SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

MARCH 6, 2024

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

Lisa Castoria, District Manager
Kathryn Hopkinson, District Counsel
Tonja Stewart, District Engineer

Regular Meeting Agenda

Monday, March 4, 2024, at 6:00 p.m.

Join Zoom Meeting

https://zoom.us/j/95518804302?pwd=YUxqNXo5OHRWMU9icXA3VWRzK01vdz09

Meeting ID: 955 1880 4302 Passcode: 963509

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1. **Call to order/Roll call**
2. **Public Comments on Agenda Items**
3. **Business Items**
   - A. Discussion on Traffic Calming
   - B. Consideration of Affordable Lock Proposal
   - C. Consideration of Mitigation Maintenance Proposal
   - D. Consideration of RUAV Surveillance Camera Proposal
   - E. Consideration of Jayman Enterprises Proposals
   - F. Organization Matters
     - i. Consideration of Resume for Vacant Seat 3 & 4, Expiring 11/26
     - ii. Oath of Office for Newly Appointed Supervisors
     - iii. Resolution 2024-02; Designation of Officers
   - G. General Matters of the District
4. **Consent Agenda**
   - A. Consideration of the Board of Supervisors' Meeting Minutes February 5, 2024
   - B. Consideration of Operation and Maintenance Expenditures for January 2024
   - C. Review of Financial Statements Months Ending on January 31, 2024
5. **Staff Reports**
   - A. District Counsel
   - B. District Engineer
   - C. District Manager
     - i. Community Inspection Report
     - ii. First Choice Aquatics
6. **Board of Supervisors Requests and Comments**
7. **Adjournment**

*Next meeting is April 1, 2024, at 6:00 pm

Sincerely,
Lisa Castoria
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

Third Order of Business

3B.

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:

Lisa Castoria

AFFORDABLE
LOCK & SECURITY SOLUTIONS
"Locksmiths & Security Integrators"

MANAGEMENT TEAM

brivo
AUTHORIZED DEALER

Ken Kupferman, CML CPS CAL

President

813-232-7600

ken@affordablelock.com

Skip Ludlam, CRL

General Manager

813-232-7600

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Dennis Bogus

Area Manager -Tampa Bay

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Mike Esposito

Project Manager - Orlando

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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.

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BRIVO ACCESS

Meet the future of building access control

Brivo Access

The Standard for Access Control Capability

- Comprehensive Visibility
- Data-driven Insights
- Access Control
- Open Integrations

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Multiple Entry Choices

Brivo Readers come in a variety of options to fit your system setup, building aesthetics and access control requirements

Go With Those That Know Mobile Credentials

Trust Brivo to ensure security and convenience with our mobile access solutions. We're leading the market with over **2 million Brivo Mobile Pass** credentials issued

With Brivo, now you can get employee badges in Apple Wallet, the generation of frictionless mobile access

Smart Home
Mobile Management
Visitor Management
Partner Integrations
Control Panels
Smart Locks

Access Your Corporate Space with Your Employee Badge in Apple Wallet

From doors and elevators to turnstiles and more, just hold your device near the reader to unlock

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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.

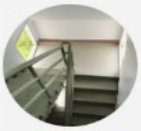
Integrated Access Control and Video Platform

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

Lobbies

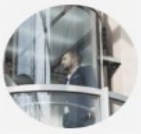
Garages

Reception Areas



Staircases

Loading Docks



Elevators

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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]

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Brivo System Packages

Qty	Product Description	Picture	Price	Required	Notes
1	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	$ 1,799.00	
1	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.		$ 1,999.00	$ 1,999.00	

Security Hardware NOT Included in Packages

1	Additional Wire and Parts for runs over 100ft		$ 75.00	$ 75.00	
		Materials Total		$	3,873.00

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Brivo Access Services (Billed Monthly. First Month included in proposal total) *Internet or Cellular Network is required on all services				
0	**Brivo Standard Access Monthly Service 1 -** Per Month Per Door Up To 3 Doors (Minimum of 36 Months) - Includes a Service Agreement.*	$ 42.00	$ -	
2	**Brivo Standard Access Monthly Service 2 -** Per Month Per Door 4 Doors or More (Minimum of 36 Months) - Includes a Service Agreement.*	$ 28.00	$ 56.00	
0	**Brivo Upgrade from Standard to Professional -- Includes Professional Edition features, 10 doors, Identity Connector, Brivo API Connection and 500 Brivo Mobile Passes** Per Month (Minimum of 36 Months) - Includes a Service Agreement.*	$ 520.00	$ -	
0	**Brivo Additional doors after initial 10 included in Professional upgrade** Per Month per door (Minimum of 36 Months) - Includes a Service Agreement.*	$ 34.00	$ -	
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** Per Month (Minimum of 36 Months) - Includes a Service Agreement.*	$ 1,117.00	$ -	
0	**Brivo Additional doors after initial 20 included in Enterprise upgrade** Per Month per door (Minimum of 36 Months) - Includes a Service Agreement.	$ 36.00	$ -	
0	**Brivo Access Camera Service - 14 days -** Per Month Per Camera 14 days recording in the cloud at 1MP resolution (Minimum of 36 Months) - Includes Unlimited Remote Access and a Service Agreement. *NOTE: Internet is Required	$ 39.00	$ -	
0	**Brivo Access Camera Service - 7 days** per Month per Camera - Includes 7 days of recording in the cloud at 1MP resolution (Minimum of 36 Months) - Includes Remote Access 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 - per month per controller (Minimum of 36 Months)	$ 40.00	$ -	
		Monthly Subscription Total	$	56.00

Installation				
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*
$ 3,929.00	$ 56.00

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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:

$ 56.00

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.

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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. 50% Deposit required to order parts. Balance due on completion of the project. Credit card payments will be assessed a 4% processing fee

Acceptance of Proposal

By signing below, I accept this proposal and agree to the Terms and Conditions contained herein:

REQUIRED

Total Project Cost	$	3,929.00
Monthly Subscription Total (minimum 36 months)*	$	56.00

Signature: _____

Customer Name: _____

Date: _____

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

3D.

RUAV

Low Voltage / Security Systems / Automation

ESTIMATE
SUMMIT AT FERN HILL CCTV SECURITY SYSTEM

ROBBY UPTON

8133166187

ROBBYUPTONAV@GMAIL.COM

RUAV.IO

RU-AV.COM

ESTIMATE

Estimate #	905
Date	Feb 5, 2024
Total	$9,500.00 USD

RUAV

United States
Mobile: 813-316-6187
robbyuptonav@gmail.com
www.ru-av.com

Estimate To:
Summit at fernhill
lisa.castoria@inframark.com

Summit at Fern Hill (CCTV) system

#	Tasks	Quantity	Rate	Amount
1.	**Labor** **This will be to installation of the following:** **1 x 8 channel nvr** **1 x 360 cams** **7 x 4k alarm led cams** **1x running all new lines for the cameras** **cameras** **2 pointing at pool** **2 pavilion area** **2 pointing at parking** **1 pointing at side building** **1 pointing 360 fish eye inside entrance** **This will take 1 and a half days**	1	$4,500.00	$4,500.00

#	Products	Quantity	Unit Price	Amount
1.	**8 Channel 8PoE input Cortez Madallion 4k NVR** **This is the main unit that will run your security system. It will come with a 4tb of HDD storage. This will have full phone and computer viewing capability.**	1 Qty	$800.00	$800.00
2.	**5MP 4K STARLIGHT TURRET DUAL DRAGONFIRE® IR Camera with LED blinking alarm** **These will be the cameras used for the all locations that we need them. They have Night Vision with a Sony 5mp lense and strobe LEDs that will light up for security alerts 🚨**	7	$450.00	$3,150.00
3.	**8mp 360 fisheye dome camera outdoor** **This will be for inside the Maintainance room**	1	$500.00	$500.00
4.	**Box Cat6** **23 AWG 4 Pair ground contact black wire, this will be for all the lines that will need to be ran to connect to the cameras and the NVR.**	2 Qty	$200.00	$400.00
5.	**Miscellaneous materials** **This will be for terminations,fittings, back boxes for cameras, conduit, screws for mounting on metal anything needed to complet the scope of the job.**	1 Qty	$150.00	$150.00

Terms & Conditions	**Sub Total**	**$9,500.00 USD**

Created by mooninvoice easy invoicing

75% is due for the deposit and to hold the date and purchase all the materials. After materials have been dropped off and installed the 25% will be due. With payment of the deposit you agree to the terms and conditions of RUAV.	**Total** **$9,500.00 USD**

Created by mooninvoice easy invoicing

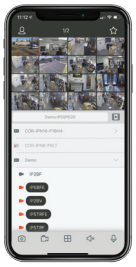
COR-IP5TRF

CORTEX SECURITY

5MP COLORMAX GEN4 NETWORK CAMERA with AI SMART FEATURES

KEY FEATURES

- 1/2.7” Progressive ColorMax CMOS
- 2.8mm Wide Angle IR lens
- LPR and Human Detection
- Full Smart AI features
- Dual Lighting
- Metal Housing IP67 Waterproof



COLORMAX FULL COLOR 24/7

SPECIFICATIONS

Video Compression Format	H.265+ / H.265 / H.264
Imaging Device	1 / 2.7” ColorMax CMOS
Effective Pixels	5MP 2880(H)×1620(V)
Scanning System	Progressive ColorMax CMOS
Min.Illumination	Color 0.002lux @ F1.0 (AGC ON) ; B/W 0 lux @ IR ON
Video Quality Ajustment	256Kbps ~ 8Mbps
*LENS TYPE	
Focal Length (Zoom Ratio)	2.8mm wide angle
Max. Aperture Ratio	F1.0 custom
Angular Field of View	Horizontal: 110°, Vertical: 57.8°, Diagonal: 131.6°
Min. Object Distance	2.5 feet
Lens Type	Fixed wide angle
*OPERATIONAL	
IR LED	2 Dragonfire
Warm white light	2 steady or deterrent
IR Viewable Length	Up to 98 feet (30m)
Warm Light Viewable Length	Up to 80 feet (25m)
Type of illumination	Default infrared light, switchable white light
Backlight Compensation	Off / On (5 Zone)
Wide Dynamic Range	True WDR 120dB
Digital Noise Reduction	3D DNR
Motion Detection	Off / On (8 Level)
Image Settings	Full Color Mode / Day&Night Mode / Schedule
Privacy Masking	Off / On (4 Zone, Rectangle)
Audio	Built-in microphone
Hardware Reset	Yes

