SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

OCTOBER 9, 2023

AGENDA PACKAGE

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

210 N. UNIVERSITY DRIVE, SUITE 702
CORAL SPRINGS, FLORIDA 33071

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

Regular Meeting Agenda

Monday, October 09, at 6:00 p.m.

---

1. **Call to order/Roll call**
2. **Public Comments on Agenda Items**
3. **Business Items**
   A. Consideration Restroom Lock Proposal
   B. Discussion of Outdoor Exercise Equipment & Sunshades
   C. General Matters of the District
4. **Consent Agenda**
   A. Consideration of the Board of Supervisors' Meeting Minutes for September 11, 2023
   B. Consideration of Operation and Maintenance Expenditures August 2023
   C. Review of Financial Statements Month Ending August 31, 2023
5. **Staff Reports**
   A. District Counsel
   B. District Engineer
   C. District Manager
      i. Community Inspection Reports
      ii. First Choice Aquatics
6. **Board of Supervisors Requests and Comments**
7. **Adjournment**

*Next meeting is November 13, 2023, at 6:00 p.m.

Sincerely,

Jayna Cooper

District Manager

District Office:
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

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

3A.

AFFORDABLE
LOCK & SECURITY SOLUTIONS
"Locksmiths & Security Integrators"

WWW.AFFORDABLELOCK.COM

Tampa - Brandon - Clearwater - Clermont - Altamonte Springs - Ocala - The Villages

Summit at Fern Hill

Proposal Submitted To:

Jayna Cooper

AFFORDABLE
LOCK & SECURITY SOLUTIONS
"Locksmiths & Security Integrators"

MANAGEMENT TEAM

Ken Kupferman, CML CPS CAL

President

813-232-7600

ken@affordablelock.com

brivo
AUTHORIZED DEALER

Skip Ludlam, CRL

General Manager

813-232-7600

skip@affordablelock.com

Dennis Bogus

Area Manager -Tampa Bay

813-232-7600

dennis.b@affordablelock.com

Lani Stannard

Area Manager - Ocala/Villages

352-629-0497

lani.s@affordablelock.com

Lani Stannard

Area Manager-Orlando/Clermont

407-260-2727

lani.s@affordablelock.com

Jordan Ludlam

Project Manager - Tampa Bay

813-232-7600

jordan.l@affordablelock.com

Parrish Daniels

Project Manager - Ocala/Villages

352-454-8662

parrish.d@affordablelock.com

Parrish Daniels

Project Manager - Orlando

407-260-2727

parrish.d@affordablelock.com

AFFORDABLE
LOCK & SECURITY SOLUTIONS
"Locksmiths & Security Integrators"

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.

AFFORDABLE
LOCK & SECURITY SOLUTIONS
"Locksmiths & Security Integrators"

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

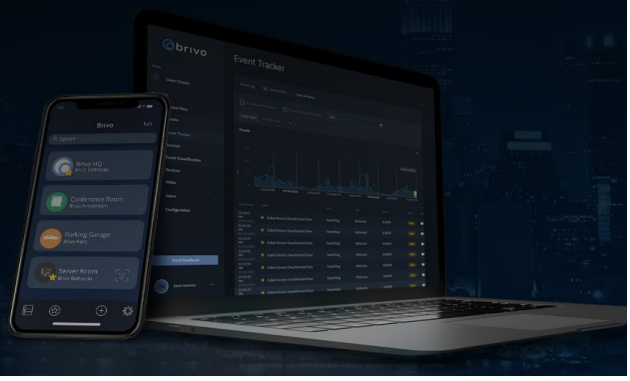
Turn actionable insights into data-driven decisions with Brivo Access intelligence and activity analysis.

CONTROL

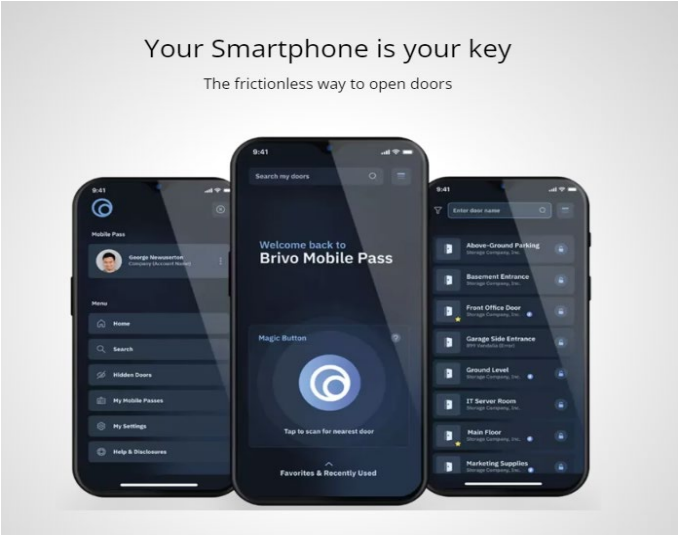
Increase the efficiency of your security operation and the health of your building to control who has access and how events are tracked.

FLEXIBILITY

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



AFFORDABLE
LOCK & SECURITY SOLUTIONS
"Locksmiths & Security Integrators"



AFFORDABLE
LOCK & SECURITY SOLUTIONS
"Locksmiths & Security Integrators"

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.

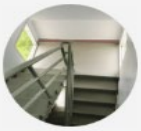
Integrated Access Control and Video Platform

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

Lobbies

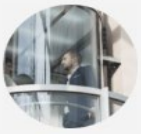
Garages

Reception Areas



Staircases

Loading Docks



Elevators

AFFORDABLE
LOCK & SECURITY SOLUTIONS
"Locksmiths & Security Integrators"

brivo

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[1]

Reducing Your Potential for Cyber Attacks:
No open inbound ports that make malicious attacks more likely[2]

Bot & DDoS Attack Monitoring:
Real-time alerts to take corrective action[3]

How We Deploy Applications

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

Triple Redundancy:
Ensures high availability[4]

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[5]

AFFORDABLE
LOCK & SECURITY SOLUTIONS
"Locksmiths & Security Integrators"

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	

Brivo Access Camera Package

0	Brivo Access Camera - Includes Outdoor Dome 4Mpix, H265, IR, IP66, 2.8mm Lens, POE camera, 100' of wire. Switch, and installation. Price is per camera. Internet is required. Brivo Camera Subscription is required		$ 599.00	$ -	

Security Hardware NOT Included in Packages

0	Brivo Printable ISO Smart Card - LEAF 4K, Glossy dual side printable CR79 card. Compatible with Brivo B-BS, B-B and B-S series smart readers: Price is per card - Sold in packs of 50		$ 4.50	$ -	
0	Smart KeyFob - LEAF, 8K. Compatible with Brivo B-BS, B-B and B-S series smart readers: Price is per fob - Sold in packs of 25		$ 7.60	$ -	
2	Grade 2 Storeroom Lever		$ 169.55	$ 339.10	
2	Latch Guard		$ 20.00	$ 40.00	
2	Indicator Deadbolt		$ 75.00	$ 150.00	
1	Additional Wire and Parts for runs over 100FT		$ 115.00	$ 115.00	
		Materials Total	$		4,242.10

AFFORDABLE
LOCK & SECURITY SOLUTIONS
"Locksmiths & Security Integrators"

