completed your exterior pest control service. In the process I performed a visual inspection around the property. I provided a liquid residual application to protect your home from pest activity. Please allow 3 to 5 days for the most effective results provided during this treatment. You may notice dead or dying insects around your home due to today's treatment. Please call us if you have any concerns. Thank you for choosing HomeTeam Pest Defense to maintain your pest control needs.

Your HomeTeam Technician  
Leo Guzman

Curbside call was completed: Yes

Your next scheduled service month will be in September

Did I earn a 10/10 rating today?  
You may receive a survey on our quality of work and your feedback would be greatly appreciated - Thank you!

### PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Demand G		100-1240	0.0450%	n/a	Lambda-cyhalothrin	1.0000 Pound	1.0000 Pound
<b>Areas Applied:</b> Exterior perimeter							
<b>Target Pests:</b> Ants							
Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Suspend Polyzone		432-1514	4.7500%	0.0080	Deltamethrin	5.0000 Fluid Ounce	0.0084 Fluid Ounce
<b>Areas Applied:</b> Exterior perimeter							
<b>Target Pests:</b> American Roach, Ants							

Treated Area(s) - Do not allow unprotected persons, children or pets to touch, enter or replace items or bedding, to contact or enter treated area(s) until dry. Ventilation/Reoccupying - Vacate and keep area(s) closed up to 30 minutes after treatment, then ventilate area(s) for up to 2 hours before reoccupying. Equipment/Processing/Food - Thoroughly wash dishes, utensils, food preparation/processing equipment and surfaces with an effective cleaning compound and rinse with clean water if not removed or covered during a treatment. This area should be odor free before food products are placed in the area. Exterior Applications (Baits) - Do not allow grazing or feed, lawn or sod clippings to livestock after bait applications. Do not burn treated fire wood for one month after treatment. Granular Application(s) Do not water to the point of run-off.



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

## Invoice and detailed service report

**INVOICE #: 93402039**

WORK DATE: 06/10/2023

### PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Suspend Polyzone		432-1514	4.7500%	0.0300	Deltamethrin	5.0000 Fluid Ounce	0.0316 Fluid Ounce
<b>Areas Applied:</b> Exterior perimeter							
<b>Target Pests:</b> American Roach, Ants							

### PRODUCTS APPLIED

Material	A.I. %	Finished Qty	Application Equipment	Time
EPA #	A.I. Concentration	Undiluted Qty	Application Method	Lot #
Demand G	0.0450%	1.0000 Pound		8:34:03 AM
100-1240	n/a	1.0000 Pound	Broadcast	
<b>Target Pests:</b> Ants				
<b>Areas Applied:</b> Exterior perimeter				
<b>Weather:</b> 0°, 0 MPH				
Suspend Polyzone	4.7500%	5.0000 Fluid Ounce	One Gallon Compressed Sprayer	8:34:15 AM
432-1514	0.03000000	0.0316 Fluid Ounce	Spot Treatment	
<b>Target Pests:</b> American Roach				
<b>Areas Applied:</b> Exterior perimeter				
<b>Weather:</b> 0°, 0 MPH				
Suspend Polyzone	4.7500%	5.0000 Fluid Ounce	One Gallon Compressed Sprayer	8:34:26 AM
432-1514	0.00800000	0.0084 Fluid Ounce	Spot Treatment	
<b>Target Pests:</b> Ants				
<b>Areas Applied:</b> Exterior perimeter				
<b>Weather:</b> 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)

Treated Area(s) - Do not allow unprotected persons, children or pets to touch, enter or replace items or bedding, to contact or enter treated area(s) until dry. Ventilation/Reoccupying - Vacate and keep area(s) closed up to 30 minutes after treatment, then ventilate area(s) for up to 2 hours before reoccupying. Equipment/Processing/Food - Thoroughly wash dishes, utensils, food preparation/processing equipment and surfaces with an effective cleaning compound and rinse with clean water if not removed or covered during a treatment. This area should be odor free before food products are placed in the area. Exterior Applications (Baits) - Do not allow grazing or feed, lawn or sod clippings to livestock after bait applications. Do not burn treated fire wood for one month after treatment. Granular Application(s) Do not water to the point of run-off.

