

**SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT
DISTRICT**

MAY 6, 2024

AGENDA PACKAGE



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

Summit at Fern Hill Community Development District

Agenda Package 2

Board of Supervisors

Antonio Bradford, Chairman
Angela White, Vice Chairperson
Douglas Smith, Assistant Secretary
Tiebe Kiflom, Assistant Secretary
Yonatan Derar, Assistant Secretary

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

Regular Meeting Agenda

Monday, May 6, 2024, at 6:00 p.m.

Join Teams Meeting

Meeting ID: 227 887 413 654 Passcode: V8AysV

1. Call to order/Roll Call

2. Public Comments on Agenda Items

3. Business Items

- A. Consideration of Security Camera Proposals
- B. Consideration of Outdoor Furniture Connection Pool Chair Repair Proposal
- C. Consideration of Janitorial Services Proposal
- D. Consideration of Resolution 2024 - 03; Approving Proposed Budget and Setting Public Hearing (*under separate cover*)
- E. Consideration of Fence Washing Proposal
- F. General Matters of the District

4. Consent Agenda

- A. Consideration of the Board of Supervisors' Meeting Minutes April 1, 2024
- B. Consideration of Operation and Maintenance Expenditures for March 2024
- C. Review of Financial Statements Months Ending on March 31, 2024
- D. Ratification of Affordable Lock Clubhouse Access Control Installation
- E. Ratification of Advanced Energy Solutions VFD Repair

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 will be held on June 3, 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

3A.

ESTIMATE

RUAV

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

Estimate To:

Summit at fernhill

lisa.castoria@inframark.com

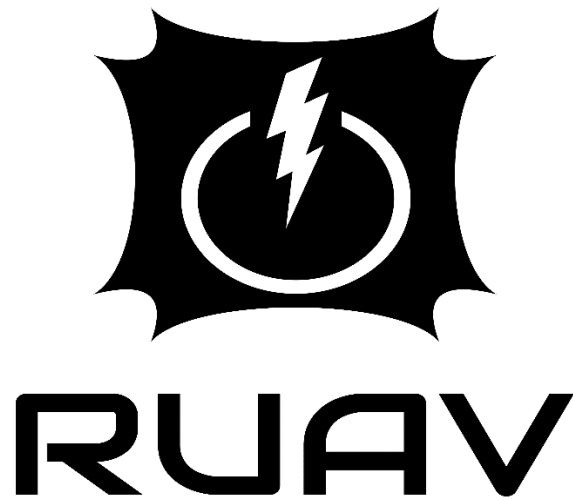
Estimate #	905
Date	Feb 5, 2024
Total	\$9,400.00 USD

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	Discount	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. 100 off for the old broken NVR	1 Qty	\$800.00	\$100.00	\$700.00
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 Inline Discount		\$9,400.00 USD \$100.00 USD	

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 \$9,400.00 USD



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

RUAV

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

Estimate #	905
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Summit at fernhill
lisa.castoria@inframark.com

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Terms & Conditions			Sub Total	\$9,500.00 USD

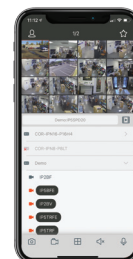
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Total \$9,500.00 USD

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



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(2592×1520) 3MP(2304×1296),1080P(1920×1080) 960P(1280×960),720P(1280×720) Substream @30fps 720P(1280×720),VGA(640×480),QVGA(320×240) Mobilestream @30fps VGA(640×480), QVGA(320×240)
Bitrate control method	CBR/VBR
Streaming Capability	Triple-Stream (Main / Sub / Mobile)
Protocol	TCP/IP,HTTP,DHCP,DNS,DDNS,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)



3.5"



3.9"



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

8 CHANNEL NETWORK VIDEO RECORDER with POE

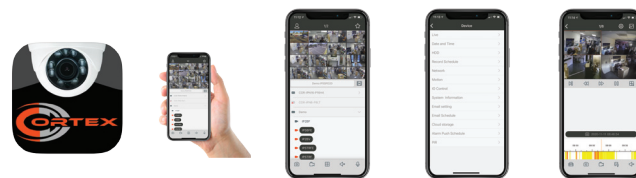


SPECIFICATIONS

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

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



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)



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.

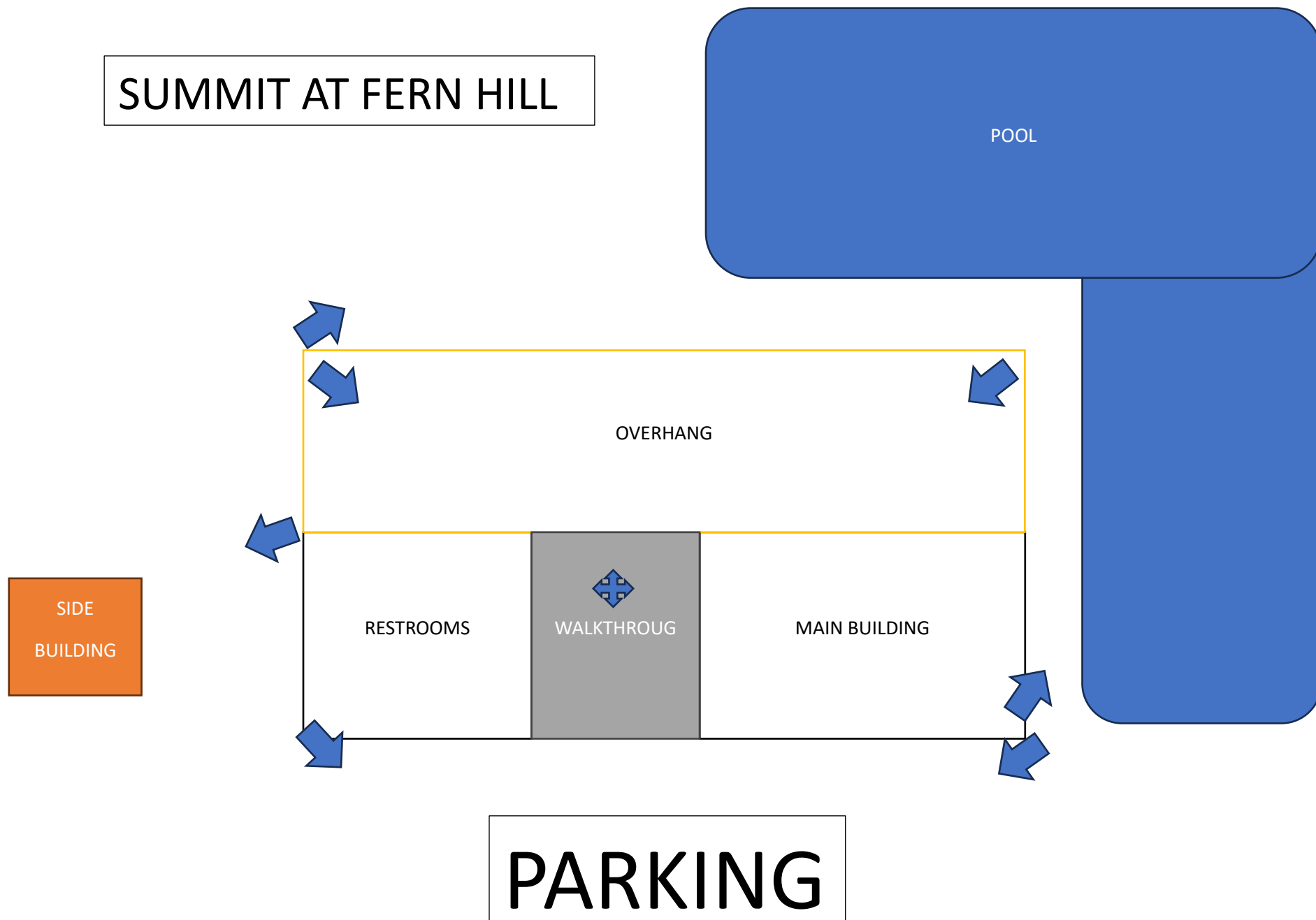
AUTHORIZED SIGNATURE:

FOR: Summit at Fern Hill

PRINT NAME:

DATE:

SUMMIT AT FERN HILL





Eagle Eye Networks Camera System

Monitored & Non-Monitored Camera System Options

Prepared for: Summit at Fern Hill CDD

Created by: Thomas Giella | CEO of Complete I.T. Corp

Email: Thomas@completeit.io

Phone: (813) 444-4355 Ext 203

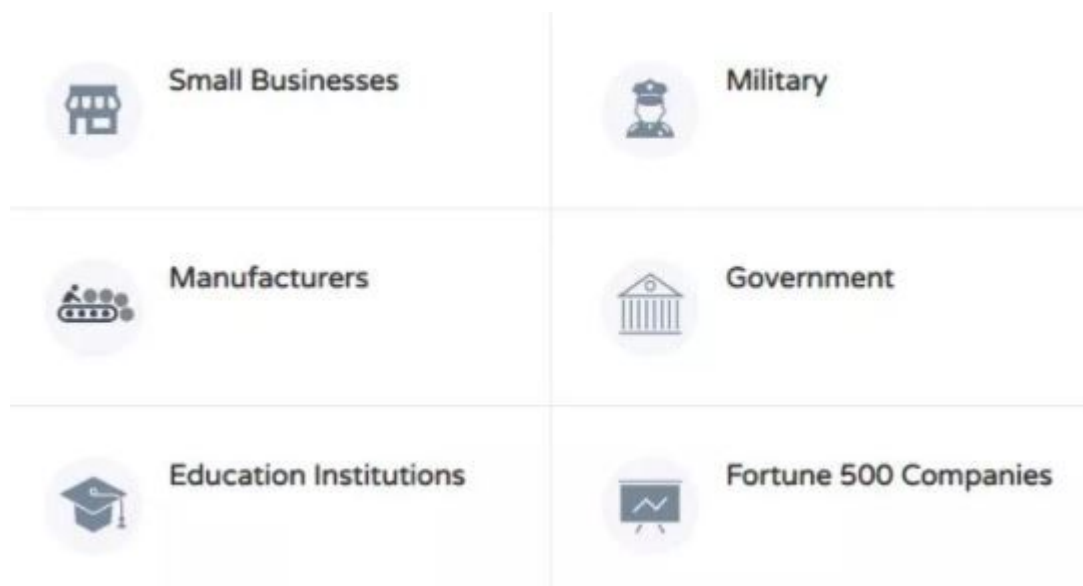


- Your Technology Professionals -
Sales, Training, & Support

Hi Summit at Fern Hill CDD,

Complete I.T. has worked with small businesses, CDD's & HOA's, all the way up to Fortune 500 companies. No job is too big or too small. Complete I.T. Specialty Electrical License ES12001800.