Brivo Access Services (Billed Monthly. First Month included in proposal total)				
2	**Brivo Standard Access Monthly Service 1 -** $41.50 Per Month Per Door Up To 3 Doors (Minimum of 36 Months) - Includes a Service Agreement. *NOTE: Internet is Required	$ 41.50	$ 83.00	
0	**Brivo Standard Access Monthly Service 2 -** $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	**Brivo Upgrade from Standard to Professional -- Includes Professional Edition features, 10 doors, Identity Connector, Brivo API Connection and 500 Brivo Mobile Passes)** $438 Per Month (Minimum of 36 Months) - Includes a Service Agreement. *NOTE: Internet is Required	$ 438.00	$ -	
0	**Brivo Upgrade from Standard to Enterprise -- Includes Enterprise Edition features, 20 doors, Identity Connector, SSO, Brivo API Connection and 1,000 Brivo Mobile Passes** $988 Per Month (Minimum of 36 Months) - Includes a Service Agreement. *NOTE: Internet is Required	$ 988.00	$ -	
0	**Brivo Access Camera Service - 14 days -** $39 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	**Brivo Access Camera Service - 7 days** $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	**Brivo Mobile Pass -** 100 Brivo Mobile Passes for a single account. Monthly Subscription.	$ 20.00	$ -	
0	**Brivo Access Cellular Service -** Cellular Data Plan for Brivo Access Control Panels - $40 per month per controller (Minimum of 36 Months) - Includes Unlimited Remote Access to Manage the System	$ 40.00	$ -	
		Monthly Subscription Total	$	83.00

INSTALLATION SCOPE OF WORK				
Qty	Service Description	Price	Required	
0	**Labor to install additional access control hardware outside of the scope of a standard access controlled door**	$ 150.00	$ -	

Shipping & Handling and applicable Tax Not Included

Installation Total	$	-
	Total project cost	Monthly Subscription - Includes lifetime warranty on parts and service*
	$ 4,325.10	$ 83.00

AFFORDABLE
LOCK & SECURITY SOLUTIONS
"Locksmiths & Security Integrators"

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:

$ 83.00

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.

AFFORDABLE
LOCK & SECURITY SOLUTIONS
"Locksmiths & Security Integrators"

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)	$	4,325.10
Monthly Subscription Total (required)	$	83.00

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

3B.

OUTDOOR EXCERISE EQUIPMENT $300 - $2000 pieces $10,000 - $80,000

Superior Shade

Standard Shade Options

THREE REASONS TO CHOOSE SUPERIOR

STAY COOL Reduces temperature up to 25°.

BLOCK RAYS Block up to 98% of UV rays.

DURABLE We use only quality materials.

MARY SERRO 904-240-9464 cell 904-417-6110 direct

Square Hip *most versatile*

Standard Square Hip shades are 8′ in height, include a Glide Elbow™ fabric release, and are in-ground mounted.

SIZE	PRODUCT #	PRICE
12′ x 12′	SD121208IG	$3,372
16′ x 16′	SD161608IG	$3,802
20′ x 20′	SD202008IG	$4,789
24′ x 24′	SD242408IG	$5,754
30′ x 30′	SD303008IG	$7,827

Hexagon Hip *uniquely shaped*

Standard Hexagon Hip shades are 8′ in height, include a Glide Elbow™ fabric release, and are in-ground mounted.

SIZE	PRODUCT #	PRICE
20′	HD202008IG	$5,134
30′	HD303008IG	$7,435
40′	HD404008IG	$11,939

GREEN

Rectangle Hip *most versatile* playground

Standard Rectangle Hip shades are 8′ in height, include a Glide Elbow™ fabric release, and are in-ground mounted.

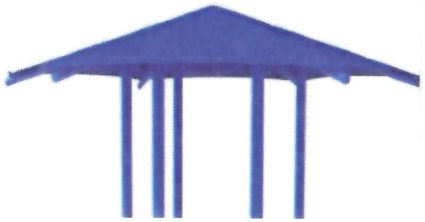
SIZE	PRODUCT #	PRICE
10′ x 15′	RD101508IG	$3,420
10′ x 20′	RD102008IG	$3,764
15′ x 25′	RD152508IG	$4,274
20′ x 30′	RD203008IG	$5,732
20′ x 38′	RD203808IG	$7,989
24′ x 40′	RD244008IG	$7,958
28′ x 38′	RD283808IG	$8,810

Hanging Cantilever *cover any distance* POOL BLUE

Standard Hanging Cantilever shades are 8′ in height, include a Glide Elbow™ fabric release, and are in-ground mounted.

SIZE	PRODUCT #	PRICE
20′ x 10′	HC201008IG	$4,977
20′ x 12′	HC201208IG	$5,245
24′ x 14′	HC241408IG	$6,249

Superior RECREATIONAL PRODUCTS A PLAYCORE Company



Modular Hexagon Shade

Modular Octagon Shade

Panorama Waterproof Cantilever

Panorama Waterproof Gazebo

green match

Custom Shade Sails playground

T-Swing with Shade

Rectangle Hip

Halo Disc Shade

Standard Shade Options

Superior Shade

Square Umbrella *economical*

Standard Square Umbrella shades are 8′ in height, include a Glide Elbow™ fabric release, and are in-ground mounted.

SIZE	PRODUCT #	PRICE
10′ x 10′	SU101008IG	$2,787
12′ x 12′	SU121208IG	$3,172
14′ x 14′	SU141408IG	$3,623
16′ x 16′	SU161608IG	$4,071

Hexagon Umbrella *economical*

Standard Hexagon Umbrella shades are 8′ in height, include a Glide Elbow™ fabric release, and are in-ground mounted.

SIZE	PRODUCT #	PRICE
12′	HU121208IG	$3,568
16′	HU161608IG	$4,064
20′	HU202008IG	$5,304
24′	HU242408IG	$7,288

Dual Column Umbrella *no post interference*

Standard Dual Column Umbrella shades are 8′ in height, include a Glide Elbow™ fabric release, and are in-ground mounted.

SIZE	PRODUCT #	PRICE
16′x 12′	RU161208IG	$3,736
24′ x 14′	RU241408IG	$4,916

Square Cantilever Umbrella

no post interference

Standard Square Cantilever Umbrella shades are 8′ in height, include a Glide Elbow™ fabric release, and are in-ground mounted.