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 5790  
DATE 06/15/2023  
TERMS Net 15  
DUE DATE 06/30/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor 5/26-6/16/2023: 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



Florida Department of Health  
in Hillsborough County  
Notification of Fees Due



29-BID-6559289

Permit Number

**29-60-1668825**

**For: Swimming Pools - Water Activity**

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2023).

Fee Amount: \$150.00

Previous Balance: \$0.00

**Total Amount Due: \$150.00**

Payment Due Date: 06/30/2023 or Upon Receipt

If not paid by 06/30/2023 then the fee will be: \$200.00

Mail To: Sunshine Village IWF  
12906 Tampa Oaks Boulevard, Suite 100  
Tampa, FL 33637

RECEIVED MAY 30 2023

Please verify all information below at [www.myfloridaehpermit.com](http://www.myfloridaehpermit.com) and make changes as necessary.

**Account Information:**

Name: Sunshine Village IWF  
Location: 5019 Grist Mill Court  
Wimauma, FL 33598

Pool Volume: 3,600 gallons  
Bathing Load: 10  
Flow Rate: 50

**Owner Information:**

Name: Summit at Fern Hill CDD  
Address: 2005 Pan Am Circle, Suite 300  
(Mailing) Tampa, FL 33607  
Home Phone: (813) 574-5658 Work Phone: ()

Circle One: Visa MC

Name on Card: \_\_\_\_\_

Account #: \_\_\_\_\_

Exp Date: \_\_\_\_/\_\_\_\_ Security Code (CVV): \_\_\_\_

Card's Billing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_ Zip: \_\_\_\_\_

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

Payment Amount: \$\_\_\_\_\_ For: \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

**Please go online to pay fee at:**

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

Permit Number: 29-60-1668825 Bill ID: 29-BID-6559289

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

If you do not pay online, make checks payable to and mail invoice WITH payment to:

Florida Department of Health in Hillsborough County

ATTN: Environmental Health

P O Box 5135

Tampa, FL 33675

[Please RETURN invoice with your payment]

Batch Billing ID: 67221

**PERMIT HOLDERS CAN NOW**

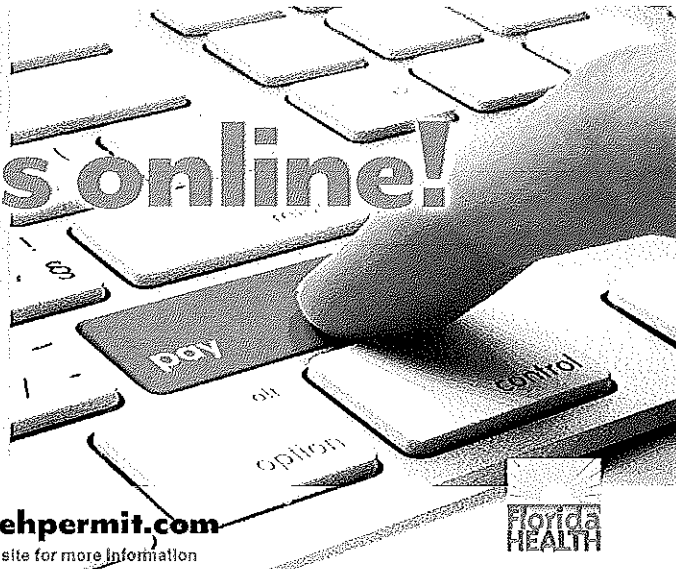
**pay invoices online!**

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

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

**Pay this invoice online at [www.myfloridaehpermit.com](http://www.myfloridaehpermit.com)**

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





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

**Date:** 6/6/2023

**Invoice#:** 04112023-1

**Vendor#:** V00033

**Vendor Name:** Summit at Fern Hill

**Pay From:** Truist Acct# 3620

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

**Code to:** 201.103200.1000

**Amount:** \$4.05

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

# SUMMIT AT FERN HILL CDD

## DISTRICT CHECK REQUEST

**Today's Date** 4/11/2023  
**Check Amount** \$4.05  
**Payable To** Summit at Fern Hill CDD  
**Check Description** Series 2018 - FY 23 Tax Dist. ID  
**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 #	<u>                    </u>	Date <u>                    </u>

# 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%
Net DS 16	\$ 261,802.50	33.80%
Net DS 18	\$ 151,907.17	19.61%
Net Total	774,674.02	100.00%

#SPILL!