Complete I.T. uses high quality products for one reason—quality makes a happy customer. We understand how inferior products, that may cost less in the beginning, can cost you much more in the end. Products chosen by Complete I.T. are often of superior craftsmanship and practical pricing than competitors.



All products sold by Complete I.T. hold a minimum 1-year manufacturer warranty. You as the client never have to worry about the warranties. If a product fails within a specified warranty period,

Complete I.T. can take care of the exchange or replacement. By allowing Complete I.T. to take care of your technology solutions, you can tend to what you do best, your company.



Networks Infrastructure (Wi-Fi)

Security. Access. Backbone. Up-time.

Complete I.T. designs, installs, and manages efficient network backbones. Whether you are a one-man show, or an fortune 500 company, your employees and clients deserve easy accessibility and a impeccable up-time.



Camera Systems (CCTV)

Up To 4K Resolution. Night Vision. Digital. PTZ.

Our digital solutions will capture video at your office, allowing you to review footage from any computer or mobile device with an internet connection. Crisp clear video, with audio capture being optional. Large assortment of cameras for any project. Local and cloud recording available.



Access Control Systems (ACS)

Cloud Based. Secure. Affordable. Easy To Use.

Have you pondered what would happen if the computer or server running your access control system crashed? By going with our Cloud solution, you won't have too. No large up-front software licensing fees.



Worry-Free Cloud Video Surveillance for Your Business

Make your business more efficient and the world a safer place – all on the only video management platform robust and flexible enough to power the future of video surveillance.

Eagle Eye Cloud Video Management System



CAMERA COMPATIBILITY

Use existing cameras or purchase from hundreds of the world's leading camera manufacturers, as Eagle Eye allows for the greatest choice and flexibility of any system on the market.



TRUE CLOUD

Benefit from easily deployed cloud technology that provides you with infinite scalability, flexibility, accessibility, and reliability.



CYBER SECURE

Protect your data with a system built by experts in cybersecurity who know how to prevent, detect, and respond to attacks, so you don't have to.



OPEN PLATFORM

Integrate seamlessly with other mission-critical applications, such as access control, smart sensors, and point-of-sale.



AI & ANALYTICS

Move beyond monitoring by leveraging data to identify threats; inform responses; and improve business operations, efficiency, and service.



THE EAGLE EYE CLOUD VMS

Smart Video Surveillance





Smart, Simple, Secure Cloud Video Surveillance for Your Business

Your security system should not only protect your people and property, it should also provide insight to help your business grow and thrive. It's Eagle Eye Networks mission to help you do just that.

We're leaders in delivering the power, flexibility, and cost-savings of cloud technology to the video surveillance market, helping you improve operations and enhance customer service, all while keeping an eye on what truly matters.

Whether you run a small business, global enterprise, or something in-between, you need a video solution capable of adapting to your needs – today and tomorrow. The Eagle Eye Cloud Video Management System (VMS) simplifies video surveillance through the flexibility of cloud paired with the convenience of easy, affordable installation and remote management.

The Eagle Eye Cloud VMS Equips You With:

True Cloud Technology

With a true cloud video solution, the video is processed and managed in the cloud, which offers users countless benefits.

- Scalability, so the system easily grows with your business
- Flexibility, enabling you to use the cameras and cabling in which you've already invested
- Accessibility, meaning you can view video from anywhere, on any device
- Reliability, regardless of your bandwidth limitations

Ease of Use

Eagle Eye provides easy installation, simple setup, an attractive and intuitive interface, central management, multisite viewing, on-the-fly camera sharing, storage retention flexibility, and much more.

Cybersecurity

The Eagle Eye VMS is built and maintained by cybersecurity experts who are laser-focused on protecting the confidentiality, integrity, and availability of your systems and the valuable data they contain.

Among other leading cybersecurity best practices, the Eagle Eye VMS offers secure encryption to buffered and locally-recorded video, constant monitoring against potential cyber threats, no vulnerable open ports or onsite firewalls, no onsite software to patch, triple redundant video storage, and two-factor authentication.





Open Platform

Closed systems can be problematic and costly to upgrade or add new technologies. Eagle Eye's open architecture gives you the power to choose from unlimited integrations, giving you the freedom to add new applications as your business needs evolve, ultimately increasing the value of your system. Easily integrate access control, point-of-sale, and license plate recognition to name just a few, for a single view of your operations.

Our open API platform offers:

- Greater customization
- Lower total cost of ownership (with no vendor lock-in and no additional licensing fees)
- Stronger cybersecurity
- A future-proofed investment (allowing you to incorporate tools for future needs)
- Speed to market (applications can be built in hours, not months, and updated in minutes, not weeks)

Artificial Intelligence and Analytics

Create long-term strategies based on the insights gained from your video analytics. For example, easily determine the number of people entering and exiting your property at any given time. Monitoring customer traffic flow and patterns is crucial to operations and marketing, allowing for better planning around staffing, floor displays, and store layouts.

Video analytics also provide insight into employee behaviors, ensuring procedures are being properly followed, customer interactions are positive, and training is appropriate and effective.

Project Summary

In this proposal, Complete I.T. Corp has provided you with a monitored and non-monitored camera system. Between the two systems, there are 4MP cameras, and 5MP Ai cameras used in conjunction with 4MP cameras.

The pricing is with CDD owned CMVRs. The CMVR (recording unit) would be owned by the district and come with a 2-year manufacturer warranty. Cameras come with a manufacturer 3 year limited warranty as well.

Our monitored system has human detection that identifies humans. These cameras are then sent to a second onsite unit for verification using a second Ai. Once the second Ai confirms it is a human, the notification is sent to our central station to confirm it is a human. Once confirmed by a human, a text notification is sent to up to 5 people for confirmation to be sure it isn't the pool company or 3rd party vendor. If nobody responds, our central station will ask them to leave. This is a talk down, not a pre-recorded message. If they do not leave, the police are notified.

For our non-monitored system, we offer the ability for anyone with secured access to the system via the App to talk down (2-way communication). In the next few quarters, we will be able to add a additional Ai software feature upgrade to these non-ai cameras to notify anyone with the App for night time trespassers. This would also have the option to use our central station to monitor the location.

Complete I.T. Camera Solution:

- Installation of new cameras
- Install new managed POE port switch
- Installation of (1) new AXIS PA loudspeaker. This will allow district staff, district board, or patrol to:
 - Have 2-way communication through the Eagle Eye Network app. Great for at night or when allow from the phone (non-monitored)
 - Allow staff to talk through CIT phone system through the PA. Great for emergency messages during the day and to stop kids from running around the pool deck. This can also be done remotely from the phone at the main clubhouse. (non-monitored)
 - Allow for custom pool closure messages right before the pool is scheduled to close. This has been proven to help disburse residents instead of them staying well after the pool closes.
- Installation of new CAT6 wire for the AXIS PA
- Remove old equipment
- Installation of UPS
- **Minimum of 30-days video retention. State requirement is 30-days.**

Not-Monitored Camera System



New 4MP Exterior Cameras

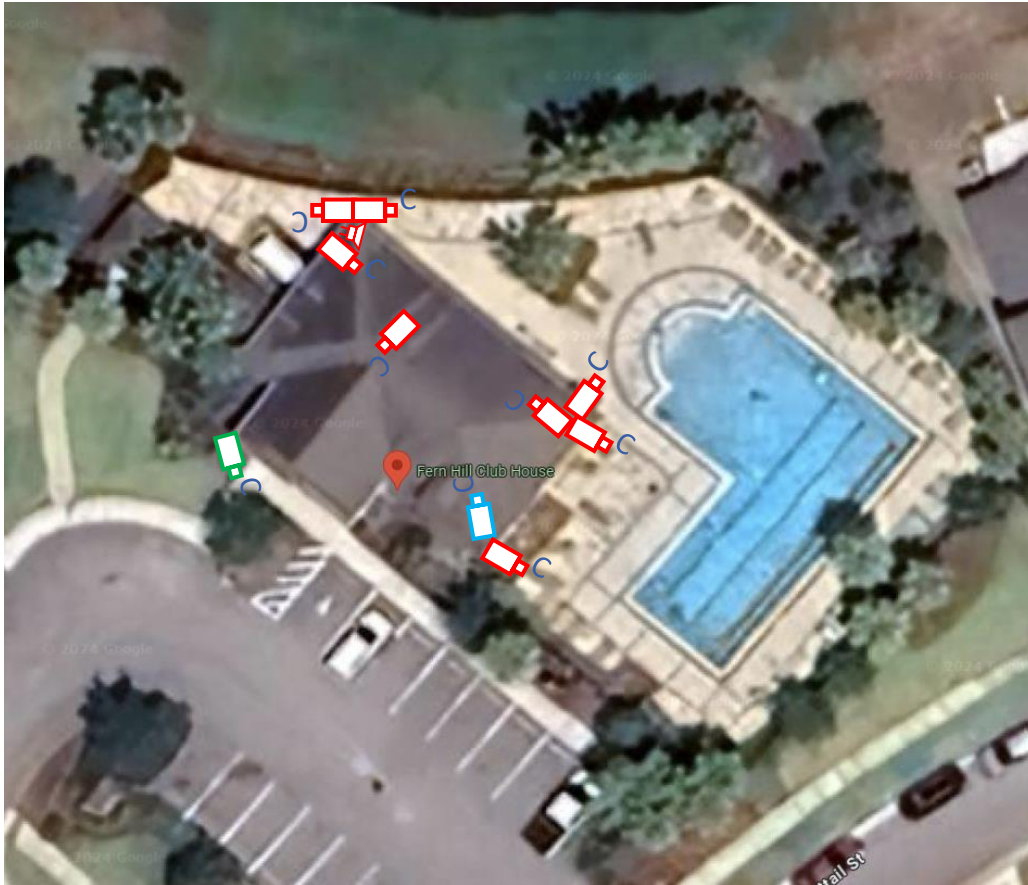


New 4MP Interior Exterior Cameras



New AXIS PA Speaker

Monitored Camera System



New 5MP Ai Exterior Cameras



New 4MP Exterior Cameras



New 4MP Interior Exterior Cameras



New AXIS PA Speaker

Option 1: Not Monitored Proposal

Camera: Eagle Eye Camera System

Equipment	Price
Camera System <ul style="list-style-type: none"> (1) CMVR 420 <ul style="list-style-type: none"> 30-days of onsite retention (1) POE 16 Port Managed Switch (8) Hanwha 4MP Cameras (3-year manufacturer warranty) (1) AXIS PA Speaker Wall Mounted Server Rack 300W UPS Patch panel and accessories (9) CAT6 Up to 12 hours of technician installation time 	\$9,378.00