SIZE	PRODUCT #	PRICE
10′	CU101008IG	$3,710
12′	CU121208IG	$4,210
14′	CU141408IG	$4,602
16′	CU161608IG	$5,609

TO VIEW ALL COLOR OPTIONS, VISIT SRPSHADE.COM/SHADE-FABRIC-COLOR-OPTIONS

Superior RECREATIONAL PRODUCTS
A PLAYCORE Company

Square Hip

Quad Sail

Square Umbrella

Dual-Column Umbrella

Hexagon Umbrella

Hexagon Hip

Cantilever Umbrella

Sand Dollar Sail

Standard Cantilever

Hanging Cantilever

Multi-Dome Hip

Portable Retractable Umbrella

Horizon Waterproof Umbrella

Hypar Waterproof Umbrella

Sunset Waterproof Umbrella

Vista Waterproof Umbrella

Fixed Waterproof Umbrella

Waterproof Cabana

T-Cantilever

Suspended Cantilever

Standard Wavecrest

Arched Cantilever

Dugout Cantilever

Triangle Sail Shade

Hyperbolic Sail

Octagon Umbrella

Kite Sail

Square Tilt and Swivel Umbrella

Pagoda Shade

Kite Hip

Triangle Hip

Camelback Walkway Cantilever

Hyperbolic Umbrella

Fixed Waterproof Cantilever

Retractable Waterproof Umbrella

Modular Crescent Shade

Fourth Order of Business

4A

MINUTES OF MEETING
SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Summit at Fern Hill Community Development District was held on Monday, September 11, 2023, and called to order 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	Chairperson
Angela White	Vice Chairperson
Douglas "Doug" Smith	Assistant Secretary

Also present were:

Jayna Cooper	District Manager
Lisa Castoria	District Manager
Michael Broadus	District Counsel - *(via Zoom call)*
Tonja Steawart	District Engineer - (*via Zoom call)*
Aaron Frazier	Yellowstone
Scott Mitchell	Illuminations
Dennis Kutzan & Brian Svovoda	A-Quality Pools - *(via Zoom call)*

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

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

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

SECOND ORDER OF BUSINESS **Public Comments Agenda Items**

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

THIRD ORDER OF BUSINESS **Business Items**

A. Consideration Restroom Lock Proposal

A discussion ensued regarding changing the restroom locks to the same system as the pool gate.

The Board directed Ms. Cooper to follow up with Affordable Lock to ask if there is something that can be installed to prevent the door from being opened if the restroom is occupied and a safety measure to prevent a child from getting locked inside the restroom.

The Board tabled proposal to the October meeting.

B. General Matters of the District

Ms. Cooper updated the Board on several maintenance items that have been completed.

Ms. Cooper informed the Board of the budgeted pool contract amount ($6,500) compared to the new pool contract amount ($16,800) and advised this line item will show as over budget on the financials.

The Board directed Ms. Cooper to ensure they are included on calendar invites for clubhouse rentals so they can check after any events to ensure it has been properly cleaned.

FOURTH ORDER OF BUSINESS Consent Agenda

A. Consideration of the Board of Supervisors' Meeting Minutes of Public Hearing and Regular Meeting August 14, 2023

B. Consideration of Operation and Maintenance Expenditures July 2023

C. Review of Financial Statements Month Ending July 31, 2023

The Board reviewed the consent agenda items as presented with no revisions.

> On MOTION by Mr. Bradford seconded by Ms. White, with all in favor, the Consent Agenda, was approved. 3-0

FIFTH ORDER OF BUSINESS Staff Reports

A. District Counsel

There being no report, the next item followed.

B. District Engineer

Ms. Stewart joined the meeting via Zoom call and provided history of mitigation area and the change of permit conditions for maintenance, monitoring, and reporting. The Florida Native Nursery will treat invasives and provide quarterly mitigation maintenance, Ardurra will continue to monitor and report on this mitigation area.

C. District Manager

i. Community Inspection Reports

ii. First Choice Aquatics

Ms. Cooper provided the Community Inspection Report to the Board for review.

Ms. Cooper noted the Field Service Manager is in the process of collecting additional mulch proposals as requested at the last meeting.

A-Quality Pools representatives Mr. Brian Svovoda and Mr. Dennis Kutzan provided an overview of current black algae problem and recommended course of action for eradication.

This treatment is scheduled for October 2 through October 6, 2023. An overview of what the monthly service will entail, including details about the automatic chemical controller will be provided.

Yellowstone representative Mr. Aaron Frazier reviewed the Community Inspection Report items and stated that most items have already been addressed or have a plan in place to address. He briefly reviewed an irrigation repair and corresponding proposal for less than $500. The Board authorized Ms. Cooper to approve and execute the proposal.

Holiday Lighting Proposals Discussion:

- Illuminations representative Mr. Scott Mitchell was present to review price matrix and answer questions. He reviewed holiday lighting proposal and options including permanent track lighting on the Amenity Center and mail kiosk, and payment terms of one, three, or five years. A discussion ensued and Mr.Mitchell answered Board members' questions.

Tampa Holiday Lighting Proposal:

- Ms. Cooper and Doug Smith reviewed the proposal and options to lease the lights. With this option, future years would only include labor. Ms. Cooper informed the Board they budgeted $6,500 for holiday lighting. A discussion ensued regarding the permanent track lighting, wrapping the palm trees at the main entrance, and having battery powered lights on two wreaths.

On MOTION by Ms. White seconded by Mr. Bradford, with all in favor, Illuminations Proposal for permanent track lighting on the Amenity Center and mail kiosk, wrapping two palms at the main entrance, and having battery powered lights on the entrance wreaths with a five-year payment term, was approved as discussed. 3-0

Ms. Cooper will follow up with Illuminations and District Counsel to draft a CDD form of Agreement.

SIXTH ORDER OF BUSINESS **Board of Supervisors' Requests and Comments**

- Ms. White requested the Capital Improvement projects (sunshades and exercise equipment) be added for discussion on the October agenda.
- Mr. Smith requested a proposal to tear off the foam piece of the monument and replace with an alternative option, such as finished brick.

SEVENTH ORDER OF BUSINESS **Adjournment**

There being no further business,

On MOTION by Mr. Bradford seconded by Ms. White, with all in favor, the meeting was adjourned at 7:24 p.m. 3-0

Jayna Cooper	Antonio Bradford
Assistant Secretary	Chairperson

4B

SUMMIT AT FERN HILL CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
FIRST CHOICE AQUATIC WEED MGMT LLC	87031	$445.00		WATERWAY SERVICES - 8 WATERWAYS
FRONTIER	2379 081623 ACH	$127.21		PHONE SERVICE - 08/16/23-09/15/23
INFRAMARK LLC	100130	$3,619.25		DISTRICT INVOICE AUGUST 2023
ZEBRA POOL CLEANING TEAM INC	0029	$600.00		POOL SERVICE - JUNE 2023
ZEBRA POOL CLEANING TEAM INC	6394	$600.00	$1,200.00	POOL SERVICE - AUGUST 2023
Monthly Contract Subtotal		**$5,391.46**		
Variable Contract				
STRALEY ROBIN VERICKER	23546	$1,843.50		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 08/15/23
Variable Contract Subtotal		**$1,843.50**		
Utilities				
BOCC	0149 081523 ACH	$414.23		WATER SERVICE - 07/14/23-08/14/23
TAMPA ELECTRIC	7513 080723 ACH	$162.75		ELECTRICITY SERVICES 07/01/23-08/01/23
TAMPA ELECTRIC	7729 080723 ACH	$2,626.56		ELECTRICITY SERVICES 07/01/23-08/01/23
TAMPA ELECTRIC	7901 080723 ACH	$921.10		ELECTRICITY SERVICES 07/01/23-08/01/23
TAMPA ELECTRIC	8520 080723 ACH	$475.02	$4,185.43	ELECTRICITY SERVICES 07/01/23-08/01/23
Utilities Subtotal		**$4,599.66**		
Regular Services				
GRAU AND ASSOCIATES	24612	$3,000.00		AUDIT FYE 09/30/2022
SPEAREM ENTERPRISE	5843	$505.00		LABOR 07/16/23-08/16/23 - MATERIALS
STANTEC CONSULTING SERVICES INC.	2111420	$438.00		DISTRICT ENGINEER FOR PERIOD ENDING 06/28/23
ZEBRA CLEANING TEAM	5319	$575.00		POOL CHLORINE PUMP
Regular Services Subtotal		**$4,518.00**		
Additional Services				
AFFORDABLE LOCK & SECUIRTY SOLUTIONS	0000244427	$2,700.00		GATE CARDS - SALES TAX REMOVED
BELSON OUTDOORS	WQ 347465	$3,541.39		FURNITURE
ZEBRA CLEANING TEAM	5307	$50.50		CHEMICAL TUBES FOR CHEMICAL PUMPS
Additional Services Subtotal		**$6,291.89**		
TOTAL		**$22,644.51**		