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	2320
1/23/2023	332.23	154.80	154.80	112.28	112.28	65.15	65.15	-		
4/5/2023	624.54	291.01	291.01	211.06	211.06	122.47	122.47	-	616	2331
4/11/2023	20.67	9.63	9.63	6.99	6.99	4.05	4.05	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
<b>TOTAL</b>	<b>727,478.69</b>	<b>338,973.38</b>	<b>338,973.39</b>	<b>245,852.75</b>	<b>245,852.75</b>	<b>142,652.56</b>	<b>142,652.57</b>	<b>(0.02)</b>		
Net Total on Roll										
Collection	774,674.02		360,964.35		261,802.50		151,907.17			
Surplus / (Deficit)	(47,195.33)		(21,990.96)		(15,949.75)		(9,254.60)			

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

**Date:** 6/6/2023

**Invoice#:** 04112023-2

**Vendor#:** V00033

**Vendor Name:** Summit at Fern Hill

**Pay From:** Truist Acct# 3620

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

**Code to:** 200.103200.1000

**Amount:** \$6.99

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

# SUMMIT AT FERN HILL CDD

## DISTRICT CHECK REQUEST

**Today's Date** 4/11/2023  
**Check Amount** \$6.99  
**Payable To** Summit at Fern Hill CDD  
**Check Description** Series 2016 - FY 23 Tax Dist. ID  
**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

#SPILL!

Date Received	Amount Received	46.60%		33.80%		33.80%		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	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)	(0.01)	-	602	2275
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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	2320
1/23/2023	332.23	154.80	154.80	112.28	112.28	65.15	65.15	-	-	-	-	-
4/5/2023	624.54	291.01	291.01	211.06	211.06	122.47	122.47	-	-	-	616	2331
4/11/2023	20.67	9.63	9.63	6.99	6.99	4.05	4.05	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-
<b>TOTAL</b>	<b>727,478.69</b>	<b>338,973.38</b>	<b>338,973.39</b>	<b>245,852.75</b>	<b>245,852.75</b>	<b>142,652.56</b>	<b>142,652.57</b>	<b>(0.02)</b>	<b>(0.02)</b>			
Net Total on Roll	774,674.02		360,964.35		261,802.50		151,907.17					
Collection Surplus / (Deficit)	(47,195.33)		(21,990.96)		(15,949.75)		(9,254.60)					

*Thanks For Your Business!*

# INVOICE

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

DATE: JUNE 6, 2023  
INVOICE #5255

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	
		Pool circulation motor			\$750.00
		Shaft seal			\$35.00
		Union set			\$200.00
		Labor for motor			\$187.50
		3 inch plumbing parts and pipe			\$120.00
		Half hour labor plumbing			\$62.50
		Motor impeller			\$163.00
				SUBTOTAL	
				SALES TAX	
				TOTAL	\$1518.00

Comments: replaced the motor and the impeller The union on the other motor was leaking so I had to cut out the plumbing coming out of the top of the motor and replaced the union and plumbing. No leaks and both motors are running.

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

Financial Statements  
(Unaudited)

Period Ending  
June 30, 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 June 30, 2023