Estimated Camera Project Total \$9,378.00

Software Licenses: Eagle Eye

Description	Price	QTY
EEN Local Data Recording License	\$9.50	8
EEN Talk Down Feature (2-way communication)	\$10.00	1

Monthly Camera License \$86.00

Option 2: Monitored Proposal

Camera: Eagle Eye Camera System

Equipment	Price
Camera System <ul style="list-style-type: none">(1) CMVR 420<ul style="list-style-type: none">30-days of onsite retention(1) POE 16 Port Managed Switch(8) Hanwha 5MP Ai Cameras (3-year manufacturer warranty)(2) Hanwha 4MP Cameras (3-year manufacturer warranty)Wall Mounted Server Rack300W UPSPatch panel and accessories(11) CAT6Camera Monitoring Hub(1) AXIS Outdoor Network Horn Speaker for Long Range Speech<ul style="list-style-type: none">Includes daily automated pool closing announcementsUp to 16 hours of technician installation time	\$13,676.00

Estimated Camera Project Total \$13,676.00

Software Licenses: Eagle Eye

Description	Price	QTY
EEN Local Data Recording License	\$9.50	10
EEN Talk Down Feature	\$10.00	1
CIT Video Monitoring	\$500.00	1

Monthly \$605.00

PAYMENT AND ASSOCIATED TERMS

1. Prior to commencing any requested Service, hereby contemplated to be on a project-basis, the Vendor shall provide an estimate of fees, to wit the Customer shall tender 50% of the total estimated fee for that project prior the Vendor's duty to commence working on said Project or Service. Once the Vendor receives the initial 50% deposit, the Vendor shall complete the requested Service. Once the Vendor completes the Service, the Customer shall tender the remaining 50% fee within fourteen (14) calendar days.
2. To the best of Vendor's ability, most Services can be completed within thirty (30) calendar days. However, the Customer acknowledges that this estimated timeframe for completion of Service varies significantly due to various factors. The Vendor shall, within its estimate of fees, state the estimated timeframe to complete the Service requested by the Customer, which may go beyond thirty (30) calendar days. If the Customer requests the Vendor to postpone or delay completion of its Services, which must be in writing and timely delivered to the Vendor, the Customer acknowledges that there may be additional fees charged by Vendor. If the Customer requests the Vendor to postpone or delay completion of its Services beyond more than fifteen (15) calendar days, the Vendor shall invoice the full amount of Services tendered to-date and the Customer shall tender full payment within fifteen (15) calendar days of receipt of invoice.
3. Non-payment at the aforescribed deadlines shall constitute a material breach by the Customer.
4. A monthly service charge of 1.5% or the greatest amount allowed by Florida state law shall be assessed on all past due balances. Payments will be credited first to late invoices, if no invoice number is stated on the payment check. Customer shall be responsible for all collection and attorney's fees incurred due to the Customer's default under this Agreement.
5. Supplemental Services include the Vendor's time spent on-site with the Customer, support via the phone or online (including, screen-sharing services), and travel time. Vendor shall invoice separately for the foregoing services.
6. If a support request is submitted by the Customer after normal business hours of operation, or during a Holiday, the client will be billed at one and one-half (1.5) times the normal per hour tech labor rate, no exclusions, and will be labeled in the ticket and invoice

as emergency billed technician hours. Support request submission includes, but is not limited to, text message, email, phone call, voicemail, and website submission.

7. Technician Time Rates:

1. During normal business hours, clients will be billed the following per hour. For emergency billed technician hours, clients will be charged at a rate of 1.5 times the normal technician labor charge.
2. \$165 per hour

8. Customer may submit support requests as follows: by calling (813) 444-4355, by e-mailing support@completeit.io, or by clicking on the Complete I.T. icon located on the desktop of any computer if the Customer has one of the three-tiered Managed Service Provider (MSP) plans. Support requests made outside of calling the Vendor office phone number, E-mail, or desktop icon may significantly delay the response time of the Complete I.T. support team.
9. Vendor holds a **"NO REFUNDS"** policy on the deposit, project total, or any monetary exchange of any kind. Except out any customer-installed software/anti-virus etc that may be connected to the breach

3B.



ESTIMATE

Outdoor Furniture Connection LLC

P.O. Box 566

St. Petersburg, FL 33731

Date

4/16/24

Attention: Lisa Castoria

Name
Summit at Fern Hill c/o Inframark
Address
10340 Boggy Moss Drive
City, State, Zip
Winmauma, FL

Quantity	Description	Unit Price	Line Total
	Furniture Project - Resling		
6	Dining Chairs - complete resling	115.00	690.00
	Silver Frames		
	Fabric: Dupioni Kiwi		
SUBTOTAL			\$ 690.00
Sales Tax 0.00%			
Pick up and Delivery			\$ 150.00
TOTAL			\$ 840.00

Phone		Email	Web Site
(727) 386-3566		petemazer@gmail.com	www.ofc-florida.com

THANK YOU FOR YOUR BUSINESS!

3C



About Us

- Janitorial Services Osha and ISSA certified
- Handyman Services \$45 hourly rate
- Painting Services, Pavers Repair.
- Dog Stations service and repairs.
- Propane tanks Services.
- Pressure wash Services.
- Pond Cleanups
- Post Construction Clean up
- HVAC Services
- Windows cleaning
- Tile, Grout cleaning services.
- Porter Services \$45 hourly rate

**NEW CLIENT
OFFER**

\$500 Monthly Services, Flat rate.
3 Day weekly Services
Supplies Included.
Toilet paper, Soap, Three fold
Napkins.
Dog Stations services (included)
One time monthly pressure wash
service (Included)

Residential
Commercial Industrial

NEPTUNE MULTI SERVICES

CDD AND HOA COMMUNITY SOLUTION

Call Us Today
813-778-9857

neptunemts@gmail.com



Jayman Enterprises, LLC

Contract Cleaning Agreement

This agreement is made this _____, 2024, by and between Jayman Enterprises, LLC (Hereinafter called "JELLCO") and Summit at Fern Hill CDD (hereinafter called "Client"). Whereas, the Client desires JELLCO to supply contract cleaning and related janitorial services to the property commonly known as the Summit at Fern Hill CDD.

Now therefore, the parties agree as follows:

1. Performance of Duties. Beginning on _____, 2024, JELLCO will provide services for the areas to be serviced described in the "Performance Schedule," a true and accurate copy of which is attached to this Agreement. JELLCO agrees that the janitorial services to be provided shall be conducted according to the guidelines agreed upon between the Client and JELLCO.
2. Terms. The terms of the Performance Schedule or the price stated in paragraph 3, may be modified at any time by the mutual execution of written change orders by either party. All executed change orders shall become part of this Agreement. JELLCO will give the Client (30) days prior notice of any price change for services rendered pursuant to the Performance Schedule. Client will notify JELLCO of any changes in service times, any alterations to the furnishings, floor, wall, or ceiling surfaces at the Client's premises, or any other change which will affect the Performance Schedule and consequently the contract price. This Agreement shall continue in effect from the date services are to begin, for a period of one (1) year, unless terminated.
3. Payment. The Client shall make payments to JELLCO for services rendered at the rate \$750 per month includes service twice per week. JELLCO will supply all necessary materials. The first billing will be made on the first day services are rendered and shall be payable 30 days. Subsequent billings and due dates will be monthly. Client shall pay JELLCO its costs and expenses, including reasonable attorney's fees paid or incurred in enforcing the terms of this Agreement.
4. Insurance. JELLCO shall produce adequate insurance coverage and will deliver to the Client certificates of Insurance upon request.
5. Termination. This Agreement may be terminated by either party giving thirty (30) days written notice by certified mail, return receipt requested, addressed to the other party at the address indicated below. In the event that JELLCO fails to perform its services in a manner satisfactory to the Client, the Client may terminate this Agreement with the following procedure:

- a. Written notification to JELLCO by certified mail citing areas of deficiencies.
- b. If, within ten (10) working days of receipt of such notification, JELLCO has failed to correct said deficiencies, Client may terminate this Agreement by giving JELLCO twenty (20) days notification of the termination.
6. JELLCO will perform all services required under this Agreement, except when prevented by strike, lockout, act of God, accident, or other circumstances beyond its control.
7. Additional charges may Apply if required when a party has taken place on property with or without management consent and cleanup is necessary above and beyond the normal. This fee will be determined by the amount of cleanup is needed to restore amenities back to a presentable state.
8. This Agreement contains all the covenants and agreements between the parties and may not be modified except in writing, signed by both parties.