Approved (with any necessary revisions noted):

SUMMIT AT FERN HILL CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Signature:

Title (Check one):

[ ] Chariman [ ] Vice Chariman [ ] Assistant Secretary

Invoice

First Choice Aquatic Weed Management, LLC

P.O. Box 593258
Orlando, FL 32859

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

Date	Invoice #
8/21/2023	87031

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	9/20/2023

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.

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

FRONTIER

Received
AUG 21 2023

SUMMIT AT FERN HILL CDD

Your Monthly Invoice

Account Summary

New Charges Due Date	**9/11/23**
Billing Date	8/16/23
Account Number	813-741-2379-121620-5
PIN	1485
Previous Balance	127.21
Payments Received Thru 8/09/23	-127.21
Thank you for your payment!	
Balance Forward	.00
New Charges	127.21
Total Amount Due	**$127.21**

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

WAYS TO PAY YOUR BILL

frontier.com/signupforautopay

800-801-6652

MyFrontier® app

You are all set with Auto Pay! To review your account, go to frontier.com or MyFrontier mobile app.

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

6790 0007 NO RP 16 08172023 NNNNNNNN 01 002365 0010

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

FRONTIER

Date of Bill 8/16/23
Account Number 813-741-2379-121620-5

CURRENT BILLING SUMMARY

Local Service from 08/16/23 to 09/15/23

Qty Description	813/741-2379.0	Charge
Basic Charges		
Federal Subscriber Line Charge - Bus		6.50
Frontier Roadwork Recovery Surcharge		2.75
Access Recovery Charge-Business		2.50
Federal USF Recovery Charge		2.63
FL State Communications Services Tax		.71
County Communications Services Tax		.69
Federal Excise Tax		.36
FL State Gross Receipts Tax		.07
FL State Gross Receipts Tax		.01
Total Basic Charges		**16.22**
Non Basic Charges		
Business Fiber Internet 500		105.99
1 Usable Static IP Address		5.00
Total Non Basic Charges		**110.99**

TOTAL 127.21

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 $16.22 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.

INFRAMARK

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
#100130	8/28/2023
CUSTOMER ID	**NET TERMS**
C2291	Net 30
PO#	**DUE DATE**
	9/27/2023

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: August 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	9	Ea	0.75		6.75
Dissemination Services	1	Ea	700.00		700.00
Subtotal					**3,619.25**

Subtotal	$3,619.25
Tax	$0.00
Total Due	$3,619.25

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

Zebra Pool Cleaning Team INC.

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

Date	Invoice #
5/31/2023	0029

Bill To	Ship To
Fern Hill CDD 2005 Pam Am Circle Suite 120 Tampa,, FL. 33607	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		5/31/2023			

Quantity	Item Code	Description	Price Each	Amount
	Commerical Pool S...	Commercial Pool Service June	600.00	600.00

We appreciate your prompt payment.

Total $600.00

Invoice

Zebra Pool Cleaning Team INC.

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

Date	Invoice #
7/31/2023	6394

Bill To	Ship To
Summit At Fern Hill CDD 2005 Pam Am Circle Suite 120 Tampa, FL 33607	Summit At 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		7/31/2023			

Quantity	Item Code	Description	Price Each	Amount
	Commerical Pool S...	Commercial Pool Service August	600.00	600.00

We appreciate your prompt payment.

Total $600.00

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

August 29, 2023
Client: 001462
Matter: 000001
Invoice #: 23546

Page: 1

RE: General

For Professional Services Rendered Through August 15, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
7/13/2023	LB	RESEARCH RE PROPERTY OWNED BY THE DEVELOPER AND/OR BUILDER LOTS OWNED IN THE DISTRICT FOR PURPOSES OF LANGUAGE TO USE IN RESOLUTION IMPOSING AND LEVYING O&M ASSESSMENTS ON BUDGET.	0.3	$52.50
7/19/2023	LB	PREPARE QUARTERLY REPORT TO DISSEMINATION AGENT RE BONDS.	0.3	$52.50
7/26/2023	KCH	EMAIL WITH JAYNA COOPER REGARDING PROCESS FOR IMPLEMENTING FEE FOR REPLACEMENT AMENITY CARDS AND NEED FOR PUBLIC HEARING WITH 10 DAY NOTICE PERIOD.	0.4	$122.00
7/27/2023	LB	PREPARE DRAFT RESOLUTION ADOPTING FY 2023-2024 BUDGET AND DRAFT RESOLUTION LEVYING AND IMPOSING O&M ASSESSMENTS ON SAME.	1.2	$210.00
7/31/2023	LB	FINALIZE RESOLUTION ADOPTING FY 2023-2024 BUDGET AND RESOLUTION LEVYING AND IMPOSING O&M ASSESSMENTS ON SAME; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE SAME.	0.2	$35.00
7/31/2023	KCH	REVIEW RESOLUTIONS FOR ADOPTING BUDGET AND FOR SPECIAL ASSESSMENTS; REVIEW QUARTERLY REPORT ON BOND INDEBTEDNESS.	0.5	$152.50
8/1/2023	LB	FINALIZE QUARTERLY REPORT FOR PERIOD ENDED JUNE 30, 2023; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT RE SAME.	0.3	$52.50
8/14/2023	JMV	REVIEW CDD AUDIT REQUEST; PREPARE DISTRICT COUNSEL RESPONSE LETTER.	1.3	$461.50

August 29, 2023
Client: 001462
Matter: 000001
Invoice #: 23546

SERVICES

Date	Person	Description of Services	Hours	Amount
8/14/2023	LB	REVIEW AUDITOR REQUEST LETTER FOR FISCAL YEAR ENDED SEPTEMBER 30, 2022; PREPARE DRAFT AUDIT RESPONSE LETTER TO SAME.	0.5	$87.50
8/14/2023	MB	PREPARE FOR AND ATTEND DISTRICT MEETING.	1.9	$617.50
		Total Professional Services	6.9	$1,843.50

Total Services	$1,843.50	
Total Disbursements	$0.00	
Total Current Charges		$1,843.50
Previous Balance		$1,552.50
Less Payments		*($1,552.50)*
PAY THIS AMOUNT		**$1,843.50**

Please Include Invoice Number on all Correspondence

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	08/15/2023	09/05/2023

Hillsborough County Florida

Summary of Account Charges

Previous Balance	$596.37
Net Payments - Thank You	$-596.37
Bill Adjustments	$1.25
Total Account Charges	**$412.98**
AMOUNT DUE	**$414.23**

Important Message

This account has ACH payment method

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
Additional Information: HCFLGov.net/Water

THANK YOU!