Gain Control	Auto
White Balance	Auto / Manual
Electronic Shutter Speed	1/5 ~ 1/20000s
On-Board Storage	Micro SD slot, up to 256GB
Alarm base deterrent	Strobe light
AI Smart Feature	License Plate Detection (LPD) Face Recognition (FR) Human&Vehicle Detection (PD&VD) Perimeter Intrusion Detection(PID) Line Crossing Detection(LCD) Cross Counting (CC) Stationary Object Detection (SOD) Heat Map(HM)Crowd Density Detection (CD) Queue Length Detection (QD) Rare Sound Detection (RSD)
*NETWORK	
IP / Ethernet	IPv6 / RJ45(10/100BASE-T)
Resolution	Mainstream @30fps 5MP(2880×1620),4MP(2592x1520) 3MP(2304x1296),1080P(1920x1080) 960P(1280x960),720P(1280x720) Substeam @30fps 720P(1280x720),VGA(640x480),QVGA(320x240) Mobilestream @30fps VGA(640x480), QVGA(320x240)
Bitrate control method	CBR/VBR
Streaming Capability	Triple-Stream (Main / Sub / Mobile)
Protocol	TCP/IP,HTTP,DHCP,DNS,DDNS,RTP/RTSP, SMTP,NTP,UPnP,SNMP,HTTPS,FTP
Security	Complex password; authenticated username and password
Streaming Method	Unicast / Multicast
Application Programming Interface	Open Compatibility, (Profile S / G / T)
Web Viewer	IIE10/11,Safari V12.1 above,Firefox V.52 above, Google chrome V.57 above,Edge V.79 above
*PHYSICAL	
Material / Protection	Metal housing / IP67 Waterproof
Operating Conditions	Temp: -35~+60°C/ Humidity: less than ≤ 95% RH
Input Voltage / Current	DC12V / 48V PoE (IEEE802.3af) extended PoE
Power Consumption	Variable 1.4w ~ 2.8w
Dimension (W x H x D)	100 x 100 x 90 mm (3.9 x 3.9 x 3.5 inches)
Weight	Approximately 415g (.91 lbs)

COR-IP5TRF

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As our product is subject to continuous improvement, Cortex & subsidiaries reserve the right to modify product design, specifications & prices without notice and without incurring any obligation. E&OE.
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COR-IPN8-P8

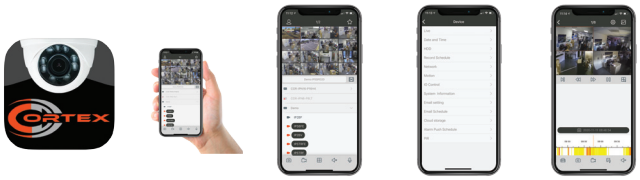
8 CHANNEL NETWORK VIDEO RECORDER with POE

FEATURES

- Modern Intuitive GUI
- Simultaneous HDMI and VGA Output
- Panoramic Dewarping Support
- Intelligent Analytics Setup
- 128 Channel CMS
- Quick QR Code Plug and Play
- Multiplex Functionality
- 4K in and 4K out

SPECIFICATIONS

Bandwidth	Max 128Mbps / 128Mbps
Inputs	8 Channel POE
IP Auto Detect	Cortex® Medallion Plug & Play
Compression	H.264 / H.265 High Efficiency H.264 / H.265 High Efficiency
Multiplex Function	Simultaneous Live, Record, Remote Stream, Smart Phone Link
Recording Resolution	8MP(4K), 5MP, 3MP ,2MP(1080P), 1.3MP(960P),1.0MP(720P)
Frame Rate	Full frame rate recording
Multi-channel Screen Display	Multi-split interchangeable and custom
Output Interfaces	1 HDMI , 1 VGA Simultaneous (up to 4K 2160p)
Display Resolution	1024*768, 1280*720, 1280*1024, 1440*900, 1920*1080 , 2560*1440, 3840*2160
Digital Zoom	Yes, mouse wheel scroll zoom
Analytics Support	Yes, depends on network camera options
Panoramic Dewarping	Yes, Supported fisheye models
Motorized Camera Support	Yes, Full motorized lens controls
IP Camera Image Controls	Yes, Full Support for Cortex® Medallion Network Cameras
Playback	Calendar, Smart search, Time warp screen shots , VCA Search
Backup	Local &remote backup with clip maker
Alarm IO	4 Alarm In / 1 Alarm Out
Audio Out	RCA Audio Out and HDMI Out



CORTEX IQ

PTZ Support	Yes, Encoded in IP stream
Ethernet	RJ-45 port (100/1000M) Gigabit
POE Ports	8 x PoE (IEEE 802.3af)
Remote View Setup	P2P with QR Scan Code and/or Port management
DDNS	Yes, Multiple options
Smart Phone and Tablet	iOS and Android using CortexView app
Email Notification	Yes, with snap shot
Cloud Backup	Dropbox Cloud image storage
Expansion	VMS / CMS Software for Windows® and MacOS®
Operating System	Embedded Linux, No PC or Licenses required
Storage	1 SATA HDD, up to 8TB
USB	1 x 3.0 USB for backup / upgrade, 2 x 2.0 USB for mouse
Open compatibility	Yes , Third party support
Power Supply	DC48V / 2A PoE (80W Max)
Dimension (W×D×H)	302 x 227 x 53mm (11.8 x 8.9 x 2 inches)

COR-IPN8-P8

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ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED; HOWEVER, RUAV HAS THE RIGHT TO SUBSTITUTE EQUIPMENT OF EQUAL FUNCTION AND VALUE IF SPECIFIED EQUIPMENT IS NOT READILY AVAILABLE.

THE ABOVE WORK TO BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS LISTED HEREIN AND COMPLETED IN A WORKMANLIKE MANNER. OWNER AGREES THAT RUAV CAN TAKE AND USE PHOTOGRAPHS OF SAID WORK AND EQUIPMENT LISTED HEREIN FOR FUTURE ADVERTISING PURPOSES. TOTAL SUM: $ 9,500

TERMS: TERMS: 60% Down, balance on equipment once received in RUAV warehouse to secure pricing. Labor to be billed upon completion of job. Note: IF you choose the option to just pay the 60% down and balance on completion, we reserve the right to issue a change order for any price increases incurred on the day the equipment is ordered. Unfortunately, with the daily fluctuations in pricing we have no choice but to offer this to our clients so they can secure current pricing for projects.

TERMS ARE SUBJECT TO APPROVAL.

WARRANTY IS 1 YEAR FROM DATE OF COMPLETION. ALL OTHER MANUFACTURES WARRANTIES WILL APPLY IF LONGER THAN 1 YEAR. RUAV HAS A 1 YR GUARANTEE ON LABOR.

BUYER AGREES TO PAY A SERVICE CHARGE OF 1-1/2% PER MONTH ON ALL ACCOUNTS OVER (30) DAYS.

ANY ALTERATION OR DEVIATION FROM THE ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS WILL BE EXECUTED ONLY UPON WRITTEN ORDERS AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE. ALL AGREEMENTS CONTINGENT UPON STRIKES, ACCIDENTS, OR DELAYS BEYOND OUR CONTROL. OWNER TO CARRY FIRE, TORNADO, THEFT, AND OTHER NECESSARY INSURANCE UPON ABOVE WORK. LIABILITY AND WORKMAN'S COMPENSATION INSURANCE ON ABOVE SPECIFIED WORK PROVIDED BY RUAV.

THE ABOVE PRICES, SPECIFICATIONS, AND CONDITIONS ARE SATISFACTORY AND ARE ACCEPTED. RUAV IS HEREBY AUTHORIZED TO DO THE WORK AS SPECIFIED.

I HAVE READ AND AGREE WITH THE TERMS AND CONDITIONS.

THIS PROPOSAL MAY BE WITHDRAWN IF NOT ACCEPTED WITHIN 7 DAYS.

PLEASE PRINT NAME AFTER SIGNATURE.

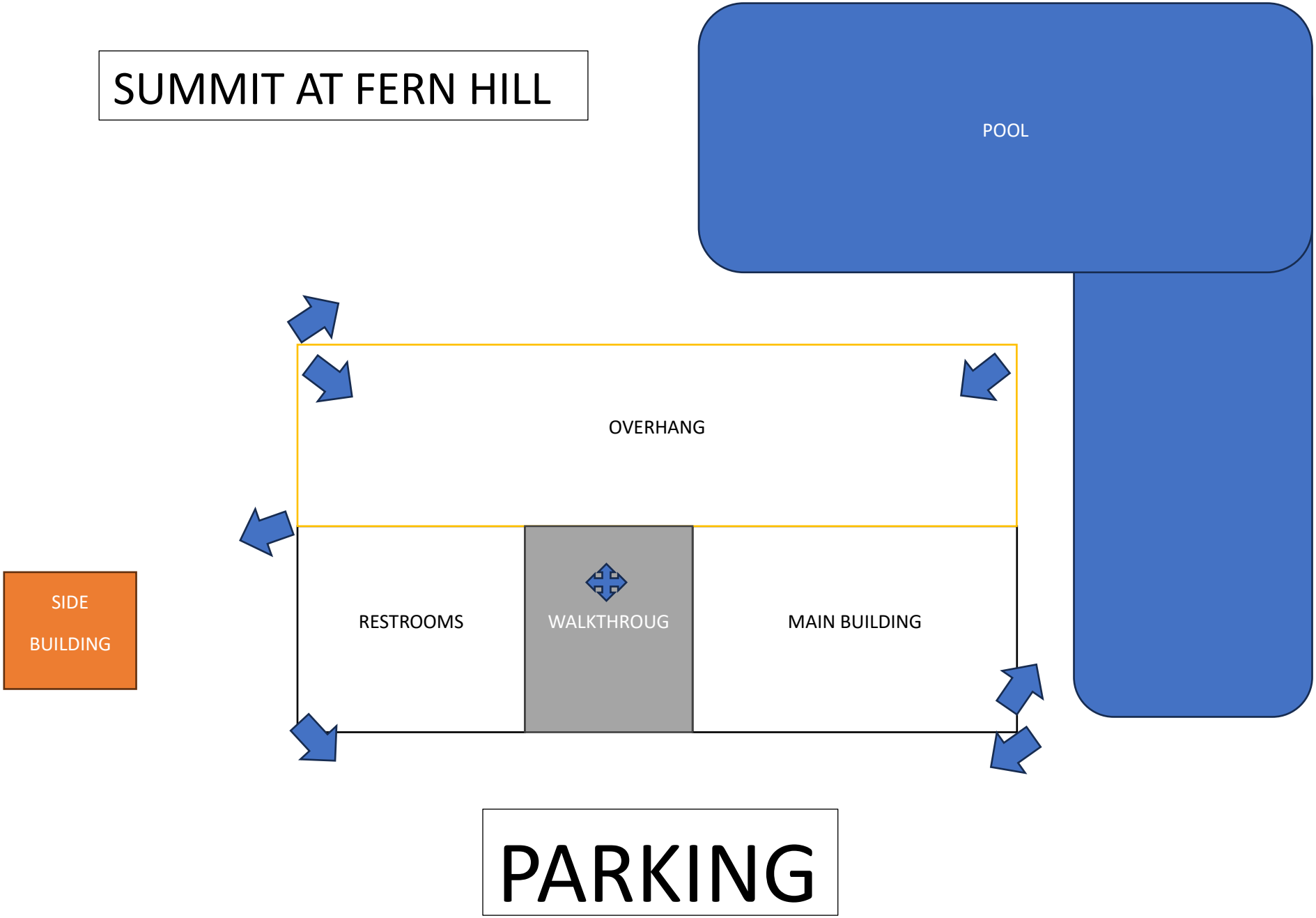
AUTHORIZED SIGNATURE:

FOR: Summit at Fern Hill

PRINT NAME:

DATE:

SUMMIT AT FERN HILL



3E.