Client

By _____

Authorized Agent

Address _____

Jayman Enterprises, LLC

Jeremy Crawford

1020 Hill Flower Dr.

Brooksville, Fl. 34604

ESTIMATE

JNJ Amenity Services LLC
7804 Davie Ray Dr
Zephyrhills, FL 33540

services@jnjcleanservices.com
+1 (813) 781-8999

**Summit at Fern Hill CDD c/o Inframark**

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

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

Estimate details

Estimate no.: 1017
Estimate date: 04/03/2024

#	Date	Product or service	Qty	Rate	Amount
1.		Restrooms Clean/sanitize toilets and urinal. Sweep/mop floors. JNJ provides all supplies which include toilet paper, paper towels, soap, trash bags and complimentary urinal screens and air fresheners.	2	\$150.00	\$300.00
2.		Activity room Sweep/vacuum/mop when needed. Clean all windows inside of room.	1	\$150.00	\$150.00
3.		Pool Deck Rearrange pool chairs, loungers and tables when needed. Pick up any trash around pool deck. Clean tables and chairs as needed.	1	\$100.00	\$100.00
4.		Trash Remove and replace 2 large trash bags on pool deck and 1 recycling by mailboxes.	3	\$30.00	\$90.00
5.		Mailbox area Mailbox area to be wiped down once a month.	1	\$25.00	\$25.00
Total					\$665.00

Note to customer

JNJ DOES NOT PROVIDE DOG STATION SERVICES.

Estimate is a monthly amount.

1. All supplies will be provided by JNJ AMENITY SERVICES LLC.
2. Services will take place two (2) times a week, eight (8) days a month.
3. Days of services will be Tuesdays and Thursdays. **JNJ does not provide services on weekends and/or major holidays unless it is an emergency.**

4. Deep cleaning services are an additional cost that will be added to the invoice as needed.
5. This proposal has an effective date of: TBD
6. JNJ will provide services and the invoice will be submitted on the 1st of the following month and are payable no later than the 15th of each month.
7. Inframark can submit payment by check, credit card, or direct deposit. Any checks must be made out to JNJ AMENITY SERVICES LLC and sent to above address, if by mail.
8. In the event this proposal proves unsatisfactory by either party, it may be terminated with a 30 days written notice.

ESTIMATE

JNJ Amenity Services LLC
7804 Davie Ray Dr
Zephyrhills, FL 33540

services@jnjcleanservices.com
+1 (813) 781-8999

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Suite 300
Tampa, FL 33607

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

Estimate details

Estimate no.: 1018
Estimate date: 04/03/2024

#	Date	Product or service	Qty	Rate	Amount
1.		Restrooms Clean/sanitize toilets and urinal. Sweep/mop floors. JNJ provides all supplies which include toilet paper, paper towels, soap, trash bags and complimentary urinal screens and air fresheners.	2	\$225.00	\$450.00
2.		Activity room Sweep/vacuum/mop when needed. Clean all windows inside of room.	1	\$225.00	\$225.00
3.		Pool Deck Rearrange pool chairs, loungers and tables when needed. Pick up any trash around pool deck. Clean tables and chairs as needed.	1	\$150.00	\$150.00
4.		Trash Remove and replace 2 large trash bags on pool deck and 1 recycling by mailboxes.	3	\$30.00	\$90.00
5.		Mailbox area Mailbox area to be wiped down once a month.	1	\$25.00	\$25.00
Total					\$940.00

Note to customer

JNJ DOES NOT PROVIDE DOG STATION SERVICES.

Estimate is a monthly amount.

1. All supplies will be provided by JNJ AMENITY SERVICES LLC.
2. Services will take place three (3) times a week, twelve(12) days a month.
3. Days of services will be Monday, Wednesday and Friday. **JNJ does not provide services on weekends and/or major holidays unless it is an emergency.**

4. Deep cleaning services are an additional cost that will be added to the invoice as needed.
5. This proposal has an effective date of: TBD
6. JNJ will provide services and the invoice will be submitted on the 1st of the following month and are payable no later than the 15th of each month.
7. Inframark can submit payment by check, credit card, or direct deposit. Any checks must be made out to JNJ AMENITY SERVICES LLC and sent to above address, if by mail.
8. In the event this proposal proves unsatisfactory by either party, it may be terminated with a 30 days written notice.

ESTIMATE

JNJ Amenity Services LLC
7804 Davie Ray Dr
Zephyrhills, FL 33540

services@jnjcleanservices.com
+1 (813) 781-8999

**Summit at Fern Hill CDD c/o Inframark****Bill to**

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

Ship to

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

Estimate details

Estimate no.: 1019

Estimate date: 04/03/2024

#	Date	Product or service	Qty	Rate	Amount
1.		Deep clean Deep clean will consist of scrubbing floors in restrooms, power washing window sills of activity room, removing watermarks from windows after pressure washing, and cleaning windows/blinds of activity room.	1	\$450.00	\$450.00
Total					\$450.00

Note to customer

Deep clean estimate is a one time service that is highly recommended based on the current condition of the property and, if approved, will be done prior to starting regular services at Summit at Fern Hill CDD.



Jayman Enterprises, LLC

PERFORMANCE SCHEDULE

Performed Bi-weekly MON/FRI

BATHROOMS AND AMENITY ROOMS

- | | |
|--|---|
| 1. Clean, sanitize, and polish all vitreous fixtures including toilet bowls, urinals, and hand basins | X |
| 2. Clean all glass and mirrors. | X |
| 3. Empty all containers and disposals, insert liners as required, spot clean, and sanitize containers. | X |
| 4. Spot clean all walls, doors, and stall partitions. | X |
| 5. Refill all dispensers to normal limits - paper towels, soap, toilet tissue, can liners, seat covers, and supplies. Supplies will be provided by Vendor. | X |
| 6. Low dust all horizontal surfaces up to hand height including sills, mouldings, ledges, shelves, frames, ducts. | X |
| 7. Deodorize floor drains | X |
| 8. Vacuum, sweep, damp mop, and sanitize hard floors. | X |

POOLS AND PATIOS

- | | |
|--|---|
| 1. Damp clean table tops | X |
| 2. Spot clean all trash containers | X |
| 3. Clean and sanitize drinking fountains | X |
| 4. Clean Bulletin board (if applicable) | X |
| 5. Clean debris from pool deck | X |
| 6. Arrange pool furniture | X |

MISCELLANEOUS DUTIES

- | | |
|--|-----------|
| 1. Remove dust and cobwebs | X |
| 2. Remove debris in areas immediately adjacent to entrance | X |
| 3. Remove debris around pool | X |
| 4. Notify Management company of any damage or needs for repair | As needed |

3D.

RESOLUTION 2024 - 03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2024/2025; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Summit at Fern Hill Community Development District (“**District**”) prior to June 15, 2024 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

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

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

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

DATE: August 5, 2024

HOUR: 6:00 p.m.

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

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

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

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

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

PASSED AND ADOPTED ON MAY 6, 2024.

Attest:

**Summit at Fern Hill Community
Development District**

Print Name: _____
Secretary / Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2024/2025

3E.

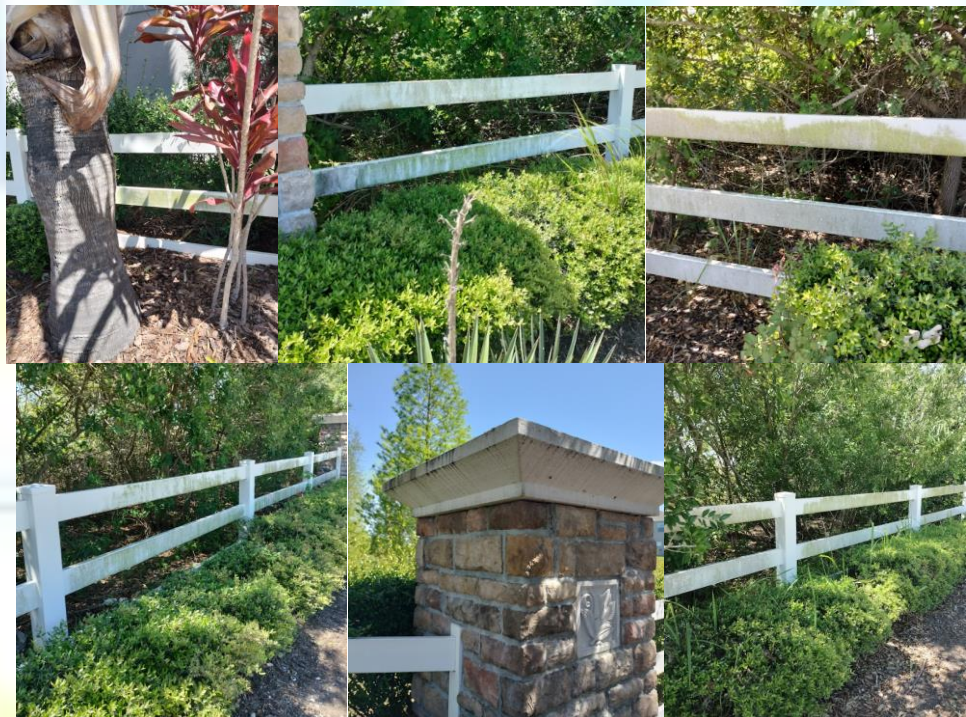
The *Summit at Fern Hill* fence washing proposal.

Hello All,

After a close inspection of the white fence surrounding the community. We noticed more than 80% of the fence needs to be washed. We came to this conclusion after dividing the number of dirty panels by the total number of panels. We recommend a full fence wash for this project on both sides of the fence to remove all mold and mildew.

Cost: \$2,200

We estimate it could take between one and two days to complete this project. Looking forward to hearing from you all.



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, April 1, 2024, and called to order at 6:21 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
Kathryn Hopkinson	District Counsel–(via teleconference)
Clay Wright	Field Manager–(via teleconference)
Robby Upton	RUAV– (via teleconference)

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. Consideration of Affordable Lock Proposal

The Board reviewed the proposal.