DUE DATE	09/05/2023
AMOUNT DUE	$414.23
AMOUNT PAID	

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

2,333 8

006440260149 2 00000414235

Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	08/15/2023	09/05/2023

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	07/14/2023	6050	08/14/2023	6092	4200 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	$5.28
Purchase Water Pass-Thru	$12.68
Water Base Charge	$25.03
Water Usage Charge	$3.78
Total Service Address Charges	**$46.77**

Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	08/15/2023	09/05/2023

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	07/14/2023	22198	08/14/2023	22235	3700 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	$5.28
Purchase Water Pass-Thru	$11.17
Water Base Charge	$30.74
Water Usage Charge	$3.33
Sewer Base Charge	$90.30
Sewer Usage Charge	$21.13
Total Service Address Charges	**$161.95**

Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	08/15/2023	09/05/2023

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	07/14/2023	10920	08/14/2023	11230	31000 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	$5.28
Purchase Water Pass-Thru	$93.62
Water Base Charge	$42.71
Water Usage Charge	$46.39
Late Payment Charge	$0.39
Total Service Address Charges	**$188.39**

Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	08/15/2023	09/05/2023

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	07/14/2023	0	08/14/2023	0	0 GAL	ACTUAL	WATER

Service Address Charges

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

TECO TAMPA ELECTRIC AN EMERA COMPANY
TampaElectric.com

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

Received
AUG 10 2023

Statement Date: August 07, 2023

Amount Due:	$162.75

Due Date: August 28, 2023
Account #: 211000167513

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

Account Summary

Current Service Period: July 01, 2023 - August 01, 2023

Previous Amount Due	$156.42
Payment(s) Received Since Last Statement	-$156.42
Current Month's Charges	**$162.75**
Amount Due by August 28, 2023	**$162.75**

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 **100% higher** than the same period last year.

Your average daily kWh used was **6.67% lower** than it was in your previous period.

Scan here to view your account online.

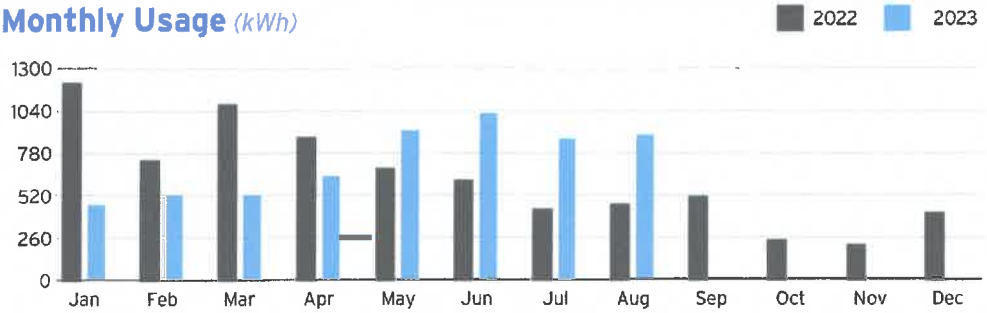
One Less Worry :)

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

EMAIL and TEXT ALERTS

TampaElectric.com/Paperless

Monthly Usage *(kWh)*



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 211000167513
Due Date: August 28, 2023

Amount Due:	$162.75

Payment Amount: $ _____

626692702752

Your account will be drafted on August 28, 2023

Pay your bill online at TampaElectric.com

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

Go Paperless, Go Green! Visit 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.

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

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

Meter Read

Service Period: Jul 01, 2023 - Aug 01, 2023 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000824160	08/01/2023	21,715		20,824		891 kWh	1	32 Days

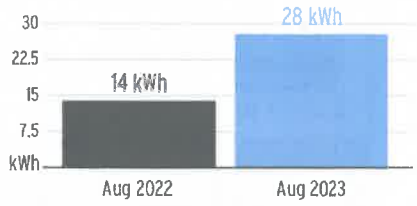
Charge Details

Electric Charges

Daily Basic Service Charge	*32 days @ $0.75000*	$24.00
Energy Charge	*891 kWh @ $0.07990/kWh*	$71.19
Fuel Charge	*891 kWh @ $0.05239/kWh*	$46.68
Storm Protection Charge	*891 kWh @ $0.00400/kWh*	$3.56
Clean Energy Transition Mechanism	*891 kWh @ $0.00427/kWh*	$3.80
Storm Surcharge	*891 kWh @ $0.01061/kWh*	$9.45
Florida Gross Receipt Tax		$4.07
Electric Service Cost		**$162.75**

Total Current Month's Charges $162.75

Avg kWh Used Per Day



Important Messages

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 $80 million in fuel costs. Our diverse fuel mix for the 12-month period ending June 2023 includes Natural Gas 79%, Purchased Power 10%, Solar 7% and Coal 4%.

For more information about your bill and understanding your charges, please visit **TampaElectric.com**

Ways To Pay Your Bill

Bank Draft
Visit **TECOaccount.com** for free recurring or one time payments via checking or savings account.

In-Person
Find list of Payment Agents at **TampaElectric.com**

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

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

Credit or Debit Card
Pay by credit Card using KUBRA EZ-Pay at **TECOaccount.com**. Convenience fee will be charged.

Phone
Toll Free:
866-689-6469

Contact Us

Online:
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.

TECO. TAMPA ELECTRIC AN EMERA COMPANY
TampaElectric.com

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

Statement Date: August 07, 2023

Amount Due:	$2,626.56

Due Date: August 28, 2023
Account #: 211000167729

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

Received
AUG 10 2023

Account Summary

Current Service Period: July 01, 2023 - August 01, 2023

Previous Amount Due	$2,626.56
Payment(s) Received Since Last Statement	-$2,626.56
Current Month's Charges	**$2,626.56**
Amount Due by August 28, 2023	**$2,626.56**

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

00000052-0000536-Page 15 of 18

Scan here to view your account online.

One Less Worry :)

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

EMAIL and TEXT ALERTS

TampaElectric.com/Paperless

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

---

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

TECO. TAMPA ELECTRIC AN EMERA COMPANY

Account #: 211000167729
Due Date: August 28, 2023

Amount Due:	$2,626.56
Payment Amount: $ _____	

626692702753

Your account will be drafted on August 28, 2023

Pay your bill online at TampaElectric.com
See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit 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.

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

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

Service Period: Jul 01, 2023 - Aug 01, 2023

Rate Schedule: Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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**

Important Messages

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 $80 million in fuel costs. Our diverse fuel mix for the 12-month period ending June 2023 includes Natural Gas 79%, Purchased Power 10%, Solar 7% and Coal 4%.

00000052-0000536-Page 16 of 18

For more information about your bill and understanding your charges, please visit **TampaElectric.com**

Ways To Pay Your Bill

Bank Draft
Visit **TECOaccount.com** for free recurring or one time payments via checking or savings account.

In-Person
Find list of Payment Agents at **TampaElectric.com**

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

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

Credit or Debit Card
Pay by credit Card using KUBRA EZ-Pay at **TECOaccount.com**. Convenience fee will be charged.

Phone
Toll Free:
866-689-6469

Contact Us

Online:
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.