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

Phone # (813)333-3008 jaymanenterprises@live.com
www.jaymanenterprises.com

Estimate

Date	Estimate #
2/14/2024	959

Name / Address
Summit at Fern Hill 501 S Falkenburg Rd Unit C-3 Tampa, fl. 33619

Project

Description	Qty	Rate	Total
Purchase and Install 1 Dog station	1	375.00	375.00
Purchase and Install 2 Benches. The benches will be installed using a technique by using a Vinyl tubing as a support column filled with Concrete while tacking a concrete anchor through the leg of the bench down into the concrete column.	2	1,800.00	3,600.00

Client Signature	Total	$3,975.00

3Fi.

January 30, 2024

Lisa Castoria
Inframark Management Services
2654 Cypress Ridge Blvd, Suite 101
Wesley Chapel, FL 33544

Dear Lisa,

It is with great interest that we are forwarding our resumes for consideration to become the newest members of your CDD board team for Summit at Fern Hill. Given our backgrounds in business, education, customer service, finance and accounting, we feel we would be an excellent fit and would love the chance to participate by lending our skills to an organization that betters our community.

Yonatan currently works in Insurance and Tiebe works in Underwriting/Accounting/Finance by profession. We both work with clients on an individual basis and companies to explore personal issues and to work towards achieving personal goals. Together as advisers, our skills can contribute to plan, finance, and maintain our community to benefit our residents. We would be thrilled to have the opportunity to serve on your board and put our knowledge to use.

Please contact us by phone or email at a convenient time for you so that we may set up a meeting. We look forward to hearing from you and thank you so much for your time.

Sincerely,

Yonatan Derar
813-784-6826
Yon28gabe@gmail.com

Tiebe Kiflom
904-207-5997
Tirhas1@me.com

Tiebe Kiflom
(904) 207-5997 Tirhas1@me.com

A highly talented and skilled candidate with extensive knowledge of business principles. Sixteen years of experience in project management, record keeping, training, finance, accounting, leadership, business administration, and human resources.

Qualifications

- Exceptional interpersonal skills including adaptive leadership styles to ensure optimum performance
- Strong presentation, oral, and written communication skills
- Superior attention to detail accompanied with impeccable follow up skills
- Thrives in creative environments; ability to work well within a team to meet initiatives holistically
- Proven ability to meet changing demands and deadlines; prioritizes and makes quick analytical decisions
- Expert level with Microsoft Office including Excel, PowerPoint, Word
- Excels with driving innovative and affirmative results while adhering to strict deadlines
- Independently motivated – talent for exceeding expectations

Education

Jacksonville University – Master's in Business Administration

Concentration in Accounting & Finance 2016

University of North Florida – Bachelor's in Science

Major in Communications & Public Relations 2014

Experience

Enterprise Fleet Management: Credit Supervisor **April 2023-Present**

- Supervising entire credit review process and contract changes for Enterprise Fleet Management commercial clientele
- Serve as the credit and contract processing expert for leadership by providing advice on risk mitigation and influence credit decisions
- Analyzing customer's financial statements to determine credit worthiness and make recommendations
- Obtaining, reviewing, and underwriting customer's financial information and mitigation to determine when additional information is needed to substantiate customer's financial information for final approval
- Processing contract changes and create accounting treatment lease addendums
- Creating, analyzing, and distributing findings for end of month reporting to corporate leadership team
- Developing and maintaining relationships with assigned nationwide group leadership
- Training New hires

Enterprise Fleet Management: Senior Accountant **October 2021- April 2023**

- Assisted in producing clean FY22 audit
- Prepare monthly statement schedules
- Gathering and analyzing financial information
- Interpreting information to evaluate the efficiency of financial procedures
- Partnering with Finance Managers and assisting with cost savings by providing analysis
- Partnering with Fleet Operations to increase efficiency
- Training New hires
- Providing efficiency for accounting team

Enterprise Holdings Inc.: Staff Accountant **February 2019- October 2021**

- Prepare monthly statement schedules
- Gathering and analyzing financial information
- Interpreting information to evaluate the efficiency of financial procedures
- Implementing cost-effective financial policies and procedures, as well as mitigating financial risks
- Preparing internal reports which are used to make business planning decisions
- Business Partnering with Area Managers and Branch Managers to optimize performance and cost savings

Florida Career College: Business Professor, Assistant to the Director of Education **January 2017- February 2019**

- Assisted Dean of Education with daily responsibilities and management role
- Designed curriculum and labs for Business Administration environment, assess students' work, guide professional attitude, and reduced attrition to 1.1% annually
- Ensured compliance with regulations and internal policies
- Responsible for staffing responsibilities and maintained staff by recruiting, selecting, orienting, and training employees and developing personal growth opportunities.
- Evaluated instructors and coached on areas of opportunities
- Planned, monitored, and appraised employee productivity and curriculum for instructors.
- Assisted in developing and implementing plans and goals for the department
- Prepared various agency required program reports
- Participated in the strategic planning for assigned areas and assists the Director in developing and implementing the overall departmental strategic plan
- Established performance goals and measures to evaluate success of assigned area of responsibility
- Participated in formulating and implementing policies and procedures
- Managed administrative functions to ensure smooth and efficient operations of the organization
- Assisted the Director in special projects and duties as assigned
- Instructed college students with subjects including accounting, human resources, business calculations, office administration, communication & writing, Microsoft Office, and marketing
- Prepared and present course materials, develop syllabi, give lectures, supervise testing and skill assessments, and provide career guidance
- Lead faculty meetings to communicate organization goals and needs and administrated events and fundraisers

Brookshire International Academy: Adult Education Online Facilitator **March 2017- February 2019**

- Responsible for progress of 160 students enrolled with the adult education program
- Responded to student comments and questions posted online and in-person
- Evaluated student papers, projects, tests, and other assessments
- Maintaining records on student progress/grades
- Tutored students on various subjects including math, English, reading comprehension, and sciences

Brandon, Seffner, Riverview Pharmacy: Marketing Director/ Account Manager **September 2016- February 2019**

- Lead the development and implementation of monthly marketing plans that resulted in consistent sales increases
- Directed the development of business-to-consumer by encompassing strategic planning, qualitative & quantitative research
- Provided interactive marketing with creative development, database & direct-marketing, public relations, and sales promotion
- Completed team projects for innovative and forward-thinking campaigns to improve business performance
- Conducted meetings and presentations with multiple consumers for industry growth

Citigroup: Account Manager **October 2006- April 2014**

- Provided exemplary service between internal units and departments for immediate resolution
- Interacted with clients within the portfolio with complex questions while meeting service level agreements
- Researched thoroughly to process complex adjustments impacting clients and enhancing client experience
- Utilized over twelve different tools daily to meet business metrics
- Completed team projects for compliance, financial, corporate, and other collateral tasks given by project managers
- Developed and coached peers, calibrated calls and provided effective feedback that helped bring successful results
- Processed new applications by manual reviewing of all three credit bureau reporting agencies for credit lending to consumers and businesses
- Evaluated and established credit history for Canadian citizens

Yonatan Derar

813-784-6826

Yon28gabe@gmail.com · LinkedIn Profile · linkedin.com/in/yonatan-g-derar-a85abb275

Results-oriented professional with a comprehensive skill set in information management, communication, negotiation, and customer service. Adept at accurately manipulating data within large-scale database systems and demonstrating proficiency in professional level written and oral communications. Possesses effective negotiation skills and a proven track record of providing exceptional customer service. Demonstrates the ability to understand and communicate professional service needs and client practices. Experienced in interpreting financial data, computing profit margins, and making informed business decisions. Highly skilled in persuading and influencing both verbally and in writing. Exhibits strong time management abilities, achieving work goals independently.

EXPERIENCE

09/2023- PRESENT

LIFE INSUANECE SALES SPECIALIST, USAA

- Receives requests for advice from current and prospective members through various channels, including inbound and outbound phone calls.
- Develops and communicates appropriate life insurance policy based on individual member needs. Provides a customized policy and advice focusing on life insurance and strategies and understands the steps in creating an effective protection plan.
- Motivates members to take action on recommendation(s) and overcomes objections using proactive and aggressive sales techniques over the phone Implements recommendation(s).

02/2016 – 12/2022
MORTGAGE LOAN OFFICER, USAA

- Provide members on boarding, servicing and/or facilitation of mortgage product sales through various channels (e.g., phone, Internet). Also Deepens member relationships through needs assessment and solution offerings with USAA products and services.

- Manages a loan queue and contact members to collect required documentation and acts as a liaison between processing, Underwriting, and members to effectively close loans.

- Exceeded target in all categories of task given, including Funding with production plus target at year to date of 71 funding, KDS with year-to-date average of 4.63%, AQR with year-to-date average of 103.91%, MCD averaging 85% year to date.

01/2011 – 12/2015
LIFE INSURANCE SALES AND SERVICE AGENT, NEW YORK LIFE INSURANCE

- First contact customers to introduce the life Insurance Product New York Life Insurance offers and determine the best product by either choosing a Term life coverage or a Permanent life coverage according to individual need.

- Supported enterprise business goals through the achievement of individual referral and product acquisition goals.

- increased sales above target each month for 3 years in a row. Produced a 90% conversion rate from contact to application.

SKILLS

- Professional level written and oral communication skills.
- Good customer service skills
- Ability to be persuasive and influential in verbal and written communications.
- Ability to understand and interpret financial data.
- Ability to manage time effectively.
- Excellent prioritization and problem-solving skills.
- 10 plus years of sales experience.
- Ability to devise and execute work goals independently.
- Ability to manage time effectively.
- Communicate in an understandable manner.
- Experience in the sale of professional services
- Ability to understand professional level service needs.
- experience in the direct sales of professional products or services

Education

SPC College, Saint Petersburg, FL

Currently attending and looking to graduate 05/2025 with BA in **Management and organization leadership with concentration of Project Management.**

3Fiii.

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS DESIGNATING THE OFFICERS OF SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

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 Statues, being situated entirely within the County of Hillsborough; and

WHEREAS, the initial supervisors have taken and subscribed to the oath of office per F.S. 190.006(4); and

WHEREAS, the Board of Supervisors (hereinafter the "Board") now desires to organize by designating the Officers of the District per F.S. 190.006(6).

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

1. The following persons are elected to the offices shown, to wit:

Antonio Bradford	Chairman
Angela White	Vice-Chairman
Brian Lamb	Secretary
Eric Davidson	Treasurer
Lisa Castoria	Assistant Secretary
Douglas Smith	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 4th DAY OF March 2024

ATTEST:

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

_____
Chairman/ Vice Chairman

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, February 5, 2024, and called to order at 6:07 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 Smith	Assistant Secretary

Also present were:

Lisa Castoria	District Manager
Andrew Mendenhall	Inframark
Tonja Stewart	District Engineer
Aaron Frazier	Yellowstone
Resident	

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

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

Ms. Castoria 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. Discussion on Traffic Calming

The Board requested Ms.Stewart to determine signs that can be installed in the community to help with traffic calming.

B. Consideration of Playground Shade Proposal

The Board reviewed the proposal.

> On MOTION by Ms. White seconded by Mr. Bradford, with all in favor Playground Shade proposal for shade color: Latte was approved as discussed. 3-0

C. Consideration of Mitigation Maintenance Proposal

The Board reviewed the mitigation maintenance proposal and more information is needed from the engineer. The Board tabled until the March meeting. Ms. Tonja Stewart will prepare a report with all areas involved from past and present for the Board to review.

Mr. Aaron Frazier, a representative from Yellowstone updated the Board on landscaping status with no concerns from the Board. A dog station keys is needed from Brenden.