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL		LONG-TERM		TOTAL	
	GENERAL	SERIES 2016	SERIES 2018	GENERAL		LONG-TERM
	FUND	DEBT SERVICE	DEBT SERVICE	FIXED ASSETS		DEBT
				ACCOUNT	ACCOUNT	
	FUND	FUND	FUND	GROUP FUND	GROUP FUND	
<b>ASSETS</b>						
Cash - Operating Account	\$ 339,122	\$ -	\$ -	\$ -	\$ -	\$ 339,122
Cash in Transit	-	211	122	-	-	333
Due From Other Funds	-	2,083	1,198	-	-	3,281
Investments:						
Reserve Fund	-	123,178	69,325	-	-	192,503
Revenue Fund	-	121,745	73,379	-	-	195,124
Deposits	2,935	-	-	-	-	2,935
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>\$ 342,057</b>	<b>\$ 247,217</b>	<b>\$ 144,024</b>	<b>\$ 5,321,541</b>	<b>\$ 5,284,281</b>	<b>\$ 11,339,120</b>
<b>LIABILITIES</b>						
Accounts Payable	\$ 8,355	\$ -	\$ -	\$ -	\$ -	\$ 8,355
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>34,892</b>	<b>-</b>	<b>29,435</b>	<b>-</b>	<b>5,284,281</b>	<b>5,348,608</b>
<b>FUND BALANCES</b>						
Restricted for:						
Debt Service	-	247,217	114,589	-	-	361,806
Unassigned:	307,165	-	-	5,321,541	-	5,628,706
<b>TOTAL FUND BALANCES</b>	<b>307,165</b>	<b>247,217</b>	<b>114,589</b>	<b>5,321,541</b>	<b>-</b>	<b>5,990,512</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 342,057</b>	<b>\$ 247,217</b>	<b>\$ 144,024</b>	<b>\$ 5,321,541</b>	<b>\$ 5,284,281</b>	<b>\$ 11,339,120</b>

**SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 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	341,410	2,601	100.77%
Other Miscellaneous Revenues	-	225	225	0.00%
<b>TOTAL REVENUES</b>	<b>339,209</b>	<b>341,635</b>	<b>2,426</b>	<b>100.72%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	2,200	9,800	18.33%
ProfServ-Trustee Fees	8,100	8,418	(318)	103.93%
Disclosure Report	8,400	6,300	2,100	75.00%
District Counsel	6,000	5,103	897	85.05%
District Engineer	4,000	-	4,000	0.00%
District Manager	33,750	25,313	8,437	75.00%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	1,100	700	61.11%
Postage, Phone, Faxes, Copies	400	1,010	(610)	252.50%
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	247	153	61.75%
Website Administration	1,200	1,368	(168)	114.00%
Dues, Licenses, Subscriptions	175	325	(150)	185.71%
<b>Total Administration</b>	<b>94,209</b>	<b>62,986</b>	<b>31,223</b>	<b>66.86%</b>
<b><u>Electric Utility Services</u></b>				
Utility - Electric	41,000	33,746	7,254	82.31%
<b>Total Electric Utility Services</b>	<b>41,000</b>	<b>33,746</b>	<b>7,254</b>	<b>82.31%</b>
<b><u>Water-Sewer Comb Services</u></b>				
Utility - Water	6,000	9,368	(3,368)	156.13%
<b>Total Water-Sewer Comb Services</b>	<b>6,000</b>	<b>9,368</b>	<b>(3,368)</b>	<b>156.13%</b>

**SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT****Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending June 30, 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	5,766	234	96.10%
Amenity Center Cleaning & Supplies	5,500	4,760	740	86.55%
Contracts-Pools	9,000	5,350	3,650	59.44%
R&M-Other Landscape	15,000	10,384	4,616	69.23%
R&M-Plant Replacement	2,500	-	2,500	0.00%
R&M-Pools	1,000	2,371	(1,371)	237.10%
Amenity Maintenance & Repairs	15,000	2,102	12,898	14.01%
R&M-Boundary Walls/Fences/Monuments	1,500	3,105	(1,605)	207.00%
Waterway Improvements & Repairs	5,000	100	4,900	2.00%
Landscape Maintenance	91,000	57,002	33,998	62.64%
Park Facility Maint. & Improvement	1,500	2,166	(666)	144.40%
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>99,779</b>	<b>98,221</b>	<b>50.39%</b>
<b>TOTAL EXPENDITURES</b>	<b>339,209</b>	<b>205,879</b>	<b>133,330</b>	<b>60.69%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	135,756	135,756	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>171,409</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 307,165</b>		

**SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 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	\$ -	\$ 2,117	\$ 2,117	0.00%
Special Assmnts- Tax Collector	242,370	248,034	5,664	102.34%
<b>TOTAL REVENUES</b>	<b>242,370</b>	<b>250,151</b>	<b>7,781</b>	<b>103.21%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	81,000	81,000	-	100.00%
Interest Expense	161,370	163,193	(1,823)	101.13%
<b>Total Debt Service</b>	<b>242,370</b>	<b>244,193</b>	<b>(1,823)</b>	<b>100.75%</b>
<b>TOTAL EXPENDITURES</b>	<b>242,370</b>	<b>244,193</b>	<b>(1,823)</b>	<b>100.75%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	5,958	5,958	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>241,259</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 247,217</b>		

**SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 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	\$ -	\$ 1,214	\$ 1,214	0.00%
Special Assmnts- Tax Collector	138,020	143,908	5,888	104.27%
<b>TOTAL REVENUES</b>	<b>138,020</b>	<b>145,122</b>	<b>7,102</b>	<b>105.15%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	39,000	39,000	-	100.00%
Interest Expense	99,020	99,800	(780)	100.79%
<b>Total Debt Service</b>	<b>138,020</b>	<b>138,800</b>	<b>(780)</b>	<b>100.57%</b>
<b>TOTAL EXPENDITURES</b>	<b>138,020</b>	<b>138,800</b>	<b>(780)</b>	<b>100.57%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	6,322	6,322	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>108,267</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 114,589</b>		

**SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 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>		<u><u>\$ 5,321,541</u></u>		

# SUMMIT AT FERN HILL CDD

## Bank Reconciliation

Bank Account No. 3620 TRUIST - GF Operating  
Statement No. 06\_23  
Statement Date 6/30/2023

G/L Balance (LCY)	339,122.15	Statement Balance	346,970.66
G/L Balance	339,122.15	Outstanding Deposits	125.00
Positive Adjustments	0.00		
		Subtotal	347,095.66
Subtotal	339,122.15	Outstanding Checks	7,973.51
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	339,122.15	Ending Balance	339,122.15
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Checks</b>						
5/25/2023	Payment	2345	DOUGLAS ROSS SMITH	200.00	200.00	0.00
5/25/2023	Payment	2347	INFRAMARK LLC	3,625.28	3,625.28	0.00
5/25/2023	Payment	2348	OPTIMAL OUTSOURCE	420.23	420.23	0.00
5/25/2023	Payment	2349	STRALEY ROBIN VERICKER	1,594.70	1,594.70	0.00
5/26/2023	Payment	2351	STATE OF FL DEPT OF HEALTH	275.00	275.00	0.00
6/1/2023	Payment	2352	BOCC	838.18	838.18	0.00
6/1/2023	Payment	2353	FIRST CHOICE AQUATIC WEED MGMT LLC	1,760.88	1,760.88	0.00
6/1/2023	Payment	2354	SPEAREM ENTERPRISE	670.00	670.00	0.00
6/7/2023	Payment	2355	SUMMIT AT FERN HILL CDD	11.04	11.04	0.00
6/14/2023	Payment	2356	STATE OF FL DEPT OF HEALTH	150.00	150.00	0.00
6/15/2023	Payment	2357	YELLOWSTONE LANDSCAPE	6,333.50	6,333.50	0.00
6/21/2023		JE000150	Bank fees 6/23	20.48	20.48	0.00
6/22/2023	Payment	2358	AFFORDABLE LOCK & SECUIRTY	256.00	256.00	0.00
6/22/2023	Payment	2361	BOCC	848.45	848.45	0.00
6/22/2023	Payment	2362	DAVID H FORRESTER	100.00	100.00	0.00
6/22/2023	Payment	2364	FIRST CHOICE AQUATIC WEED MGMT LLC	445.00	445.00	0.00
6/22/2023	Payment	2365	HOME TEAM PEST DEFENSE, INC.	163.50	163.50	0.00
6/22/2023	Payment	2366	INFRAMARK LLC	3,618.63	3,618.63	0.00
6/22/2023	Payment	2367	SPEAREM ENTERPRISE	505.00	505.00	0.00
6/22/2023	Payment	2368	STRALEY ROBIN VERICKER	1,153.50	1,153.50	0.00
6/29/2023	Payment	DD103	Payment of Invoice 000326	1.16	1.16	0.00
6/29/2023	Payment	DD104	Payment of Invoice 000361	467.91	467.91	0.00
6/29/2023	Payment	DD105	Payment of Invoice 000362	481.23	481.23	0.00
6/29/2023	Payment	DD106	Payment of Invoice 000363	2,626.56	2,626.56	0.00
6/29/2023	Payment	DD107	Payment of Invoice 000369	181.53	181.53	0.00
Total Checks				26,747.76	26,747.76	0.00
<b>Deposits</b>						
6/26/2023		JE000143	CK#146### - Clubhouse	G/L 50.00	50.00	0.00
Total Deposits				50.00	50.00	0.00