Statement Date: August 07, 2023

TECO. TAMPA ELECTRIC AN EMERA COMPANY
TampaElectric.com

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

Received
AUG 10 2023

Amount Due:	$921.10

Due Date: August 28, 2023
Account #: 211000167901

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

Account Summary

Current Service Period: July 01, 2023 - August 01, 2023

Previous Amount Due	$776.91
Payment(s) Received Since Last Statement	-$776.91
Current Month's Charges	**$921.10**
Amount Due by August 28, 2023	**$921.10**

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 **25.69% higher** than the same period last year.

Your average daily kWh used was **7.74% higher** than it was in your previous period.

Scan here to view your account online.

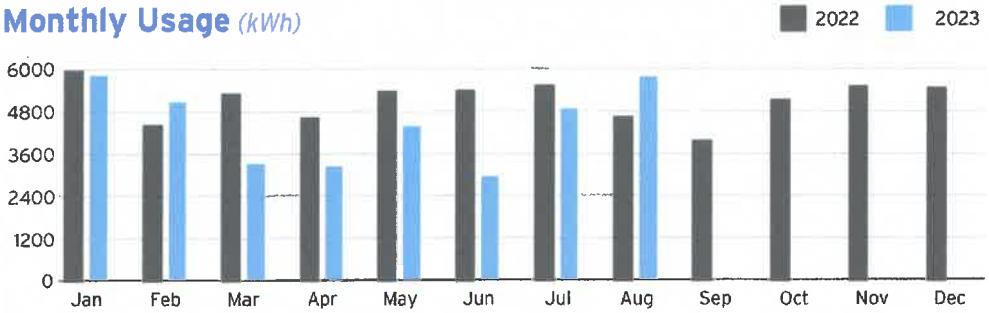
One Less Worry :)

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

EMAIL and TEXT ALERTS

TampaElectric.com/Paperless

Monthly Usage *(kWh)*



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

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

TECO. TAMPA ELECTRIC AN EMERA COMPANY

Account #: 211000167901
Due Date: August 28, 2023

Amount Due:	$921.10

Payment Amount: $ _____

626692702754

Your account will be drafted on August 28, 2023

Pay your bill online at TampaElectric.com
See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

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.

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

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

Meter Read

Service Period: Jul 01, 2023 - Aug 01, 2023 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000503846	08/01/2023	79,396		73,614		5,782 kWh	1	32 Days

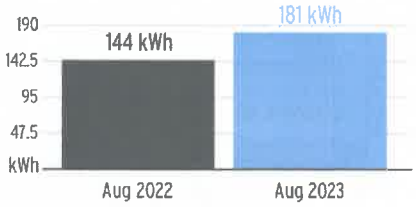
Charge Details

Electric Charges

Daily Basic Service Charge	*32 days @ $0.75000*	$24.00
Energy Charge	*5,782 kWh @ $0.07990/kWh*	$461.98
Fuel Charge	*5,782 kWh @ $0.05239/kWh*	$302.92
Storm Protection Charge	*5,782 kWh @ $0.00400/kWh*	$23.13
Clean Energy Transition Mechanism	*5,782 kWh @ $0.00427/kWh*	$24.69
Storm Surcharge	*5,782 kWh @ $0.01061/kWh*	$61.35
Florida Gross Receipt Tax		$23.03
Electric Service Cost		**$921.10**

Total Current Month's Charges $921.10

Avg kWh Used Per Day



Important Messages

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 $80 million in fuel costs. Our diverse fuel mix for the 12-month period ending June 2023 includes Natural Gas 79%, Purchased Power 10%, Solar 7% and Coal 4%.

00000052-0000534-Page 12 of 18

For more information about your bill and understanding your charges, please visit **TampaElectric.com**

Ways To Pay Your Bill

Bank Draft
Visit **TECOaccount.com** for free recurring or one time payments via checking or savings account.

In-Person
Find list of Payment Agents at **TampaElectric.com**

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

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

Credit or Debit Card
Pay by credit Card using KUBRA EZ-Pay at **TECOaccount.com**. Convenience fee will be charged.

Phone
Toll Free:
866-689-6469

Contact Us

Online:
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.

TECO TAMPA ELECTRIC AN EMERA COMPANY
TampaElectric.com

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

Received
AUG 10 2023

Statement Date: August 07, 2023

Amount Due:	$475.02

Due Date: August 28, 2023
Account #: 221007748520

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

Account Summary

Current Service Period: July 01, 2023 - August 01, 2023

Previous Amount Due	$475.02
Payment(s) Received Since Last Statement	-$475.02
Current Month's Charges	**$475.02**
Amount Due by August 28, 2023	**$475.02**

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

Scan here to view your account online.

One Less Worry :)

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

EMAIL and TEXT ALERTS

TampaElectric.com/Paperless

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 221007748520
Due Date: August 28, 2023

Amount Due:	$475.02

Payment Amount: $ _____

669902370180

Your account will be drafted on August 28, 2023

Pay your bill online at TampaElectric.com
See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

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.

TECO. TAMPA ELECTRIC AN EMERA COMPANY

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

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

Service Period: Jul 01, 2023 - Aug 01, 2023

Rate Schedule: Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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**

Important Messages

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 $80 million in fuel costs. Our diverse fuel mix for the 12-month period ending June 2023 includes Natural Gas 79%, Purchased Power 10%, Solar 7% and Coal 4%.

00000052-0000530-Page 4 of 18

For more information about your bill and understanding your charges, please visit **TampaElectric.com**

Ways To Pay Your Bill

Bank Draft
Visit **TECOaccount.com** for free recurring or one time payments via checking or savings account.

In-Person
Find list of Payment Agents at **TampaElectric.com**

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

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

Credit or Debit Card
Pay by credit Card using KUBRA EZ-Pay at **TECOaccount.com**. Convenience fee will be charged.

Phone
Toll Free:
866-689-6469

Contact Us

Online:
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.

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299 **Fax: 561-994-5823**

Summit at Fern Hill Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Invoice No. *24612*
Date *08/03/2023*

SERVICE		AMOUNT
Audit FYE 09/30/2022		$ 3,000.00
	Current Amount Due	$ 3,000.00

0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance
3,000.00	0.00	0.00	0.00	0.00	3,000.00

Payment due upon receipt.

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	5843
DATE	08/17/2023
TERMS	Net 15
DUE DATE	09/01/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor 7/16 to 8/16/2023: 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**

Stantec

INVOICE

Invoice Number	2111420
Invoice Date	July 11, 2023
Purchase Order	215612636
Customer Number	132832
Project Number	215612636

Bill To
Summit at Fern Hill Community Development District
Accounts Payable
c/o Inframark
210 North University Drive, Suite 702
Coral Springs FL 33071
United States

Please Remit To
Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States

Project **Fern Hill CDD Engineering Services**

Project Manager	Stewart, Tonja L	For Period Ending	**June 28, 2023**
Current Invoice Total (USD)	438.00		

Follow up regarding Florida Natives Nursery contract and community mapping.

Top Task **2023** **2023 FY General Consulting**

Professional Services

Category/Employee		**Current Hours**	**Rate**	**Current Amount**
	Stewart, Tonja L	2.00	219.00	438.00
	Subtotal Professional Services	2.00		438.00

Top Task Subtotal	2023 FY General Consulting	438.00
	Total Fees & Disbursements	438.00
	INVOICE TOTAL (USD)	**438.00**

Due upon receipt or in accordance with terms of the contract

Please contact Abbas Tlais if you have any questions concerning this invoice.
E-mail: Abbas.Tlais@Stantec.com
** PLEASE INCLUDE AN INVOICE # WITH PAYMENT **
Thank you.