D. Discussion on Surveillance Cameras

The Board reviewed the survelience cameras from RUAV and Mr. Robby was unable to attend the meeting. The Board tabled until the March meeting and requested RUAV submit a written proposal prior to next meeting for the agenda packet.

> On MOTION by Ms. White seconded by Mr. Bradford, with all in favor Resolution 2024-01, Redesignationg Officers was adopted as presented. 3-0

E. General Matters of the District

A discussion ensued regarding the clubhouse was re-keyed today, more securely.

Mr. Jaymen proposals was presented to the Board and requested more information. The proposal is tabled until the March meeting. New Board member applicants will be on March agenda.

FOURTH ORDER OF BUSINESS Consent Agenda

A. Consideration of the Board of Supervisors' Meeting Minutes January 8, 2024

B. Consideration of Operation and Maintenance Expenditures November & December 2023

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

The Board reviewed the Consent Agenda items as presented with no revisions.

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

FIFTH ORDER OF BUSINESS Staff Reports

A. District Counsel

B. District Engineer

There being no reports, the next order of business followed.

C. District Manager

i. Community Inspection Reports

The Community Inspection Report was reviewed with no revisions.

ii. First Choice Aquatics

The Board reviewed the First Choice Aquatics report as presented and had no questions.

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

- The Board requested and commented on the following items:
  - Supervisor payments were not received
  - Ms. Castoria to get master keys from Tampa office for closet/bathroom or have it re-keyed.

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 7:01 p.m. 3-0

_____ _____

Lisa Castoria
Assistant Secretary

Antonio Bradford
Chairperson

4B

SUMMIT AT FERN HILL CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
AFFORDABLE LOCK & SECUIRTY SOLUTIONS	0000254350	$124.50		ACCESS SERVICES - JANUARY 2024
A-QUALITY POOL SERVICE	969501	$1,460.00		POOL SERVICE - JANUARY 2024
FIRST CHOICE AQUATIC WEED MGMT LLC	92355	$890.00		WATERWAY SERVICE - DECEMBER 2023 & JANUARY 2024
FRONTIER	2379 011624 ACH	$127.76		PHONE SERVICE - 01/16/24-02/15/24
FRONTIER	2379 121623 ACH	$127.74	$255.50	PHONE SERVICE - 12/16/23-01/15/24
INFRAMARK LLC	108609	$3,612.50		DISTRICT INVOICE JANUARY 2024
YELLOWSTONE LANDSCAPE	TM 638862	$6,333.50		LANDSCAPE MAINT. - JANUARY 2024
Monthly Contract Subtotal		**$12,676.00**		
Variable Contract		**$0.00**		
Variable Contract Subtotal		**$0.00**		
Utilities				
TAMPA ELECTRIC	7513 010924 ACH	$40.99		ELECTRICITY SERVICE - 12/02/23-01/03/24
TAMPA ELECTRIC	7729 010924 ACH	$2,622.86		ELECTRICITY SERVICE - 12/02/23-01/03/24
TAMPA ELECTRIC	7901 010924 ACH	$713.70		ELECTRICITY SERVICE - 12/02/23-01/03/24
TAMPA ELECTRIC	8520 010924 ACH	$484.96	$3,862.51	ELECTRICITY SERVICE - 12/02/23-01/02/24
Utilities Subtotal		**$3,862.51**		
Regular Services				
SUMMIT AT FERN HILL CDD	01052024-01	$1,578.39		SERIES 2016 FY24 TAX DIST ID 655
SUMMIT AT FERN HILL CDD	01052024-02	$915.84	$2,494.23	SERIES 2018 FY24 TAX DIST ID 655
YELLOWSTONE LANDSCAPE	TM 645852	$780.00		IRRIGATION REPAIRS ZONE 39/40
Regular Services Subtotal		**$3,274.23**		
Additional Services		**$0.00**		
Additional Services Subtotal		**$0.00**		
TOTAL		**$19,812.74**		

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

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

INVOICE

DATE	INVOICE #	CUSTOMER #
1/1/2024	0000254350	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
3.00	Brivo Standard Access Monthly Service - Per Door - Includes Unlimited Remote Access to Manage the System - Includes a Service Agreement.	41.50	124.50

Service Agreement Includes :

1. Lifetime Warranty on all installed hardware as long as your monthly service is paid on time. (Excludes Vandalism and Acts of God)
2. Free Software Updates as long as your monthly service is paid on time
3. Annual System Check

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...

TOTAL **$124.50**

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

NOTE: A late charge of 1.5% per month (APR 18%) will be charged if not paid within the terms stated above.

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

Invoice

A-Quality Pool Service

1246 Highwood Place
Wesley Chapel, FL. 33543
info@a-qualitypools.net
813-453-5988

Invoice Date	Invoice #
1/2/2024	969501
Balance	$1,460.00

Bill To
The Summit at Fern Hill CDD- tax exempt C/OJayna Cooper 10340 Boggy Moss Dr. Riverview, FL 33578

Ship To
The Summit at Fern Hill CDD 10340 Boggy Moss Dr. Riverview, FL 33578

P.O. Number	Terms	Rep	Due Date	Via	F.O.B.	Project
	Net 20		1/20/2024			

Quantity	Description	Price Each	Amount
	JANUARY Commercial Pool Service, MWF service - no enzymes included	1,400.00	1,400.00
1	Extra Cleaning After Weekend Storm -Completed 12/18/23	60.00	60.00
	Sales Tax	7.00%	0.00

Total	$1,460.00
Payments/Credits	$0.00
Balance Due	$1,460.00

Invoice

First Choice Aquatic Weed Management, LLC

P.O. Box 593258
Orlando, FL 32859

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

Date	Invoice #
1/17/2024	92355

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	2/16/2024

Description	Amount
Monthly waterway service for the month this invoice is dated - 8 waterways	445.00
Light Debris pickup included	
Monthly waterway service for the month of December 2023. Completed 12/8/2023	445.00

Thank you for your business.

Total	$890.00
Payments/Credits	$0.00
Balance Due	$890.00

First Choice Aquatic Weed Management, LLC.

Lake & Wetland Customer Service Report

Job Name:

Customer Number: 437 Customer: FCA - SUMMIT @ FERN HILL CDD

Technician: Matt H

Date: 01/08/2024 Time: 11:28 AM

Customer Signature:

Waterway Treatment	Algae	Submersed Weeds	Grasses and brush	Floating Weeds	Blue Dye	Inspection	Request for Service	Restriction	# of days
9			x						
10			x						
4			x						
5			x						
6			x						
1			x						
2			x						
3			x						

CLARITY
- ☐ < I'
- ☒ 1-2'
- ☐ 2-4'
- ☐ > 4'

FLOW
- ☒ None
- ☐ Slight
- ☐ Visible

METHOD
- ☒ ATV
- ☐ Airboat
- ☐ Backpack
- ☐ Boat
- ☐ Truck

CARP PROGRAM
- ☐ Carp observed
- ☐ Barrier Inspected

WATER LEVEL
- ☐ High
- ☒ Normal
- ☐ Low

WEATHER
- ☐ Clear
- ☒ Cloudy
- ☒ Windy
- ☒ Rainy

FISH and WILDLIFE OBSERVATIONS

- ☐ Alligator
- ☒ Anhinga
- ☐ Bass
- ☐ Bream
- ☐ Catfish
- ☒ Coots
- ☐ Cormorant
- ☐ Egrets
- ☐ Gallinules
- ☐ Gambusia
- ☒ Herons
- ☐ Ibis
- ☐ Osprey
- ☐ Otter
- ☐ Snakes
- ☐ Turtles
- ☐ Woodstork
- ☐ _____
- ☐ _____

NATIVE WETLAND HABITAT MAINTENANCE

- ☐ Arrowhead
- ☐ Bacopa
- ☐ Blue Flag Iris
- ☐ Bulrush
- ☐ Chara
- ☐ Cordgrass
- ☐ Golden Canna
- ☐ Gulf Spikerush
- ☐ Lily

Beneficial Vegetation Notes:

- ☐ Naiad
- ☐ Pickerelweed
- ☐ Soft Rush
- ☐ _____
- ☐ _____

8

7

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6

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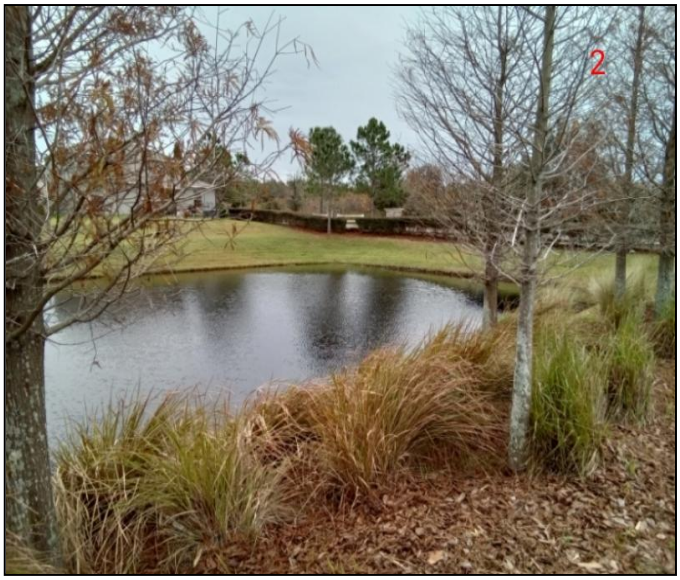
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First Choice Aquatic Weed Management, LLC.

Lake & Wetland Customer Service Report

Job Name:

Customer Number: 437 Customer: FCA - SUMMIT @ FERN HILL CDD

Technician: Matt H

Date: 12/08/2023 Time: 10:29 AM

Customer Signature:

Waterway Treatment	Algae	Submersed Weeds	Grasses and brush	Floating Weeds	Blue Dye	Inspection	Request for Service	Restriction	# of days
7			x						
8			x						
4			x						
3			x						
6			x						
5			x						
1			x						
2			x						

CLARITY
- ☐ < I'
- ☒ 1-2'
- ☐ 2-4'
- ☐ > 4'

FLOW
- ☒ None
- ☐ Slight
- ☐ Visible

METHOD
- ☒ ATV
- ☐ Airboat
- ☐ Backpack
- ☐ Boat
- ☐ Truck

CARP PROGRAM
- ☐ Carp observed
- ☐ Barrier Inspected

WATER LEVEL
- ☐ High
- ☐ Normal
- ☒ Low

WEATHER
- ☒ Clear
- ☐ Cloudy
- ☐ Windy
- ☐ Rainy

FISH and WILDLIFE OBSERVATIONS

- ☒ Alligator
- ☒ Anhinga
- ☐ Bass
- ☐ Bream
- ☐ Catfish
- ☒ Coots
- ☐ Cormorant
- ☐ Egrets
- ☐ Gallinules
- ☐ Gambusia
- ☐ Herons
- ☐ Ibis
- ☐ Osprey
- ☐ Otter
- ☐ Snakes
- ☐ Turtles
- ☐ Woodstork
- ☐ _____
- ☐ _____

NATIVE WETLAND HABITAT MAINTENANCE

- ☐ Arrowhead
- ☐ Bacopa
- ☐ Blue Flag Iris
- ☐ Bulrush
- ☐ Chara
- ☐ Cordgrass
- ☐ Golden Canna
- ☐ Gulf Spikerush
- ☐ Lily