On MOTION by Mr. Bradford seconded by Mr. Smith, with all in favor accept the updated proposal for 3 clubhouse door access control system was approved as discussed. 3-0

B. Consideration of Mitigation Maintenance Proposal

The Board reviewed the mitigation maintenance proposal.

On MOTION by Mr. Bradford seconded by Mr. Smith, with all in favor the Florida Native Nursery Proposal in the amount of \$9,348.75 was approved. 3-0

APRIL 1, 2024

SUMMIT AT FERN HILL CDD

C. Consideration of RUAV Surveillance Camera Proposal

The above proposal is tabled.

D. Consideration of Jayman Enterprises Proposals

The Board tabled the above business item and requested a walk on the janitorial proposal.

The Board reviewed proposal #959 for dog station and two benches installed \$3,975.

On MOTION by Mr. Bradford seconded by Mr. Smith, with all in favor proposal #959 for dog station and two benches installed in the amount of \$3,975 was approved. 3-0

E. Consideration of Yellowstone Proposals

The Board reviewed proposals #372610 and #372621.

On MOTION by Mr. Bradford seconded by Mr. Smith, with all in favor proposal #372610 for palm pruning in the amount of \$2,253.49 was approved. 3-0

On MOTION by Mr. Bradford seconded by Ms. White, with all in favor proposal #372621 for raised planter box Croton Petra in the amount of \$814.27 was approved. 3-0

F. Consideration of Shell Path Proposals

The Board reviewed the proposals.

On MOTION by Mr. Bradford seconded by Ms. White, with all in favor, proposal #976 Jayman Enterprises shell path with boarder in the amount of \$5600 was approved. 3-0

G. Organization Matters**i. Consideration of Resume for Vacant Seat 3 & 4, Expiring 11/26**

On MOTION by Mr. Bradford seconded by Ms. White, with all in favor appointed Yonatan Derar to seat 4 and Tiebe Kiflom to seat 3 to serve on the Board of Supervisor for Summit at Fern Hill CDD was approved. 3-0

ii. Oath of Office for Newly Appointed Supervisors

The Oath of office was administered to Yonatan Derar and Tiebe Kiflom.

APRIL 1, 2024

SUMMIT AT FERN HILL CDD

iii. Resolution 2024-02; Designation of Officers

On MOTION by Mr. Bradford seconded by Ms. White, with all in favor Resolution 2024-02 for Designation of Officers was adopted. 3-0

H. Consideration of Resolution 2024 – 03; General Election

On MOTION by Mr. Bradford seconded by Mr. Smith, with all in favor Resolution 2024-03 for General Election was adopted. 4-0

I. General Matters of the District

A discussion ensued regarding the first presentation of the FY 2025 budget.

FOURTH ORDER OF BUSINESS

Consent Agenda

- A. Consideration of the Board of Supervisors' Meeting Minutes February 5, 2024**
- B. Consideration of Operation and Maintenance Expenditures January & February 2024**
- C. Review of Financial Statements Month Ending January 31, 2024 & February 29, 2024**

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

On MOTION by Mr. Bradford seconded by Mr. Smith, with all in favor, the Consent Agenda, was approved. 4-0

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Hopkinson discussed the following with the Board:

- Seat 5 election status and requirements.
- Barn resident and fence. District Counsel informed resident that he cannot attach a lock to the gate installed by Summit at Fern Hill CDD. The Board requested a proposal for gate/fence repair and demand letter sent by District Counsel to resident for repair cost.
- Florida Native Nursery warranty/contract to be prepared by 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.

APRIL 1, 2024

SUMMIT AT FERN HILL CDD

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:
 - Additional garbage can be added to pool area
 - Proposal for monument repair
 - Frontier internet repair for clubhouse
 - Additional janitorial proposal
 - Workshops be added to meeting schedule, 3rd Monday of each month, 6:00 P.M.
 - Pool chip repair
 - Invoice clarification for Yellowstone and A-Quality pools
 - Proposal request for rethreading of pool chairs
 - Request for resident letter pertaining to damage and theft of CDD property
 - Request that accountant call in May meeting
 - Fence cleaning/tree trimming request for Fern Hill and Cone Grove

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Bradford seconded by Mr. Smith, with all in favor, the meeting was adjourned at 8:36 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	0000258646	\$126.00		ACCESS SERVICE - MARCH 2024
A-QUALITY POOL SERVICE	970297	\$1,400.00		POOL - MARCH 2024
FIRST CHOICE AQUATIC WEED MGMT LLC	94393	\$445.00		WATERWAY SERVICE - MARCH 2024
INFRAMARK LLC	111465	\$3,612.50		DISTRICT INVOICE MARCH 2024
YELLOWSTONE LANDSCAPE	TM 673655	\$6,333.50		LANDSCAPE MAINT. - APRIL 2024
Monthly Contract Subtotal		\$11,917.00		
Variable Contract				
ANGELA WHITE	AW 030424	\$200.00		SUPERVISOR FEES - 03/04/24
ANTONIO DEON BRADFORD, SR.	AB 030424	\$200.00		SUPERVISOR FEES - 03/04/24
STRALEY ROBIN VERICKER	24317	\$1,277.00		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 02/29/24
Variable Contract Subtotal		\$1,677.00		
Utilities				
BOCC	0149 031524 ACH	\$482.45		WATER - 02/13/24-03/12/24
TAMPA ELECTRIC	030724 7513 ACH	\$35.76		ELECTRIC - 02/02/24-03/01/24
TAMPA ELECTRIC	030724 7729 ACH	\$2,682.38		ELECTRIC - 02/02/24-03/01/24
TAMPA ELECTRIC	030724 7901 ACH	\$634.72		ELECTRIC - 02/02/24-03/01/24
TAMPA ELECTRIC	030724 8520 ACH	\$484.96	\$3,837.82	ELECTRIC - 02/02/24-03/01/24
Utilities Subtotal		\$4,320.27		
Regular Services				
HOME TEAM PEST DEFENSE, INC.	99666925	\$179.90		PEST CONTROL
JAYMAN ENTERPRISES, LLC	3038	\$125.00		FENCE REPAIRS
NATIONAL PLAYGROUND CONSTRUCTION, LLC	CRF 032124	\$39,573.00		PLAYGROUND/AMENITIES
STANTEC CONSULTING SERVICES INC.	2203236	\$1,984.00		ENGINEER SERVICES
Regular Services Subtotal		\$41,861.90		
Additional Services				
A-QUALITY POOL SERVICE	970535	\$596.97		INSTALLATIONS
INFRAMARK LLC	112651	\$622.29		DISTRICT SERVICES MARCH 2024
Additional Services Subtotal		\$1,219.26		
TOTAL		\$60,995.43		

Approved (with any necessary revisions noted):

SUMMIT AT FERN HILL CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Signature:

Title (Check one):

☐ Chariman ☐ Vice Chariman ☐ Assistant Secretary

**INVOICE**

DATE

3/1/2024

INVOICE #

0000258646

CUSTOMER #

0058838

Licenses EG13000564 HCLOC14001

sales@affordablelock.com

BILL TO:

Summit At Fern Hill
10340 Boggy Moss Dr
Riverview FL 33578

SERVICE ADDRESS:

Summit At Fern Hill
10340 Boggy Moss Dr
Riverview FL 33578

P.O. NUMBER	TERMS	TECHNICIAN	SALES PERSON	
	NET 10			
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. 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... Warranty Policy: 30 days labor, Manufacturer's warranty on material.	42.00	126.00	
TOTAL			\$126.00	

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 #
3/1/2024	970297
Balance	\$1,400.00

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		3/20/2024				
Quantity	Description				Price Each	Amount	
	MARCH Commercial Pool Service, MWF service				1,400.00	1,400.00	
	- no enzymes included						
	Sales Tax				7.00%	0.00	
					Total		\$1,400.00
					Payments/Credits		\$0.00
					Balance Due		\$1,400.00

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

Date	Invoice #
3/8/2024	94393

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

Customer P.O. No.	Payment Terms	Due Date
	Net 30	4/7/2024

[illegible]

Thank you for your business.

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



Job Name: _____
Customer Number: 437 Customer: FCA - SUMMIT @ FERN HILL CDD
Technician: Aleksey and shelby
Date: 03/07/2024 Time: 04:15 PM
Customer Signature: _____

Pond 3 and 4 has mitch Flys

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

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

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

☐ Naiad ☐ _____

☐ Pickerelweed

☐ Soft Rush ☐









2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

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

INVOICE#

#111465

CUSTOMER ID

C2291

PO#**DATE**

3/1/2024

NET TERMS

Net 30

DUE DATE

3/31/2024

Services provided for the Month of: March 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 673655	4/1/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Summit at Fern Hill

Address: 10612 Fuzzy Cattail St
Riverview, FL 33578

Invoice Due Date: May 1, 2024

Invoice Amount: \$6,333.50

Description	Current Amount
Monthly Landscape Maintenance April 2024	\$6,333.50

Invoice Total **\$6,333.50**

Excellence

IN COMMERCIAL LANDSCAPING

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

Summit at Fern Hill CDD
Workshop DATE: March 4, 2024
DMS Staff Signature _____

AW 030424

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

Summit at Fern Hill CDD
Workshop DATE: March 4, 2024
DMS Staff Signature _____

AB 030424

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

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

March 19, 2024

Client: 001462

Matter: 000001

Invoice #: 24317

Page: 1

RE: General

For Professional Services Rendered Through February 29, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
2/6/2024	KCH	REVIEW PROPOSAL FOR SHADE INSTALLS.	0.5	\$152.50
2/12/2024	KCH	PREPARE STANDARD AGREEMENT FOR SHADE INSTALLATION; REVIEW DOG PARK PLAT OWNERSHIP.	1.8	\$549.00
2/16/2024	KCH	REVIEW QUARTERLY REPORT FOR BONDED INDEBTEDNESS.	0.2	\$61.00
2/19/2024	LB	FINALIZE QUARTERLY REPORT TO THE DISSEMINATION AGENT FOR QUARTER ENDED DECEMBER 31, 2023; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT RE SAME.	0.3	\$52.50
2/28/2024	LB	REVIEW MEETING DATES FOR FY 2024/2025 BUDGET ADOPTION; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TO CONFIRM SAME.	0.2	\$35.00
2/28/2024	KCH	REVIEW REQUESTED EDITS FROM CONTRACTOR ON POOL SHADE AGREEMENT; FINALIZE UPDATES TO POOL SHADE INSTALLATION AGREEMENT; REVIEW EMAIL AND VOICEMAIL PROVIDED BY L.CASTORIA REGARDING RED BARN OWNER ND ASSOCIATED VANDALISM.	1.4	\$427.00
Total Professional Services			4.4	\$1,277.00