SUMMIT AT FERN HILL CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference	
Outstanding Checks							
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	
6/22/2023	Payment	2359	ANGELA WHITE	200.00	0.00	200.00	
6/22/2023	Payment	2360	ANTONIO DEON BRADFORD, SR.	200.00	0.00	200.00	
6/22/2023	Payment	2363	DOUGLAS ROSS SMITH	200.00	0.00	200.00	
6/22/2023	Payment	2369	ZEBRA CLEANING TEAM	2,118.00	0.00	2,118.00	
6/22/2023	Payment	2370	ZEBRA POOL CLEANING TEAM INC	600.00	0.00	600.00	
6/29/2023	Payment	2371	INFRAMARK LLC	4,094.57	0.00	4,094.57	
Total Outstanding Checks.....				7,973.51		7,973.51	
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	



# SUMMIT AT FERN HILL CDD

**Field Inspection - August 2023**

**Tuesday, August 8, 2023**

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

**27 Items Identified**



### Item 1

Assigned To Yellowstone

Up front everything looks good. Recommend fertilization if the Firebush.



### Item 2

Assigned To Yellowstone

Weed detailing and trimming is needed along Fern Hill Dr.



### Item 3

Assigned To Yellowstone

The Brazilian peppers and limbs growing over the landscaping bed at Cone Grove Rd and Fern Hill Dr need to be trimmed. The landscaping bed also needs weed detailing.



### Item 4

Assigned To Yellowstone

Limbs over sidewalk need to be trimmed.





#### Item 5

Assigned To Yellowstone

The cardboard Cycads and Palmettos have been trimmed on Cone Grove.



#### Item 6

Assigned To Yellowstone

Leaking valve still needs to be fixed.



### Item 7

Assigned To Yellowstone

Dog station is overflowing and needs bags.



### Item 8

Assigned To Aquatic Weed Control

Pond 1 looks good and Fakahatchee beds have been cleaned up.





### Item 9

Assigned To Yellowstone

The first Fuzzy Cattail monument looks good, weeds in the raised planter need to be treated.



### Item 10

Assigned To Spearem

Trim piece still needs to be glued on.



### Item 11

Assigned To Yellowstone

A quote has been requested but still not received to enhance the other monument with more Goldmounds and something in the raised planter. More benches have been quoted, mulch here has been approved and being scheduled.



### Item 12

Assigned To Aquatic Weed Control

Pond 3 looks good.





### Item 13

Assigned To Yellowstone

A proposal has been requested but not yet received for enhancements between the clubhouse and sidewalk.



### Item 14

Assigned To Yellowstone

The front of the clubhouse looks good.





### Item 15

Assigned To Aquatic Weed Control  
Pond 4 looks good.



### Item 16

Assigned To Spearem  
No issues inside. Blinds have been fixed.



### Item 17

Assigned To Zebra

Water level is low in the pool but otherwise clean. Patio looks good.



### Item 18

Assigned To Yellowstone

Palms on Boggy Moss Dr still need trimming.



### Item 19

Assigned To Aquatic Weed Control  
Pond 7 has some Filamentous algae that is being treated. Pond 8 looks good.



### Item 20

Assigned To Yellowstone  
The area north of Created Fringe Dr still needs to be mowed.





### Item 21

Assigned To Yellowstone

Overgrowth on the chain link fence needs to be cut back/pulled at the end of Golden Wonder Ln.



### Item 22

Assigned To Yellowstone

A quote is still needed to replace the Plumbago at the end of Golden Wonder Ln.



### Item 23

Assigned To Yellowstone

Pruning and weed detailing is still needed at the bend on Strawberry Tetra Dr.



### Item 24

Assigned To Aquatic Weed Control

Pond 6 looks good.





### Item 25

Assigned To Yellowstone

Playground weeds need to be treated.



### Item 26

Assigned To Yellowstone

Weeds in the shell trail and landscaping bed near the playground need to be treated.



### Item 27

Assigned To Aquatic Weed Control  
Pond 5 looks good.