Beneficial Vegetation Notes:

- ☐ Naiad
- ☐ Pickerelweed
- ☐ Soft Rush
- ☐ _____
- ☐ _____

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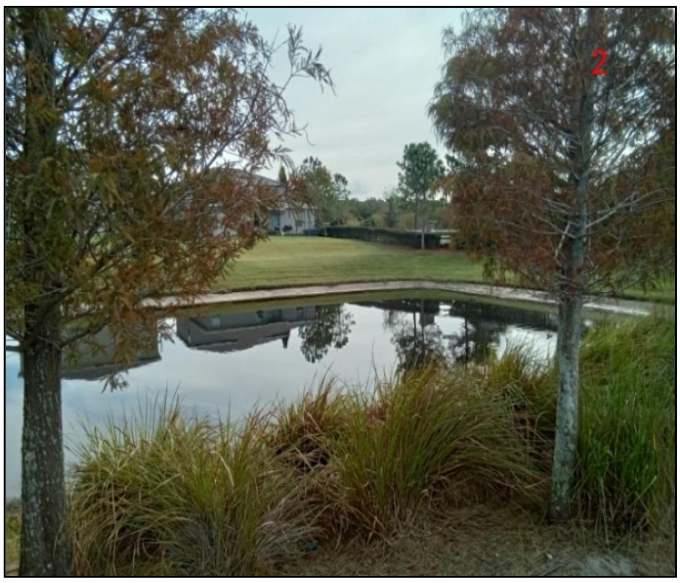

2

FRONTIER

Received
JAN 23

SUMMIT AT FERN HILL CDD

Your Monthly Invoice

Account Summary

New Charges Due Date	**2/09/24**
Billing Date	1/16/24
Account Number	813-741-2379-121620-5
PIN	1485
Previous Balance	127.74
Payments Received Thru 1/09/24	-127.74
Thank you for your payment!	
Balance Forward	.00
New Charges	127.76
Total Amount Due	**$127.76**

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 01172024 NNNNNNNN 01 000212 0001

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

FRONTIER

Date of Bill 1/16/24

Account Number 813-741-2379-121620-5

CURRENT BILLING SUMMARY

Local Service from 01/16/24 to 02/15/24

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		3.12
FL State Communications Services Tax		.74
County Communications Services Tax		.71
Federal Excise Tax		.36
FL State Gross Receipts Tax		.07
FL State Gross Receipts Tax		.02
Total Basic Charges		**16.77**
Non Basic Charges		
Business Fiber Internet 500		105.99
1 Usable Static IP Address		5.00
Total Non Basic Charges		**110.99**

TOTAL 127.76

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 $16.77 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.

Beginning January 1, 2024, the Federal USF Recovery Charge and the Frontier Long Distance Federal USF Surcharge are increasing from 34.5% to 34.6% of the taxable interstate and international portions of your phone bill. Both charges support the Universal Service Fund, which keeps local phone service affordable for all Americans by providing discounts on services to schools, libraries, and people living in rural and high-cost areas. Visit frontier.com/regulatory-changes

FRONTIER

Received
DEC 22 2023

SUMMIT AT FERN HILL CDD

Your Monthly Invoice

Account Summary

New Charges Due Date	**1/09/24**
Billing Date	12/16/23
Account Number	813-741-2379-121620-5
PIN	1485
Previous Balance	127.74
Payments Received Thru 12/11/23	-127.74
Thank you for your payment!	
Balance Forward	.00
New Charges	127.74
Total Amount Due	**$127.74**

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 12182023 NNNNNNNN 01 000212 0001

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

FRONTIER

Date of Bill 12/16/23
Account Number 813-741-2379-121620-5

CURRENT BILLING SUMMARY

Local Service from 12/16/23 to 01/15/24

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		3.10
FL State Communications Services Tax		.74
County Communications Services Tax		.71
Federal Excise Tax		.36
FL State Gross Receipts Tax		.07
FL State Gross Receipts Tax		.02
Total Basic Charges		**16.75**
Non Basic Charges		
Business Fiber Internet 500		105.99
1 Usable Static IP Address		5.00
Total Non Basic Charges		**110.99**

TOTAL 127.74

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 $16.75 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.

Beginning with your next bill, your Centranet line charge will increase $5.00 per month, per line. We may have alternative Voice services available in your area. Please call 844-725-0280 to learn more.

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
#108609	1/24/2024
CUSTOMER ID	**NET TERMS**
C2291	Net 30
PO#	**DUE DATE**
	2/23/2024

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: January 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination Services	1	Ea	700.00		700.00
District Management	1	Ea	2,812.50		2,812.50
Website Maintenance / Admin	1	Ea	100.00		100.00
Subtotal					**3,612.50**

Subtotal	$3,612.50
Tax	$0.00
Total Due	$3,612.50

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 638862	1/1/2024
TERMS	**PO NUMBER**
Net 30	

Bill To:

Summit at Fern Hill
c/o Inframark
210 N University Dr
Suite 702
Coral Springs, FL 33071

Property Name: Summit at Fern Hill

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: January 31, 2024
Invoice Amount: $6,333.50

Description	Current Amount
Monthly Landscape Maintenance January 2024	$6,333.50

Invoice Total **$6,333.50**

Excellence
IN COMMERCIAL LANDSCAPING

Valued Customer:

It has been brought to our attention of a recent criminal check fraud scheme that took place targeting US mail in the Atlanta region. Checks bound for financial institutions were intercepted and fraudulently processed. If you are currently paying by check, to enhance your transaction security, we recommend you consider the option for electronic payments. Instructions for electronic payments can be provided upon request.

Please reach out to jpowell@yellowstonelandscape.com if you would like to confirm prior payment status or if you have any additional questions.

Yellowstone Landscape

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

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

Statement Date: January 09, 2024

Amount Due:	$40.99

Due Date: January 30, 2024
Account #: 211000167513

DO NOT PAY. Your account will be drafted on January 30, 2024

Account Summary

Current Service Period: December 02, 2023 - January 03, 2024

Previous Amount Due	$36.25
Payment(s) Received Since Last Statement	-$36.25
Miscellaneous Credits	-$5.10
Credit balance after payments and credits	-$5.10
Current Month's Charges	**$46.09**
Amount Due by January 30, 2024	**$40.99**

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

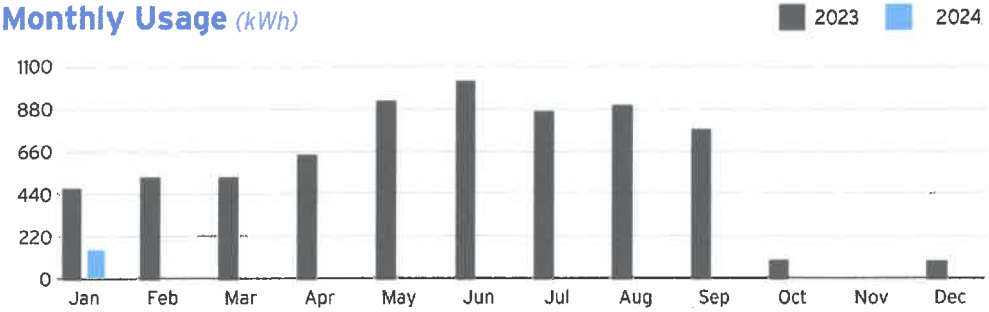
Your Energy Insight

Your average daily kWh used was 64.29% lower than the same period last year.

Your average daily kWh used was **66.67% higher** than it was in your previous period.

Scan here to view your account online.

Monthly Usage *(kWh)*



DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911. For more safety tips, visit TampaElectric.com/PowerLineSafety

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

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

TECO. TAMPA ELECTRIC AN EMERA COMPANY

Received JAN 12

Account #: 211000167513
Due Date: January 30, 2024

Amount Due:	$40.99

Payment Amount: $ _____

630396479243

Your account will be drafted on January 30, 2024

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 33607-6008

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.

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211000167513
Statement Date: January 09, 2024
Charges Due: January 30, 2024

Meter Read

Service Period: Dec 02, 2023 - Jan 03, 2024 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000824160	01/03/2024	22,805		22,655		150 kWh	1	33 Days

Charge Details

Electric Charges

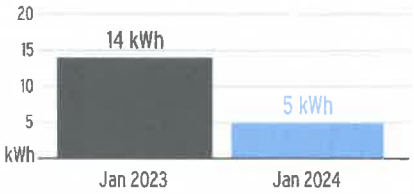
Daily Basic Service Charge	*33 days @ $0.75000*	$24.75
Energy Charge	*150 kWh @ $0.08192/kWh*	$12.29
Fuel Charge	*150 kWh @ $0.03843/kWh*	$5.76
Storm Protection Charge	*150 kWh @ $0.00775/kWh*	$1.16
Clean Energy Transition Mechanism	*150 kWh @ $0.00427/kWh*	$0.64
Storm Surcharge	*150 kWh @ $0.00225/kWh*	$0.34
Florida Gross Receipt Tax		$1.15
Electric Service Cost		**$46.09**

Total Current Month's Charges $46.09

Miscellaneous Credits

Interest for Cash Security Deposit - Electric	-$5.10
Total Current Month's Credits	**-$5.10**

Avg kWh Used Per Day



Important Messages

Removing Your Envelope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

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: January 09, 2024

Amount Due:	$2,622.86

Due Date: January 30, 2024
Account #: 211000167729

DO NOT PAY. Your account will be drafted on January 30, 2024

Account Summary

Current Service Period: December 02, 2023 - January 03, 2024

Previous Amount Due	$2,626.56
Payment(s) Received Since Last Statement	-$2,626.56
Miscellaneous Credits	-$59.52
Credit balance after payments and credits	-$59.52
Current Month's Charges	**$2,682.38**
Amount Due by January 30, 2024	**$2,622.86**

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

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Scan here to view your account online.

DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911. For more safety tips, visit TampaElectric.com/PowerLineSafety

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: January 30, 2024

Amount Due:	$2,622.86

Payment Amount: $ _____

630396479244

Your account will be drafted on January 30, 2024

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: January 09, 2024
Charges Due: January 30, 2024

Service Period: Dec 02, 2023 - Jan 03, 2024

Rate Schedule: Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 33 days

Lighting Energy Charge	*1088 kWh @ $0.03406/kWh*	$37.06
Fixture & Maintenance Charge	*57 Fixtures*	$683.82
Lighting Pole / Wire	*57 Poles*	$1873.59
Lighting Fuel Charge	*1088 kWh @ $0.03806/kWh*	$41.41
Storm Protection Charge	*1088 kWh @ $0.03877/kWh*	$42.18
Clean Energy Transition Mechanism	*1088 kWh @ $0.00036/kWh*	$0.39
Storm Surcharge	*1088 kWh @ $0.00074/kWh*	$0.81
Florida Gross Receipt Tax		$3.12
Lighting Charges		**$2,682.38**

Total Current Month's Charges **$2,682.38**

Miscellaneous Credits

Interest for Cash Security Deposit - Electric	-$59.52
Total Current Month's Credits	**-$59.52**

Important Messages

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Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

00000048-0000484-Page 8 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

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TECO TAMPA ELECTRIC AN EMERA COMPANY
TampaElectric.com

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

Statement Date: January 09, 2024

Amount Due:	$713.70

Due Date: January 30, 2024
Account #: 211000167901

DO NOT PAY. Your account will be drafted on January 30, 2024

Account Summary

Current Service Period: December 02, 2023 - January 03, 2024

Previous Amount Due	$751.02
Payment(s) Received Since Last Statement	-$751.02
Miscellaneous Credits	-$25.65
Credit balance after payments and credits	-$25.65
Current Month's Charges	**$739.35**
Amount Due by January 30, 2024	**$713.70**

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 10.8% lower than the same period last year.