March 19, 2024
Agenda Page 67
Client: 001462
Matter: 000001
Invoice #: 24317

Page: 2

Total Services	\$1,277.00	
Total Disbursements	\$0.00	
Total Current Charges		\$1,277.00
Previous Balance		\$144.00
Less Payments		(\$144.00)
PAY THIS AMOUNT		\$1,277.00

Please Include Invoice Number on all Correspondence



Hillsborough
County Florida

M-Page 1 of 3

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	03/15/2024	04/05/2024

Agenda Package 68



Summary of Account Charges

Previous Balance	\$462.37
Net Payments - Thank You	\$-462.37
Bill Adjustments	\$1.25
Total Account Charges	\$481.20

AMOUNT DUE	\$482.45
------------	----------

Important Message

This account has ACH payment method

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



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6440260149



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: HCFLGov.net/WaterBill

Additional Information: HCFLGov.net/Water



THANK YOU!



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

7,441 8

DUE DATE	04/05/2024
AMOUNT DUE	\$482.45
AMOUNT PAID	

0064402601492 00000482455



Hillsborough
County Florida

Agenda Package 69

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	03/15/2024	04/05/2024

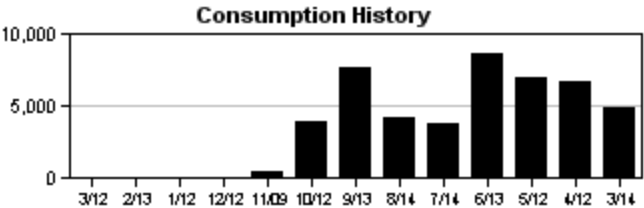
Service Address: 10415 FAIRY MOSS LN (IRRIGATION COMMON AREA)

M-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
38351230	02/13/2024	6211	03/12/2024	6211	0 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$5.63
Water Base Charge	\$26.68
Total Service Address Charges	\$32.31



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	03/15/2024	04/05/2024

Service Address: 10340 BOGGY MOSS DR

M-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53708598	02/13/2024	23220	03/12/2024	23307	8700 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$5.63
Purchase Water Pass-Thru	\$26.27
Water Base Charge	\$32.76
Water Usage Charge	\$8.35
Sewer Base Charge	\$96.25
Sewer Usage Charge	\$52.98
Total Service Address Charges	\$222.24





Hillsborough
County Florida

Agenda Package 70

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	03/15/2024	04/05/2024

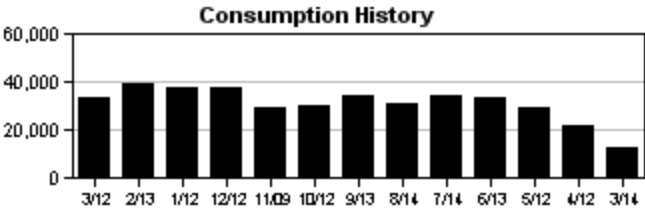
Service Address: 10250 STRAWBERRY TETRA DR (COMM IRRIG MTR)

M-Page 3 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
38576158	02/13/2024	13307	03/12/2024	13643	33600 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$5.63
Purchase Water Pass-Thru	\$101.47
Water Base Charge	\$45.51
Water Usage Charge	\$56.31
Late Payment Charge	\$0.34
Total Service Address Charges	\$209.26



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	03/15/2024	04/05/2024

Service Address: 10636 FERN HILL DR

M-Page 3 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54272591	02/13/2024	0	03/12/2024	1	100 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$5.63
Purchase Water Pass-Thru	\$0.30
Water Base Charge	\$11.70
Water Usage Charge	\$0.10
Late Payment Charge	\$0.91
Total Service Address Charges	\$18.64





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

Statement Date: March 07, 2024

Amount Due: \$35.76

Due Date: March 28, 2024

Account #: 211000167513

DO NOT PAY. Your account will be drafted on March 28, 2024

Account Summary

Current Service Period: February 02, 2024 - March 01, 2024

Previous Amount Due \$36.53

Payment(s) Received Since Last Statement -\$36.53

Current Month's Charges \$35.76

Amount Due by March 28, 2024 \$35.76

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 **77.78% lower** than the same period last year.



Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

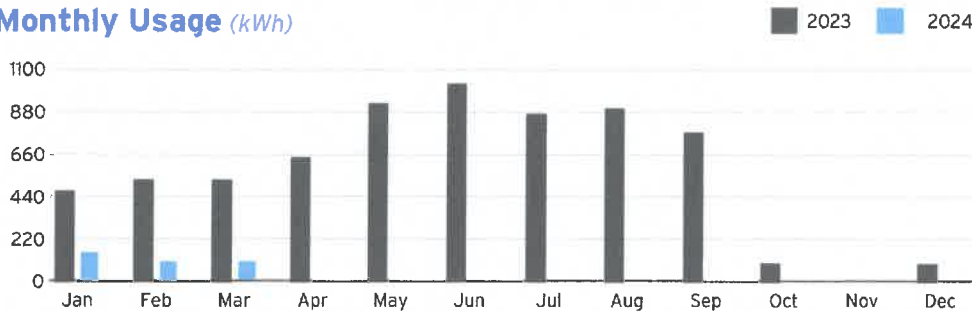
One Less Worry :)

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



TampaElectric.com/Paperless

Monthly Usage (kWh)



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



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

Received

MAR 13



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.

Account #: 211000167513

Due Date: March 28, 2024

Amount Due: \$35.76

Payment Amount: \$ _____

616816286803

Your account will be drafted on March 28, 2024

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.



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

Account #: 211000167513
Statement Date: March 07, 2024
Charges Due: March 28, 2024

Meter Read

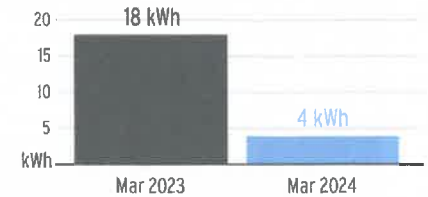
Service Period: Feb 02, 2024 - Mar 01, 2024

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000824160	03/01/2024	23,011	22,908	103 kWh	1	29 Days

Charge Details

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.

Electric Charges

Daily Basic Service Charge	29 days @ \$0.75000	\$21.00
Energy Charge	103 kWh @ \$0.08192/kWh	\$8.44
Fuel Charge	103 kWh @ \$0.03843/kWh	\$3.96
Storm Protection Charge	103 kWh @ \$0.00775/kWh	\$0.80
Clean Energy Transition Mechanism	103 kWh @ \$0.00427/kWh	\$0.44
Storm Surcharge	103 kWh @ \$0.00225/kWh	\$0.23
Florida Gross Receipt Tax		\$0.89
Electric Service Cost		\$35.76

Total Current Month's Charges

\$35.76

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

Ways To Pay Your Bill

Contact Us

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	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
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			

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



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

Statement Date: March 07, 2024

Amount Due: \$2,682.38

Due Date: March 28, 2024

Account #: 211000167729

DO NOT PAY. Your account will be drafted on March 28, 2024

Account Summary

Current Service Period: February 02, 2024 - March 01, 2024

Previous Amount Due	\$2,682.38
Payment(s) Received Since Last Statement	-\$2,682.38

Current Month's Charges	\$2,682.38
-------------------------	------------

Amount Due by March 28, 2024	\$2,682.38
------------------------------	------------

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



Scan here to view
your account online.

One Less Worry :)

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



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

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



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

Account #: 211000167729

Due Date: March 28, 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.

Amount Due: \$2,682.38

Payment Amount: \$ _____

616816286804

Your account will be
drafted on March 28, 2024

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

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

Make check payable to: TECO

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



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

Account #: 211000167729
Statement Date: March 07, 2024
Charges Due: March 28, 2024

Service Period: Feb 02, 2024 - Mar 01, 2024

Rate Schedule: Lighting Service

Charge Details

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.



Electric Charges

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

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.



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

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

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.



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

Statement Date: March 07, 2024
Agenda Package 75

Amount Due: \$634.72

Due Date: March 28, 2024

Account #: 211000167901

DO NOT PAY. Your account will be drafted on March 28, 2024

Account Summary

Current Service Period: February 02, 2024 - March 01, 2024

Previous Amount Due	\$640.17
Payment(s) Received Since Last Statement	-\$640.17

Current Month's Charges	\$634.72
-------------------------	----------

Amount Due by March 28, 2024	\$634.72
------------------------------	----------

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 **33.04% higher** than the same period last year.

Your average daily kWh used was **.65% lower** than it was in your previous period.



Scan here to view your account online.

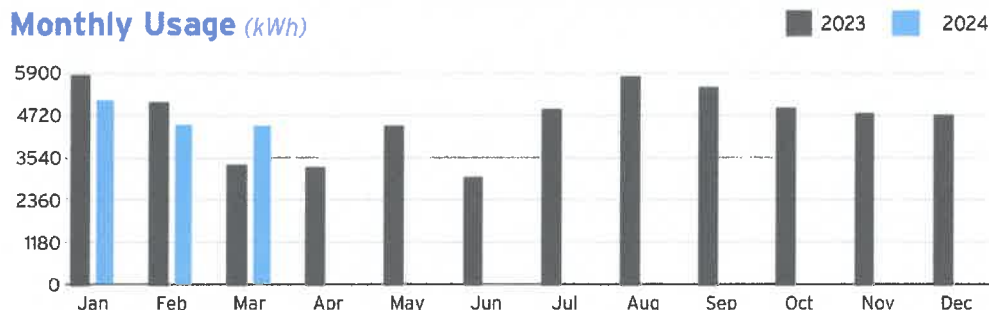
One Less Worry :)

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



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

Monthly Usage (kWh)



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

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



Account #: 211000167901

Due Date: March 28, 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](https://www.tampaelectric.com/paperless) to enroll now.