Thanks For Your Business!

INVOICE

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

DATE: AUGUST 14, 2023
INVOICE #5319

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 chlorine pump			$575.00
				SUBTOTAL	
				SALES TAX	
				TOTAL	**$575.00**

Comments: the chlorine chemical pump burned up and I had to replace it

AFFORDABLE
LOCK & SECURITY SOLUTIONS
1-888-999-LOCK (5625)
www.affordablelock.com

INVOICE

DATE	INVOICE #	CUSTOMER #
8/4/2023	0000244427	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		

QUAN	DESCRIPTION	PRICE EACH	AMOUNT
	Proposal for additional card credentials		
600.00	Brivo Printable ISO Smart Card - LEAF 4K, Glossy dual side printable CR79 card. Compatible with Brivo B-BS, B-B and B-S series smart readers: Price is per card - Sold in packs of 50 Tracking # 1ZT264T20396930068	4.50	2,700.00

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	**$2,700.00**
TAX	**$202.50**
TOTAL	**$2,902.50**

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.

CHECK REQUEST FORM

District Name: Summit at Fern Hill CDD

Date: 8/18/23

Invoice Number: WQ 347465

Please issue a check to:

Vendor Name: Belson Outdoors

Vendor No.:

Check amount: $3,541.39

Please code to:

Check Description/Reason: 3 Steel Benches

Mailing instructions: 627 Amersale Drive
Naperville, IL 60563

Due Date for Check:

Requestor: Jayna Cooper

Manager's review:

Quote #
WQ 347465

Here is the Quote as per your request. The 'Shipping' total has been applied.
To place an order, simply click 'Submit Order Confirmation' below.
Please print this page for your records.
Customer Order Confirmation is **required** to process order.

627 Amersale Drive
Naperville, IL. 60563
sales@belson.com

Toll Free: 1-800-323-5664
Phone: 1-630-897-8489
Fax: 1-630-897-0573

QUOTE #
WQ 347465
Expires 9/1/2023

Model #	Description	Lbs	Quantity	Unit Price	Unit Total
CBPB-6CB-BK	6' Powder-Coated Steel Bench With Curved Back, Black (1 to 5 Units)	184	3	$967.00	$2,901.00
	Subtotal	552		Subtotal	$2,901.00
				☐ 0.0000% Tax	$0.00
Customer Order Confirmation is required to process order.				Shipping	$640.39
Your Order will not be shipped without your "Order Confirmation"				Grand Total	$3,541.39

Bill To:

First/Last Name	Leo Lluberes
Company	Summit at Fern Hill CDD
Address 1	2008 Pan Am Circle
Address 2	Ste 300
City	Tampa
State	FL
Zip Code	33607
Country	USA
Phone	8138575239
Fax	
Email	lluberes@inframark.com

Ship To:

Ship To	leo Lluberes
Address 1	12035 Gillingham Harbor Ln
Address 2	
City	tampa
State	FL
Zip Code	33534
Country	USA
Phone	
Contact	8138575239
Email	lluberes@inframark.com

Additional Delivery Services

- ☑ Phone Call 24 Hours Prior to Delivery◊
- ☑ Delivery to Residential or Non-Commercial Truck Route Addresses
- ☑ Power Liftgate Service◊ - Driver will lower shipment from the truck to the ground (Only)

Order Power Liftgate Service *if* — You will be unable to unload the shipment from the truck.

◊ **Does Not apply to UPS shipments**

Special Instructions

Intended Payment Method

Visa | MasterCard | American Express | Discover | Check with Order | On Account

Order Confirmation Method — Customer Confirmation is Required to Complete Order

- (selected) Email Order Confirmation lluberes@inframark.com
- Fax Order Confirmation
- Customer Service Representative Call (M-F 8:00am - 4:30pm CST)

What is the best day and time to call?
Contact Name (If Different than 'Sold To') Phone

Submit Order Confirmation | Cancel Order

Thanks For Your Business!

INVOICE

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

DATE: JULY 31, 2023
INVOICE #5307

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
2		Chemical tubes for chemical pumps	$25.00		$50.50
				SUBTOTAL	
				SALES TAX	
				TOTAL	**$50.50**

Comments:

4C

Summit at Fern Hill Community Development District

Financial Statements
(Unaudited)

Period Ending
August 31, 2023

Prepared by:

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

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 August 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	SERIES 2018 DEBT SERVICE FUND	GENERAL FIXED ASSETS ACCOUNT GROUP FUND	GENERAL LONG-TERM DEBT ACCOUNT GROUP FUND	TOTAL
ASSETS						
Cash - Operating Account	$ 291,045	$ -	$ -	$ -	$ -	$ 291,045
Due From Other Funds	-	2,083	1,198	-	-	3,281
Investments:						
Reserve Fund	-	123,178	69,325	-	-	192,503
Revenue Fund	-	123,404	74,346	-	-	197,750
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
TOTAL ASSETS	**$ 293,980**	**$ 248,665**	**$ 144,869**	**$ 5,321,541**	**$ 5,284,281**	**$ 11,293,336**
LIABILITIES						
Accounts Payable	$ 18,627	$ -	$ -	$ -	$ -	$ 18,627
Deferred Revenue	23,256	-	29,435	-	-	52,691
Bonds Payable	-	-	-	-	5,284,281	5,284,281
Due To Other Funds	3,281	-	-	-	-	3,281
TOTAL LIABILITIES	**45,164**	**-**	**29,435**	**-**	**5,284,281**	**5,358,880**

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of August 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	SERIES 2018 DEBT SERVICE FUND	GENERAL FIXED ASSETS ACCOUNT GROUP FUND	GENERAL LONG-TERM DEBT ACCOUNT GROUP FUND	TOTAL
FUND BALANCES						
Restricted for:						
Debt Service	-	248,665	115,434	-	-	364,099
Unassigned:	248,816	-	-	5,321,541	-	5,570,357
TOTAL FUND BALANCES	**248,816**	**248,665**	**115,434**	**5,321,541**	**-**	**5,934,456**
TOTAL LIABILITIES & FUND BALANCES	**$ 293,980**	**$ 248,665**	**$ 144,869**	**$ 5,321,541**	**$ 5,284,281**	**$ 11,293,336**