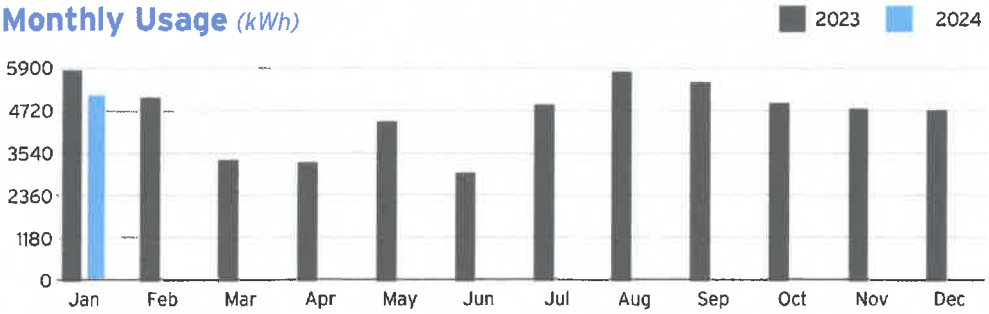
Your average daily kWh used was **3.97% higher** than it was in your previous period.

Scan here to view your account online.

DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911. For more safety tips, visit TampaElectric.com/PowerLineSafety

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: January 30, 2024

Amount Due:	$713.70

Payment Amount: $ _____

630396479245

Your account will be drafted on January 30, 2024

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: January 09, 2024
Charges Due: January 30, 2024

Meter Read

Service Period: Dec 02, 2023 - Jan 03, 2024 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000503846	01/03/2024	4,379		99,208		5,171 kWh	1	33 Days

Charge Details

Electric Charges

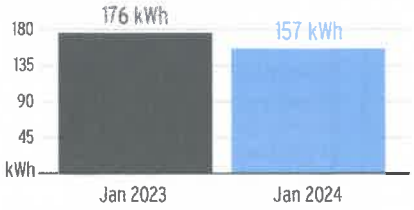
Daily Basic Service Charge	*33 days @ $0.75000*	$24.75
Energy Charge	*5,171 kWh @ $0.08192/kWh*	$423.61
Fuel Charge	*5,171 kWh @ $0.03843/kWh*	$198.72
Storm Protection Charge	*5,171 kWh @ $0.00775/kWh*	$40.08
Clean Energy Transition Mechanism	*5,171 kWh @ $0.00427/kWh*	$22.08
Storm Surcharge	*5,171 kWh @ $0.00225/kWh*	$11.63
Florida Gross Receipt Tax		$18.48
Electric Service Cost		**$739.35**

Total Current Month's Charges $739.35

Miscellaneous Credits

Interest for Cash Security Deposit - Electric	-$25.65
Total Current Month's Credits	**-$25.65**

Avg kWh Used Per Day



Important Messages

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Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

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

Ways To Pay Your Bill

Bank Draft
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Payments:
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Tampa, FL 33631-3318
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Tampa, FL 33601-0111

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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.

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TECO. TAMPA ELECTRIC AN EMERA COMPANY
TampaElectric.com

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

Statement Date: January 09, 2024

Amount Due:	$484.96

Due Date: January 30, 2024
Account #: 221007748520

DO NOT PAY. Your account will be drafted on January 30, 2024

Account Summary

Current Service Period: December 02, 2023 - January 03, 2024

Previous Amount Due	$475.02
Payment(s) Received Since Last Statement	-$475.02
Current Month's Charges	**$484.96**
Amount Due by January 30, 2024	**$484.96**

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

Scan here to view your account online.

DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911.
For more safety tips, visit
TampaElectric.com/PowerLineSafety

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

00000048-0000488-Page 15 of 18

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

TECO. TAMPA ELECTRIC AN EMERA COMPANY

Account #: 221007748520
Due Date: January 30, 2024

Amount Due:	$484.96

Payment Amount: $ _____

667433323140

Your account will be drafted on January 30, 2024

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: January 09, 2024
Charges Due: January 30, 2024

Service Period: Dec 02, 2023 - Jan 03, 2024

Rate Schedule: Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 33 days

Lighting Energy Charge	*176 kWh @ $0.03406/kWh*	$5.99
Fixture & Maintenance Charge	*11 Fixtures*	$103.18
Lighting Pole / Wire	*11 Poles*	$361.57
Lighting Fuel Charge	*176 kWh @ $0.03806/kWh*	$6.70
Storm Protection Charge	*176 kWh @ $0.03877/kWh*	$6.82
Clean Energy Transition Mechanism	*176 kWh @ $0.00036/kWh*	$0.06
Storm Surcharge	*176 kWh @ $0.00074/kWh*	$0.13
Florida Gross Receipt Tax		$0.51
Lighting Charges		**$484.96**

Total Current Month's Charges **$484.96**

Important Messages

Removing Your Envelope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

00000048-0000488-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.

CHECK REQUEST FORM
Summit at Fern Hill

Date:	1/8/2024
Invoice#:	01052024-01
Vendor#:	V00033
Vendor Name:	Summit at Fern Hill
Pay From:	Truist Acct# 3620
Description:	Series 2016 - FY 24 Tax Dist ID 655
Code to:	200.103200.1000
Amount:	**$1,578.39**

1/8/2024

Requested By: Teresa Farlow

SUMMIT AT FERN HILL CDD
DISTRICT CHECK REQUEST

Today's Date	1/5/2024
Payable To	Summit at Fern Hill CDD
Check Amount	**$1,578.39**
Check Description	Series 2016 - FY 24 Tax Dist. ID 655
Check Amount	**$915.84**
Check Description	Series 2018 - FY 24 Tax Dist. ID 655
Special Instructions	Do not mail. Please give to Eric

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

ERIC
Authorization

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

SUMMIT AT FERN HILL CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2024, Tax Year 2023

	Dollar Amounts	Fiscal Year 2024 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

92%

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 #
11/8/2023	**586.24**	273.16	273.16	198.12	198.12	114.96	114.96	-	644	2440
11/17/2023	28,036.19	13,063.64	13,063.64	9,474.88	9,474.88	5,497.67	5,497.67	-	646	2440
11/22/2023	24,552.07	11,440.20	11,440.20	8,297.42	8,297.42	4,814.46	4,814.46	(0.01)	647	2449
12/5/2023	52,727.28	24,568.62	24,568.62	17,819.28	17,819.28	10,339.38	10,339.38	-	649	2446
12/7/2023	572,929.57	266,960.22	266,960.22	193,622.59	193,622.59	112,346.75	112,346.75	0.01	651	2449
12/15/2023	26,392.75	12,297.87	12,297.87	8,919.48	8,919.48	5,175.40	5,175.40	-	652	2449
1/5/2024	4,670.45	2,176.23	2,176.23	1,578.39	1,578.39	915.84	915.84	(0.01)	655	
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
TOTAL	**709,894.55**	**330,779.94**	**330,779.94**	**239,910.16**	**239,910.16**	**139,204.45**	**139,204.46**	**(0.01)**		
Net Total on Roll	774,674.02		360,964.35		261,802.50		151,907.17			
Collection Surplus / (Deficit)	(64,779.47)		(30,184.41)		(21,892.34)		(12,702.71)			

Hillsborough County Tax Collector - Distribution by Agency - CURRENT YEAR - for 12-11-2023 to 12-31-2023 dated 01-05-2024 - Run 01/04/2024 12:50PM

Distribution Category	Distribution ID	Act System Num	Funding Agency	Tax	Fees	Penalty	Interest	Discount	Allocated	Commission	Distributed Amt
Real Estate Current	**655**	**DD0136**	**SUMMITAT FERN HILL CDD**	**4,913.16**	**0.00**	**0.00**	**0.00**	**-147.40**	**4,765.76**	**95.31**	**4,670.45**
Real Estate Current	655	DD0137	OAKS AT SHADY CREEK CDD	5,201.06	0.00	0.00	0.00	-125.56	5,075.50	101.51	4,973.99
Real Estate Installment	655	DD0137	OAKS AT SHADY CREEK CDD	2,829.97	0.00	0.00	0.00	-89.98	2,739.99	54.80	2,685.19
Real Estate Current, Real Estate Installment	**655**	**DD0137**	**OAKS AT SHADY CREEK CDD**	**8,031.03**	**0.00**	**0.00**	**0.00**	**-215.54**	**7,815.49**	**156.31**	**7,659.18**
Real Estate Installment	**655**	**DD0138**	**RIVERBEND WEST CDD**	**604.98**	**0.00**	**0.00**	**0.00**	**-18.15**	**586.83**	**11.74**	**575.09**
Real Estate Current	655	DD0139	WYNNMERE EAST CDD	3,863.62	0.00	0.00	0.00	-115.90	3,747.72	74.95	3,672.77
Real Estate Installment	655	DD0139	WYNNMERE EAST CDD	517.84	0.00	0.00	0.00	-15.53	502.31	10.05	492.26
Real Estate Current, Real Estate Installment	**655**	**DD0139**	**WYNNMERE EAST CDD**	**4,381.46**	**0.00**	**0.00**	**0.00**	**-131.43**	**4,250.03**	**85.00**	**4,165.03**
Real Estate Current	655	DD0140	SOUTH FORK III	20,535.64	0.00	0.00	0.00	-647.34	19,888.30	397.76	19,490.54
Real Estate Installment	655	DD0140	SOUTH FORK III	4,744.60	0.00	0.00	0.00	-142.32	4,602.28	92.05	4,510.23
Real Estate Current, Real Estate Installment	**655**	**DD0140**	**SOUTH FORK III**	**25,280.24**	**0.00**	**0.00**	**0.00**	**-789.66**	**24,490.58**	**489.81**	**24,000.77**
Real Estate Current	655	DD0141	K-BAR II CDD	42,288.80	0.00	0.00	0.00	-1,303.51	40,985.29	819.71	40,165.58
Real Estate Installment	655	DD0141	K-BAR II CDD	5,528.64	0.00	0.00	0.00	-182.33	5,346.31	106.92	5,239.39
Real Estate Current, Real Estate Installment	**655**	**DD0141**	**K-BAR II CDD**	**47,817.44**	**0.00**	**0.00**	**0.00**	**-1,485.84**	**46,331.60**	**926.63**	**45,404.97**
Real Estate Current	655	DD0142	WATERSET CENTRAL CDD	28,982.45	0.00	0.00	0.00	-876.21	28,106.24	562.14	27,544.10
Real Estate Installment	655	DD0142	WATERSET CENTRAL CDD	7,610.23	0.00	0.00	0.00	-206.99	7,403.24	148.05	7,255.19
Real Estate Current, Real Estate Installment	**655**	**DD0142**	**WATERSET CENTRAL CDD**	**36,592.68**	**0.00**	**0.00**	**0.00**	**-1,083.20**	**35,509.48**	**710.19**	**34,799.29**
Real Estate Current	655	DD0143	TOUCHSTONE CDD	31,846.11	0.00	0.00	0.00	-955.38	30,890.73	617.82	30,272.91
Real Estate Installment	655	DD0143	TOUCHSTONE CDD	1,667.46	0.00	0.00	0.00	-57.83	1,609.63	32.19	1,577.44
Real Estate Current, Real Estate Installment	**655**	**DD0143**	**TOUCHSTONE CDD**	**33,513.57**	**0.00**	**0.00**	**0.00**	**-1,013.21**	**32,500.36**	**650.01**	**31,850.35**