Amount Due: \$634.72

Payment Amount: \$ _____

616816286805

Your account will be drafted on March 28, 2024

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

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

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



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

Account #: 211000167901
Statement Date: March 07, 2024
Charges Due: March 28, 2024

Meter Read

Service Period: Feb 02, 2024 - Mar 01, 2024

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000503846	03/01/2024	13,295	8,854	4,441 kWh	1	29 Days

Charge Details

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.

Electric Charges

Daily Basic Service Charge	29 days @ \$0.75000	\$21.00
Energy Charge	4,441 kWh @ \$0.08192/kWh	\$363.81
Fuel Charge	4,441 kWh @ \$0.03843/kWh	\$170.67
Storm Protection Charge	4,441 kWh @ \$0.00775/kWh	\$34.42
Clean Energy Transition Mechanism	4,441 kWh @ \$0.00427/kWh	\$18.96
Storm Surcharge	4,441 kWh @ \$0.00225/kWh	\$9.99
Florida Gross Receipt Tax		\$15.87

Electric Service Cost

\$634.72

Total Current Month's Charges

\$634.72

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

Ways To Pay Your Bill

<p>Bank Draft Visit TECOaccount.com for free recurring or one time payments via checking or savings account.</p>	<p>In-Person Find list of Payment Agents at TampaElectric.com</p>	<p>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</p>
<p>Credit or Debit Card Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.</p>	<p>Phone Toll Free: 866-689-6469</p>	<p>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)</p>

Hearing impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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



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

Statement Date: March 07, 2024

Amount Due: \$484.96

Due Date: March 28, 2024

Account #: 221007748520

DO NOT PAY. Your account will be drafted on March 28, 2024

Account Summary

Current Service Period: February 02, 2024 - March 01, 2024

Previous Amount Due \$484.96

Payment(s) Received Since Last Statement -\$484.96

Current Month's Charges \$484.96

Amount Due by March 28, 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.

One Less Worry :)

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



TampaElectric.com/Paperless

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



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

Account #: 221007748520

Due Date: March 28, 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.

Amount Due: \$484.96

Payment Amount: \$ _____

620519991895

Your account will be
drafted on March 28, 2024

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

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

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



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

Account #: 221007748520
Statement Date: March 07, 2024
Charges Due: March 28, 2024

Service Period: Feb 02, 2024 - Mar 01, 2024

Rate Schedule: Lighting Service

Charge Details

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.



Electric Charges

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

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.



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

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

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.



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

Invoice and detailed service report

Agenda Package 79

INVOICE #: 99666925

WORK DATE: 03/08/2024

BILL-TO 2603060
Summit at Fernhill CDD C/O
2005 Pan Am Cir
Suite 120
Tampa, FL 33607-2359

Phone: 813-397-5120 x310

LOCATION 2603060
Summit at Fernhill CDD
Attn: Jayne Clubhouse
10340 Boggy Moss Dr
Riverview, FL 33578-9502

Phone: 813-608-8242

Time In: 3/8/2024 2:28:29 PM
Time Out: 3/8/2024 3:06:39 PM

Customer Signature

Customer Unavailable to Sign
Technician Signature

Austin Klein
License #:

Purchase Order	Terms	Service Description	Quantity	Unit Price	Amount
None	DUE UPON RECEIPT	Pest Control Service	1.00	179.90	179.90
Subtotal					179.90
Tax					0.00
Total					179.90
Total Due:					179.90

Today's Service Comments

Hi, To whom it may concern,

Today's 6-Point Advantage Service:

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

Today's Service Comments:

Hello and good afternoon this is your pest technician, Austin with Hometeam pest defense. Today I treated the pool area of the Boggy Moss Clubhouse. I took a brush to all the sides and eaves of the main building and the mail room, removing all the cobwebs and spider eggs I could find. To protect the pool area from future pest activity, I sprayed and placed granular bait around the perimeter of the main building and the mail room. This will help reduce future pest activity. I made sure to securely lock the key card back in the lock box. Have a great day and thank you for your business, Austin.

Curbside Call was completed : text

Thank you for choosing HomeTeam Pest Defense as your service provider.
Your next scheduled service month will be in June.

.
. .
. .
. .

<p>You may see a slight increase starting in 2024.</p>

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Intice 10		73079-6	10.0000%	n/a	Orthoboric Acid 10%	1.0000 Pound	1.0000 Pound
Areas Applied: Exterior perimeter							
Target Pests: Ants, Earwig, Roaches							

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



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

Invoice and detailed service report
Agenda Package 80

INVOICE #: 99666925

WORK DATE: 03/08/2024

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Onslaught		1021-1815	6.4000%	0.0250	cyano (3-phenoxyphenyl) methyl-(S)-4- chloro-alpha-(1-methylethyl) benzeneacetate	3.0000 Fluid Ounce	0.0117 Fluid Ounce

Areas Applied: Exterior entry points
Target Pests: Ants, Roaches, Spiders

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Tandem		100-1437	15.1000%	0.0140	Thiamethoxam 11.6%; Lambda-cyhalothrin 3.5%	1.0000 Gallon	0.0009 Gallon

Areas Applied: Exterior perimeter
Target Pests: Ants, Roaches, Spiders

PRODUCTS APPLIED

Material	A.I. %	Finished Qty	Application Equipment	Time
EPA #	A.I. Concentration	Undiluted Qty	Application Method	Lot #
Onslaught	6.4000%	3.0000 Fluid Ounce	One Gallon Compressed Sprayer	3:02:15 PM
1021-1815	0.02500000	0.0117 Fluid Ounce	Spot Treatment	

Target Pests: Ants, Roaches, Spiders
Areas Applied: Exterior entry points

Weather: 0°, 0 MPH

Intice 10	10.0000%	1.0000 Pound	Spreader	3:01:43 PM
73079-6	n/a	1.0000 Pound	Broadcast	

Target Pests: Ants, Earwig, Roaches
Areas Applied: Exterior perimeter

Weather: 0°, 0 MPH

Tandem	15.1000%	1.0000 Gallon	Backpack Compressed Sprayer	3:02:35 PM
100-1437	0.01400000	0.0009 Gallon	Perimeter	

Target Pests: Ants, Roaches, Spiders
Areas Applied: Exterior perimeter

Weather: 0°, 0 MPH

GENERAL COMMENTS / INSTRUCTIONS

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

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

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

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

Date	Invoice #
3/18/2024	3038

Bill To
Summit at Fern Hill 501 S Falkenburg Rd Unit C-3 Tampa, fl. 33619

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Location: 10504 Strawberry Tetra Dr. Install screws in the top of the post to stop the top railing from coming undone. Walk fence line and repair slats that were popping out and /or loose	125.00	125.00
All work is complete!		Total	\$125.00

CHECK REQUEST FORM

District Name:	Summit at Fern Hill CDD
Date:	3/21/24
Invoice Number:	
Please issue a check to:	
Vendor Name:	Playground & Site Amenities Consultant
Vendor No.:	
Check amount:	\$39,573.00
Please code to:	
Check Description/Reason:	Summit at Fern Hill CDD playground shade
Mailing instructions:	405 Golfway West Dr, Suite 101, St Augustine, FL 32095
Due Date for Check:	ASAP
Requestor:	Lisa Castoria
Manager's review:	Lisa Castoria

Invoice Number	2203236
Invoice Date	February 8, 2024
Purchase Order	215612636
Customer Number	132832
Project Number	215612636

Bill To

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

Please Remit To

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

Project Fern Hill CDD Engineering Services

Project Manager

Stewart, Tonja L

For Period Ending

February 2, 2024

Current Invoice Total (USD)

1,984.00

Top Task 2024 2024 FY General Consulting**Professional Services**

Category/Employee			Current		Current
			Hours	Rate	Amount
	Nurse, Vanessa M		7.00	152.00	1,064.00
	Stewart, Tonja L		4.00	230.00	920.00
	Subtotal Professional Services		<u>11.00</u>		<u>1,984.00</u>

Top Task Subtotal	2024 FY General Consulting	1,984.00
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Total Fees & Disbursements1,984.00**INVOICE TOTAL (USD)****1,984.00**

Net Due in 30 Days or in accordance with terms of the contract

Invoice

A-Quality Pool Service

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

Invoice Date	Invoice #
3/25/2024	970535
Balance	\$596.97

Bill To
The Summit at Fern Hill CDD- tax exempt C/OLisa Castoria 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
	Due on receipt		4/2/2024			
Quantity	Description				Price Each	Amount
1	Installed Liquid Chemical Stenner Feeder For Acid - 120V 50gpd 25psi .25" Adjustable Head Classic Pump 45M5 Stenner Pump -Quote #3173 -Completed 03/22/24 No Sales Tax #85-8016709260C-0 No Sales Tax (Recurring)				596.97	596.97
					0.00%	0.00
					Total	\$596.97
					Payments/Credits	\$0.00
					Balance Due	\$596.97

Thank you for choosing A-Quality Pool Service!

Thank you for choosing A-Quality Pool Service!



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

#112651

DATE

3/28/2024

CUSTOMER ID

C2291

NET TERMS

Net 30

PO#
DUE DATE

4/27/2024

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: March 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Lisa Castoria- 2-7-24- WPY*A FONTANA ENTERPRI \$568.75, 1-24-24- THE UPS STORE 5519 : Ship copies of keys \$25.34, 1-23-24- CROWDER BROS. HARDWARE : Copies of keys to clubhouse \$17.60	1	Ea	611.69		611.69
Postage	10	Ea	0.64		6.40
B/W Copies	28	Ea	0.15		4.20
Subtotal					622.29

Subtotal	\$622.29
Tax	\$0.00
Total Due	\$622.29

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.