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2023

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Room Rentals	$ 400	$ 459	$ 59	114.75%
Special Assmnts- Tax Collector	338,809	341,410	2,601	100.77%
Other Miscellaneous Revenues	-	400	400	0.00%
TOTAL REVENUES	**339,209**	**342,269**	**3,060**	**100.90%**
EXPENDITURES				
Administration				
Supervisor Fees	12,000	2,800	9,200	23.33%
ProfServ-Trustee Fees	8,100	8,418	(318)	103.93%
Disclosure Report	8,400	7,700	700	91.67%
District Counsel	6,000	8,499	(2,499)	141.65%
District Engineer	4,000	438	3,562	10.95%
District Manager	33,750	30,938	2,812	91.67%
Auditing Services	6,000	3,000	3,000	50.00%
Website Compliance	1,800	1,100	700	61.11%
Postage, Phone, Faxes, Copies	400	1,376	(976)	344.00%
Public Officials Insurance	3,008	2,694	314	89.56%
Insurance -Property & Casualty	7,476	7,059	417	94.42%
Legal Advertising	1,500	4,606	(3,106)	307.07%
Bank Fees	400	294	106	73.50%
Website Administration	1,200	1,568	(368)	130.67%
Dues, Licenses, Subscriptions	175	325	(150)	185.71%
Total Administration	94,209	80,815	13,394	85.78%
Electric Utility Services				
Utility - Electric	41,000	46,082	(5,082)	112.40%
Total Electric Utility Services	41,000	46,082	(5,082)	112.40%
Water-Sewer Comb Services				
Utility - Water	6,000	10,327	(4,327)	172.12%
Total Water-Sewer Comb Services	6,000	10,327	(4,327)	172.12%

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2023

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Other Physical Environment				
Waterway Management	6,000	6,656	(656)	110.93%
Amenity Center Cleaning & Supplies	5,500	5,770	(270)	104.91%
Contracts-Pools	9,000	7,150	1,850	79.44%
R&M-Other Landscape	15,000	10,384	4,616	69.23%
R&M-Plant Replacement	2,500	-	2,500	0.00%
R&M-Pools	1,000	2,997	(1,997)	299.70%
Amenity Maintenance & Repairs	15,000	8,233	6,767	54.89%
R&M-Boundary Walls/Fences/Monuments	1,500	3,355	(1,855)	223.67%
Waterway Improvements & Repairs	5,000	300	4,700	6.00%
Landscape Maintenance	91,000	69,669	21,331	76.56%
Park Facility Maint. & Improvement	1,500	2,420	(920)	161.33%
Miscellaneous Maintenance	3,000	1,578	1,422	52.60%
Irrigation Maintenance	3,500	2,841	659	81.17%
Annual Mulching & Tree Trimming	13,500	-	13,500	0.00%
Holiday Decoration	5,000	2,745	2,255	54.90%
Capital Improvements	20,000	3,541	16,459	17.71%
Total Other Physical Environment	198,000	127,639	70,361	64.46%
TOTAL EXPENDITURES	**339,209**	**264,863**	**74,346**	**78.08%**
Excess (deficiency) of revenues Over (under) expenditures	-	77,406	77,406	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		**171,410**		
FUND BALANCE, ENDING		**$ 248,816**		

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2023

Series 2016 Debt Service Fund (200)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 3,776	$ 3,776	0.00%
Special Assmnts- Tax Collector	242,370	247,823	5,453	102.25%
TOTAL REVENUES	**242,370**	**251,599**	**9,229**	**103.81%**
EXPENDITURES				
Debt Service				
Principal Debt Retirement	81,000	81,000	-	100.00%
Interest Expense	161,370	163,193	(1,823)	101.13%
Total Debt Service	242,370	244,193	(1,823)	100.75%
TOTAL EXPENDITURES	**242,370**	**244,193**	**(1,823)**	**100.75%**
Excess (deficiency) of revenues Over (under) expenditures	-	7,406	7,406	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		**241,259**		
FUND BALANCE, ENDING		**$ 248,665**		

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2023

Series 2018 Debt Service Fund (201)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 2,181	$ 2,181	0.00%
Special Assmnts- Tax Collector	138,020	143,786	5,766	104.18%
TOTAL REVENUES	**138,020**	**145,967**	**7,947**	**105.76%**
EXPENDITURES				
Debt Service				
Principal Debt Retirement	39,000	39,000	-	100.00%
Interest Expense	99,020	99,800	(780)	100.79%
Total Debt Service	138,020	138,800	(780)	100.57%
TOTAL EXPENDITURES	**138,020**	**138,800**	**(780)**	**100.57%**
Excess (deficiency) of revenues Over (under) expenditures	-	7,167	7,167	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		**108,267**		
FUND BALANCE, ENDING		**$ 115,434**		

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2023

General Fixed Assets Account Group Fund (900)

(In Whole Numbers)

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

SUMMIT AT FERN HILL CDD

Bank Reconciliation

Bank Account No.	3620	TRUIST - GF Operating
Statement No.	08_23	
Statement Date	8/31/2023	

G/L Balance (LCY)	291,044.67	**Statement Balance**	293,045.17
G/L Balance	291,044.67	**Outstanding Deposits**	50.00
Positive Adjustments	0.00		
		Subtotal	293,095.17
Subtotal	291,044.67	**Outstanding Checks**	2,050.50
Negative Adjustments	0.00	**Differences**	0.00
Ending G/L Balance	291,044.67	**Ending Balance**	291,044.67
Difference	0.00		

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
Checks							
7/27/2023	Payment	2377	SPEAREM ENTERPRISE		1280	1,280.00	0.00
8/3/2023	Payment	2378	INFRAMARK LLC		3627.15	3,627.15	0.00
8/3/2023	Payment	2379	OPTIMAL OUTSOURCE		345.44	345.44	0.00
8/3/2023	Payment	2380	STRALEY ROBIN VERICKER		1552.5	1,552.50	0.00
8/3/2023	Payment	2381	TIMES PUBLISHING COMPANY		2757.45	2,757.45	0.00
8/3/2023	Payment	2382	YELLOWSTONE LANDSCAPE		6333.5	6,333.50	0.00
8/17/2023	Payment	2383	AFFORDABLE LOCK & SECUIRTY		2700	2,700.00	0.00
8/17/2023	Payment	2384	GRAU AND ASSOCIATES		3000	3,000.00	0.00
8/17/2023	Payment	2385	STANTEC CONSULTING SERVICES INC.		438	438.00	0.00
8/17/2023	Payment	2386	YELLOWSTONE LANDSCAPE		340.75	340.75	0.00
8/29/2023	Payment	DD114	Payment of Invoice 000446		414.23	414.23	0.00
8/29/2023	Payment	DD115	Payment of Invoice 000417		127.21	127.21	0.00
8/29/2023	Payment	DD116	Payment of Invoice 000440		475.02	475.02	0.00
8/29/2023	Payment	DD117	Payment of Invoice 000441		162.75	162.75	0.00
8/29/2023	Payment	DD118	Payment of Invoice 000442		2626.56	2,626.56	0.00
8/29/2023	Payment	DD119	Payment of Invoice 000443		921.1	921.10	0.00
8/31/2023		JE000193	Service Charge		23.19	23.19	0.00
Total Checks					27,124.85	27,124.85	0.00
Outstanding Checks							
6/22/2023	Payment	2359	ANGELA WHITE		200.00	0.00	200.00
6/22/2023	Payment	2370	ZEBRA POOL CLEANING TEAM INC		600.00	0.00	600.00
8/17/2023	Payment	2387	ZEBRA CLEANING TEAM		50.50	0.00	50.50
8/17/2023	Payment	2388	ZEBRA POOL CLEANING TEAM INC		1,200.00	0.00	1,200.00
Total Outstanding Checks.....					**2,050.50**		**2,050.50**
Outstanding Deposits							
8/25/2023		JE000180	CK#3034### - Clubhouse	G/L	50.00	0.00	50.00
Total Outstanding Deposits.....					**50.00**		**50.00**