CHECK REQUEST FORM
Summit at Fern Hill

Date:	1/8/2024
Invoice#:	01052024-02
Vendor#:	V00033
Vendor Name:	Summit at Fern Hill
Pay From:	Truist Acct# 3620
Description:	Series 2018 - FY 24 Tax Dist ID 655
Code to:	201.103200.1000
Amount:	**$915.84**

1/8/2024

Requested By: Teresa Farlow

SUMMIT AT FERN HILL CDD
DISTRICT CHECK REQUEST

Today's Date	1/5/2024
Payable To	Summit at Fern Hill CDD
Check Amount	**$1,578.39**
Check Description	Series 2016 - FY 24 Tax Dist. ID 655
Check Amount	**$915.84**
Check Description	Series 2018 - FY 24 Tax Dist. ID 655
Special Instructions	Do not mail. Please give to Eric

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

ERIC
Authorization

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

SUMMIT AT FERN HILL CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2024, Tax Year 2023

	Dollar Amounts	Fiscal Year 2024 Percentages	
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Net DS 18	$ 151,907.17	19.61%	0.196100
Net Total	774,674.02	100.00%	1.000100

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11/22/2023	24,552.07	11,440.20	11,440.20	8,297.42	8,297.42	4,814.46	4,814.46	(0.01)	647	2449
12/5/2023	52,727.28	24,568.62	24,568.62	17,819.28	17,819.28	10,339.38	10,339.38	-	649	2446
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1/5/2024	4,670.45	2,176.23	2,176.23	1,578.39	1,578.39	915.84	915.84	(0.01)	655	
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
TOTAL	**709,894.55**	**330,779.94**	**330,779.94**	**239,910.16**	**239,910.16**	**139,204.45**	**139,204.46**	**(0.01)**		
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Real Estate Current	655	DD0143	TOUCHSTONE CDD	31,846.11	0.00	0.00	0.00	-955.38	30,890.73	617.82	30,272.91
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Real Estate Current, Real Estate Installment	**655**	**DD0143**	**TOUCHSTONE CDD**	**33,513.57**	**0.00**	**0.00**	**0.00**	**-1,013.21**	**32,500.36**	**650.01**	**31,850.35**

INVOICE

INVOICE #	INVOICE DATE
TM 645852	1/12/2024
TERMS	**PO NUMBER**
Net 30	

Bill To:

Summit at Fern Hill
c/o Inframark
210 N University Dr
Suite 702
Coral Springs, FL 33071

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Summit at Fern Hill

Address: 10612 Fuzzy Cattail St
Riverview, FL 33578

Invoice Due Date: February 11, 2024

Invoice Amount: $780.00

Description	Current Amount
Irrigation Troubleshooting Zones #39 and #40	
Irrigation Repairs	$780.00
Invoice Total	**$780.00**

Excellence
IN COMMERCIAL LANDSCAPING

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

4C

Summit at Fern Hill
Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2024

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 January 31, 2024

(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	$ 466,481	$ -	$ -	$ -	$ -	$ 466,481
Cash in Transit	-	9,673	-	-	-	9,673
Due From Other Funds	-	2,083	1,198	-	-	3,281
Investments:						
Reserve Fund	-	123,178	69,325	-	-	192,503
Revenue Fund	-	290,450	168,423	-	-	458,873
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	**$ 469,416**	**$ 425,384**	**$ 238,946**	**$ 5,321,541**	**$ 5,284,281**	**$ 11,739,568**
LIABILITIES						
Accounts Payable	$ 4,410	$ -	$ -	$ -	$ -	$ 4,410
Accrued Expenses	5,100	-	-	-	-	5,100
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	**36,047**	**-**	**29,435**	**-**	**5,284,281**	**5,349,763**

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2024

(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	-	425,384	209,511	-	-	634,895
Unassigned:	433,369	-	-	5,321,541	-	5,754,910
TOTAL FUND BALANCES	**433,369**	**425,384**	**209,511**	**5,321,541**	**-**	**6,389,805**
TOTAL LIABILITIES & FUND BALANCES	**$ 469,416**	**$ 425,384**	**$ 238,946**	**$ 5,321,541**	**$ 5,284,281**	**$ 11,739,568**

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2024

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				
Rental Income	$ -	$ 100	$ 100	0.00%
Special Assmnts- Tax Collector	539,209	330,780	(208,429)	61.35%
Other Miscellaneous Revenues	-	50	50	0.00%
TOTAL REVENUES	**539,209**	**330,930**	**(208,279)**	**61.37%**
EXPENDITURES				
Administration				
Supervisor Fees	6,000	1,600	4,400	26.67%
ProfServ-Trustee Fees	8,100	-	8,100	0.00%
Disclosure Report	8,400	2,800	5,600	33.33%
District Counsel	8,000	1,154	6,846	14.43%
District Engineer	4,000	-	4,000	0.00%
District Manager	33,750	11,250	22,500	33.33%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,500	1,100	400	73.33%
Email Hosting Vendor	300	-	300	0.00%
Postage, Phone, Faxes, Copies	1,000	83	917	8.30%
Insurance - General Liability	5,834	3,409	2,425	58.43%
Public Officials Insurance	3,000	2,788	212	92.93%
Insurance -Property & Casualty	8,000	9,047	(1,047)	113.09%
Legal Advertising	2,500	-	2,500	0.00%
Bank Fees	200	-	200	0.00%
Website Administration	1,500	410	1,090	27.33%
Dues, Licenses, Subscriptions	175	475	(300)	271.43%
Total Administration	98,259	34,116	64,143	34.72%
Electric Utility Services				
Utility - Electric	41,000	11,633	29,367	28.37%
Total Electric Utility Services	41,000	11,633	29,367	28.37%
Water-Sewer Comb Services				
Utility - Water	3,500	2,844	656	81.26%
Total Water-Sewer Comb Services	3,500	2,844	656	81.26%

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2024

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Other Physical Environment				
Waterway Management	5,000	1,780	3,220	35.60%
Amenity Center Cleaning & Supplies	8,500	530	7,970	6.24%
Pest Control	550	-	550	0.00%
Contracts-Pools	6,500	1,460	5,040	22.46%
R&M-Clubhouse	5,900	-	5,900	0.00%
R&M-Other Landscape	2,000	17,660	(15,660)	883.00%
R&M-Plant Replacement	5,000	-	5,000	0.00%
R&M-Pools	1,500	4,739	(3,239)	315.93%
Amenity Maintenance & Repairs	3,500	5,433	(1,933)	155.23%
R&M-Boundary Walls/Fences/Monuments	1,500	-	1,500	0.00%
Landscape - Annuals	8,000	-	8,000	0.00%
Waterway Improvements & Repairs	3,000	-	3,000	0.00%
Landscape Maintenance	80,000	26,105	53,895	32.63%
Park Facility Maint. & Improvement	2,000	511	1,489	25.55%
Miscellaneous Maintenance	5,000	216	4,784	4.32%
Irrigation Maintenance	3,500	1,040	2,460	29.71%
Annual Mulching & Tree Trimming	13,500	-	13,500	0.00%
Holiday Decoration	6,500	5,645	855	86.85%
Capital Improvements	110,000	-	110,000	0.00%
Total Other Physical Environment	271,450	65,119	206,331	23.99%
Reserves				
Capital Reserve	125,000	-	125,000	0.00%
Total Reserves	125,000	-	125,000	0.00%
TOTAL EXPENDITURES & RESERVES	**539,209**	**113,712**	**425,497**	**21.09%**
Excess (deficiency) of revenues Over (under) expenditures	-	217,218	217,218	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		**216,151**		
FUND BALANCE, ENDING		**$ 433,369**		

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2024

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	$ -	$ 3,803	$ 3,803	0.00%
Special Assmnts- Tax Collector	242,370	249,583	7,213	102.98%
TOTAL REVENUES	**242,370**	**253,386**	**11,016**	**104.55%**
EXPENDITURES				
Debt Service				
Principal Debt Retirement	81,000	-	81,000	0.00%
Interest Expense	161,370	79,774	81,596	49.44%
Total Debt Service	242,370	79,774	162,596	32.91%
TOTAL EXPENDITURES	**242,370**	**79,774**	**162,596**	**32.91%**
Excess (deficiency) of revenues Over (under) expenditures	-	173,612	173,612	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		**251,772**		
FUND BALANCE, ENDING		**$ 425,384**		

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2024

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	$ -	$ 2,187	$ 2,187	0.00%
Special Assmnts- Tax Collector	138,020	139,204	1,184	100.86%
TOTAL REVENUES	**138,020**	**141,391**	**3,371**	**102.44%**
EXPENDITURES				
Debt Service				
Principal Debt Retirement	39,000	-	39,000	0.00%
Interest Expense	99,020	49,120	49,900	49.61%
Total Debt Service	138,020	49,120	88,900	35.59%
TOTAL EXPENDITURES	**138,020**	**49,120**	**88,900**	**35.59%**
Excess (deficiency) of revenues Over (under) expenditures	-	92,271	92,271	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		**117,240**		
FUND BALANCE, ENDING		**$ 209,511**		

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2024

General Fixed Assets Account Group Fund (900)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
TOTAL REVENUES	**-**	**-**	**-**	**0.00%**
EXPENDITURES				
TOTAL EXPENDITURES	**-**	**-**	**-**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		**5,321,541**		
FUND BALANCE, ENDING		**$ 5,321,541**		

SUMMIT AT FERN HILL CDD

Bank Reconciliation

Bank Account No.	3620	TRUIST - GF Operating
Statement No.	01-24	
Statement Date	1/31/2024	

G/L Balance (LCY)	466,481.12	**Statement Balance**	467,408.88
G/L Balance	466,481.12	**Outstanding Deposits**	0.00
Positive Adjustments	0.00		
		Subtotal	467,408.88
Subtotal	466,481.12	**Outstanding Checks**	927.76
Negative Adjustments	0.00	**Differences**	0.00
Ending G/L Balance	466,481.12	**Ending Balance**	466,481.12
Difference	0.00		

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
Checks							
10/11/2023	Payment	DD131	Payment of Invoice 000557		127.21	127.21	0.00
11/30/2023	Payment	2441	ITZ ELECTRIC CORP		190.00	190.00	0.00
12/21/2023	Payment	2448	A-QUALITY POOL SERVICE		1,505.00	1,505.00	0.00
12/21/2023	Payment	2449	SUMMIT AT FERN HILL CDD		333,176.10	333,176.10	0.00
1/12/2024	Payment	2451	AFFORDABLE LOCK & SECUIRTY		124.50	124.50	0.00
1/12/2024	Payment	2452	A-QUALITY POOL SERVICE		1,460.00	1,460.00	0.00
1/12/2024	Payment	2453	B&F LAWN & LANDSCAPING INC		14,160.00	14,160.00	0.00
1/12/2024	Payment	2454	HOME TEAM PEST DEFENSE, INC.		163.50	163.50	0.00
1/12/2024	Payment	2455	ILLUMINATIONS HOLIDAY LIGHTING		2,685.00	2,685.00	0.00
1/12/2024	Payment	2456	INFRAMARK LLC		4,137.44	4,137.44	0.00
1/12/2024	Payment	2457	STRALEY ROBIN VERICKER		318.50	318.50	0.00
1/12/2024	Payment	2458	SUMMIT AT FERN HILL CDD		2,494.23	2,494.23	0.00
1/12/2024	Payment	2459	YELLOWSTONE LANDSCAPE		6,333.50	6,333.50	0.00
1/24/2024	Payment	2460	FIRST CHOICE AQUATIC WEED MGMT LLC		890.00	890.00	0.00
1/24/2024	Payment	2461	YELLOWSTONE LANDSCAPE		780.00	780.00	0.00
1/31/2024	Payment	DD146	Payment of Invoice 000686		484.96	484.96	0.00
1/31/2024	Payment	DD147	Payment of Invoice 000687		2,622.86	2,622.86	0.00
1/31/2024	Payment	DD148	Payment of Invoice 000688		40.99	40.99	0.00
1/31/2024	Payment	DD149	Payment of Invoice 000689		713.70	713.70	0.00
1/10/2024		JE000280	Correction to Frontier ACH		0.53	0.53	0.00
1/29/2024	Payment	DD150	Payment of Invoice 000739		508.68	508.68	0.00
Total Checks					372,916.70	372,916.70	0.00
Deposits							
1/3/2024		JE000224	MO########### - clubhouse rental	G/L	50.00	50.00	0.00
1/23/2024		JE000268	CK#4751### - Clubhouse Rental	G/L	50.00	50.00	0.00
1/5/2024		JE000269	Debt Service/ Tax Revenue	G/L	4,670.45	4,670.45	0.00
Total Deposits					4,770.45	4,770.45	0.00
Outstanding Checks							
6/22/2023	Payment	2370	ZEBRA POOL CLEANING TEAM INC		600.00	0.00	600.00

SUMMIT AT FERN HILL CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
11/22/2023	Payment	2437	DOUGLAS ROSS SMITH	200.00	0.00	200.00
1/10/2024	Payment	DD145	Payment of Invoice 000691	127.76	0.00	127.76
Total Outstanding Checks.....				**927.76**		**927.76**

Fifth Order of Business

5Ci.

SUMMIT AT FERN HILL CDD

Field Inspection - February 2024

Friday, February 23, 2024

Prepared For Summit At Fern Hill Board Of Supervisors

23 Items Identified

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Item 1

Assigned To Yellowstone

Muhly grass needs to be trimmed along Fern Hill Dr.

Item 2

Assigned To Aquatic Weed Control

Pond bank 1 is trimmed. Some trash.

Item 3

Assigned To Yellowstone

Dog bags need to be refilled at the dog park.

Item 4

Assigned To Yellowstone

Palmettos and Coontie palms in the median on Cone Grove Rd are nicely trimmed.

Item 5

Assigned To Yellowstone

There is still a patch of dead turf at the main monument from the electrical issues in the irrigation system a few months ago. It should grow back in the spring. Landscaping looks good around it.

Item 6

Assigned To Aquatic Weed Control

A lot of trash in the ponds.

Item 7

Assigned To Yellowstone

The landscaping beds around pond 3 have been neglected and need to be cleaned up ASAP.

Item 8

Assigned To Yellowstone

More Goldmounds and other enhancements needed at the Fuzzy Cattail St monuments.

Item 9

Assigned To Jayman Enterprises

Repairs are being quoted for the foam trim.

Item 10

Assigned To Yellowstone

Perennial Peanuts are getting overgrown at the other Fuzzy Cattail St monument.

Item 11

Assigned To Yellowstone

Muhly grass needs trimming around the clubhouse parking lot.

Item 12

Assigned To Yellowstone

Palm trimming needed.

Item 13

Assigned To Yellowstone

Landscaping in the front of the clubhouse looks good.

Item 14

Assigned To A-quality Pools

Pool looks good. Very windy today so a few leaves have blown in.

Item 15

Assigned To Aquatic Weed Control

Pond 4 looks good and the landscaping bed is trimmed.

Item 16

Assigned To Aquatic Weed Control

Ponds 7 and 8 look good.

Item 17

Assigned To Aquatic Weed Control

More trash in pond 8.

Item 18

Assigned To Yellowstone

The easement behind the houses on Crested Fringe Dr is mowed.

Item 19

Assigned To Yellowstone

Plumbago and Viburnum look good at the end of Golden Wonder Ln. Plumbago is ready for a trim.

Item 20

Assigned To Yellowstone

Playground looks good.

Item 21

Assigned To Yellowstone

Two options have been quoted to fill in the path around the playground - crushed shell or small pebbles. I recommend crushed shell for consistency.

Item 22

Assigned To Yellowstone

String trimming needed further down along the banks of pond 5.

Item 23

Assigned To Jayman

Retaining wall needed.

5Cii

First Choice Aquatic Weed Management, LLC.

Lake & Wetland Customer Service Report

Job Name:

Customer Number: 437 Customer: FCA - SUMMIT @ FERN HILL CDD

Technician: Matt H

Date: 02/09/2024 Time: 09:56 AM

Customer Signature:

Waterway Treatment	Algae	Submersed Weeds	Grasses and brush	Floating Weeds	Blue Dye	Inspection	Request for Service	Restriction	# of days
7			x						
8	x		x						
4		x	x						
5		x	x						
6		x	x						
3		x	x						
2		x	x						
1			x						

CLARITY
- ☐ < I'
- ☒ 1-2'
- ☐ 2-4'
- ☐ > 4'

FLOW
- ☒ None
- ☐ Slight
- ☐ Visible

METHOD
- ☒ ATV
- ☐ Airboat
- ☐ Backpack
- ☐ Boat
- ☐ Truck

CARP PROGRAM
- ☐ Carp observed
- ☐ Barrier Inspected

WATER LEVEL
- ☐ High
- ☒ Normal
- ☐ Low

WEATHER
- ☒ Clear
- ☐ Cloudy
- ☐ Windy
- ☐ Rainy

FISH and WILDLIFE OBSERVATIONS

- ☐ Alligator
- ☒ Anhinga
- ☐ Bass
- ☐ Bream
- ☐ Catfish
- ☒ Coots
- ☐ Cormorant
- ☐ Egrets
- ☐ Gallinules
- ☐ Gambusia
- ☐ Herons
- ☐ Ibis
- ☐ Osprey
- ☐ Otter
- ☐ Snakes
- ☐ Turtles
- ☐ Woodstork
- ☐ _____
- ☐ _____

NATIVE WETLAND HABITAT MAINTENANCE

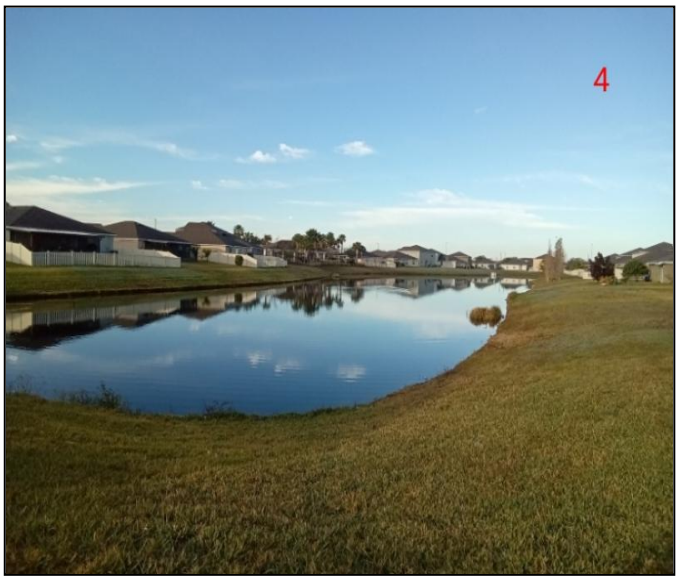
- ☐ Arrowhead
- ☐ Bacopa
- ☐ Blue Flag Iris
- ☐ Bulrush
- ☐ Chara
- ☐ Cordgrass
- ☐ Golden Canna
- ☐ Gulf Spikerush
- ☐ Lily

Beneficial Vegetation Notes:

- ☐ Naiad
- ☐ Pickerelweed
- ☐ Soft Rush
- ☐ _____
- ☐ _____

7

8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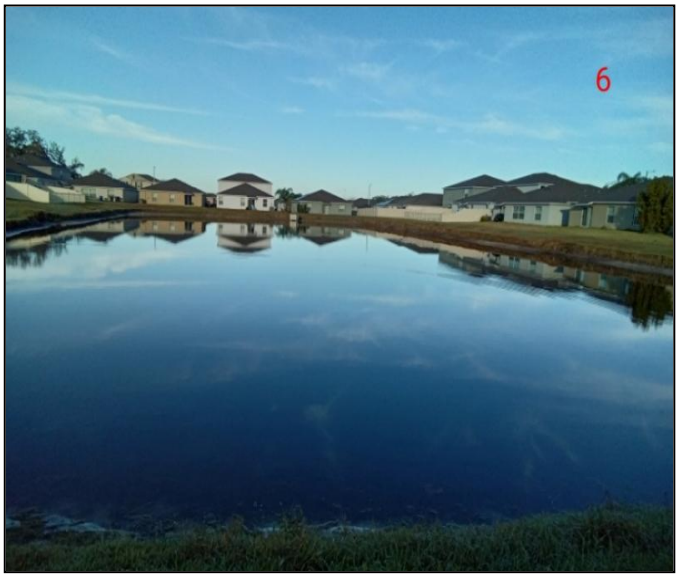
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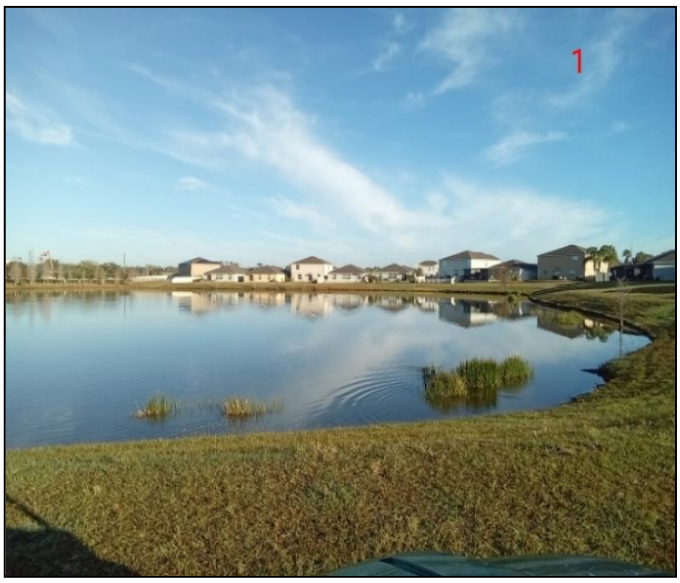
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