4C

Summit at Fern Hill Community Development District

Financial Statements
(Unaudited)

Period Ending
March 31, 2024

Prepared by:



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

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of March 31, 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	\$ 435,811	\$ -	\$ -	\$ -	\$ -	\$ 435,811
Cash in Transit	-	9,400	273	-	-	9,673
Due From Other Funds	-	5,597	2,807	-	-	8,404
Investments:						
Reserve Fund	-	123,178	69,325	-	-	192,503
Revenue Fund	-	294,011	170,470	-	-	464,481
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	\$ 438,746	\$ 432,186	\$ 242,875	\$ 5,321,541	\$ 5,284,281	\$ 11,719,629

LIABILITIES

Accounts Payable	\$ 44,630	\$ -	\$ -	\$ -	\$ -	\$ 44,630
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	8,404	-	-	-	-	8,404
TOTAL LIABILITIES	81,390	-	29,435	-	5,284,281	5,395,106

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of March 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
<u>FUND BALANCES</u>						
Restricted for:						
Debt Service	-	432,186	213,440	-	-	645,626
Unassigned:	357,356	-	-	5,321,541	-	5,678,897
TOTAL FUND BALANCES	357,356	432,186	213,440	5,321,541	-	6,324,523
TOTAL LIABILITIES & FUND BALANCES	\$ 438,746	\$ 432,186	\$ 242,875	\$ 5,321,541	\$ 5,284,281	\$ 11,719,629

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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
<u>REVENUES</u>				
Clubhouse Rentals	\$ 400	\$ 400	\$ -	100.00%
Rental Income	-	100	100	0.00%
Special Assmnts- Tax Collector	338,809	335,625	(3,184)	99.06%
Other Miscellaneous Revenues	-	50	50	0.00%
TOTAL REVENUES	339,209	336,175	(3,034)	99.11%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	6,000	2,600	3,400	43.33%
ProfServ-Trustee Fees	8,100	-	8,100	0.00%
Disclosure Report	8,400	4,200	4,200	50.00%
District Counsel	8,000	2,431	5,569	30.39%
District Engineer	4,000	1,984	2,016	49.60%
District Manager	33,750	16,875	16,875	50.00%
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	100	900	10.00%
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	1,372	1,128	54.88%
Bank Fees	200	-	200	0.00%
Website Administration	1,500	610	890	40.67%
Dues, Licenses, Subscriptions	175	1,087	(912)	621.14%
Total Administration	98,259	47,603	50,656	48.45%
<u>Electric Utility Services</u>				
Utility - Electric	41,000	19,315	21,685	47.11%
Total Electric Utility Services	41,000	19,315	21,685	47.11%
<u>Water-Sewer Comb Services</u>				
Utility - Water	3,500	3,789	(289)	108.26%
Total Water-Sewer Comb Services	3,500	3,789	(289)	108.26%

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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
<u>Other Physical Environment</u>				
Waterway Management	5,000	2,670	2,330	53.40%
Amenity Center Cleaning & Supplies	8,500	530	7,970	6.24%
Pest Control	550	-	550	0.00%
Contracts-Pools	6,500	8,742	(2,242)	134.49%
R&M-Clubhouse	5,900	-	5,900	0.00%
R&M-Other Landscape	2,000	3,500	(1,500)	175.00%
R&M-Plant Replacement	5,000	-	5,000	0.00%
R&M-Pools	1,500	1,939	(439)	129.27%
Amenity Maintenance & Repairs	3,500	5,863	(2,363)	167.51%
R&M-Boundary Walls/Fences/Monuments	1,500	125	1,375	8.33%
Landscape - Annuals	8,000	-	8,000	0.00%
Waterway Improvements & Repairs	3,000	-	3,000	0.00%
Landscape Maintenance	80,000	39,222	40,778	49.03%
Park Facility Maint. & Improvement	2,000	639	1,361	31.95%
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	14,160	(660)	104.89%
Holiday Decoration	6,500	5,645	855	86.85%
Capital Improvements	110,000	39,573	70,427	35.98%
Total Other Physical Environment	271,450	123,864	147,586	45.63%
<u>Reserves</u>				
Capital Reserve	125,000	-	125,000	0.00%
Total Reserves	125,000	-	125,000	0.00%
TOTAL EXPENDITURES & RESERVES	539,209	194,571	344,638	36.08%
Excess (deficiency) of revenues				
Over (under) expenditures	(200,000)	141,604	341,604	-70.80%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(200,000)	-	200,000	0.00%
TOTAL FINANCING SOURCES (USES)	(200,000)	-	200,000	0.00%
Net change in fund balance	<u>\$ (200,000)</u>	<u>\$ 141,604</u>	<u>\$ 741,604</u>	<u>-70.80%</u>
FUND BALANCE, BEGINNING (OCT 1, 2023)		215,752		
FUND BALANCE, ENDING		<u>\$ 357,356</u>		

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 7,091	\$ 7,091	0.00%
Special Assmnts- Tax Collector	242,370	253,097	10,727	104.43%
TOTAL REVENUES	242,370	260,188	17,818	107.35%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
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	-	180,414	180,414	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		251,772		
FUND BALANCE, ENDING		\$ 432,186		

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 4,077	\$ 4,077	0.00%
Special Assmnts- Tax Collector	138,020	141,243	3,223	102.34%
TOTAL REVENUES	138,020	145,320	7,300	105.29%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
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	-	96,200	96,200	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		117,240		
FUND BALANCE, ENDING		\$ 213,440		

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2024
General Fixed Assets Account Group Fund (900)
(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
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		<u>\$ 5,321,541</u>		

Bank Account Statement

Summit At Fern Hill CDD

Bank Account Statement: Bank Account No.: 3620, Statement No.: 03-24

Currency Code

Statement Date	03/31/24	Statement Balance	440,451.59
Balance Last Statement	456,930.33	Outstanding Bank Transactions	0.00
Statement Ending Balance	440,451.59	Subtotal	440,451.59
		Outstanding Checks	-4,640.90
G/L Balance at 03/31/24	435,810.69	Bank Account Balance	435,810.69

Transaction Date	Type	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
Statement No. 03-24							
02/22/24	Bank Account Ledger Entry	2471	Check for Vendor V00039		1	-445.00	-445.00
02/22/24	Bank Account Ledger Entry	2472	Check for Vendor V00035		1	-144.00	-144.00
02/22/24	Bank Account Ledger Entry	2473	Check for Vendor V00030		1	-686.00	-686.00
02/22/24	Bank Account Ledger Entry	2474	Check for Vendor V00038		1	-450.00	-450.00
03/05/24	Bank Account Ledger Entry	2475	Check for Vendor V00080		1	-1,009.56	-1,009.56
03/05/24	Bank Account Ledger Entry	2476	Check for Vendor V00058		1	-5.97	-5.97
03/05/24	Bank Account Ledger Entry	2477	Check for Vendor V00030		1	-686.00	-686.00
03/05/24	Bank Account Ledger Entry	2478	Check for Vendor V00038		1	-6,333.50	-6,333.50
03/14/24	Bank Account Ledger Entry	2479	Check for Vendor V00077		1	-126.00	-126.00
03/14/24	Bank Account Ledger Entry	2480	Check for Vendor V00062		1	-200.00	-200.00
03/14/24	Bank Account Ledger Entry	2481	Check for Vendor V00023		1	-200.00	-200.00
03/14/24	Bank Account Ledger Entry	2482	Check for Vendor V00080		1	-1,400.00	-1,400.00
03/14/24	Bank Account Ledger Entry	2483	Check for Vendor V00058		1	-3,612.50	-3,612.50
03/26/24	Bank Account Ledger Entry	2484	Check for Vendor V00039		1	-445.00	-445.00
03/26/24	Bank Account Ledger Entry	2486	Check for Vendor V00086		1	-125.00	-125.00
03/28/24	Bank Account Ledger Entry	DD157	Payment of Invoice 000749		1	-127.76	-127.76
03/28/24	Bank Account Ledger Entry	DD158	Payment of Invoice 000785		1	-482.45	-482.45
Total						-16,478.74	-16,478.74

4D.

WWW.AFFORDABLELOCK.COM

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

SUMMIT AT FERN HILL

PROPOSAL SUBMITTED TO:

LISA CASTORIA

MANAGEMENT TEAM

KEN KUPFERMAN, CML CPS CAL

PRESIDENT

813-232-7600

KEN@AFFORDABLELOCK.COM



SKIP LUDLAM, CRL

GENERAL MANAGER

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SKIP@AFFORDABLELOCK.COM

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AREA MANAGER - TAMPA BAY

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PARRISH DANIELS

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JEFF.L@AFFORDABLELOCK.COM

MIKE ESPOSITO

PROJECT MANAGER - ORLANDO

407-466-3717

MIKE.E@AFFORDABLELOCK.COM



ABOUT US

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

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

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

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



BRIVO ACCESS

Meet the future of building access control



Brivo Access

The Standard for Access Control Capability

Comprehensive Visibility



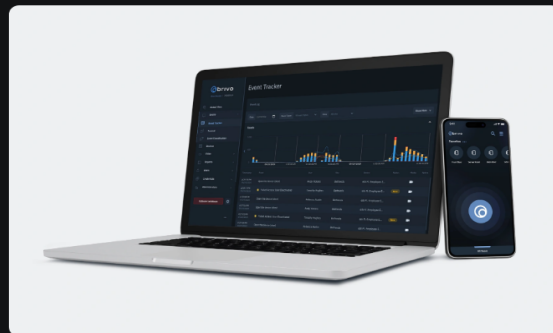
Data-driven Insights



Access Control



Open Integrations



Multiple Entry Choices

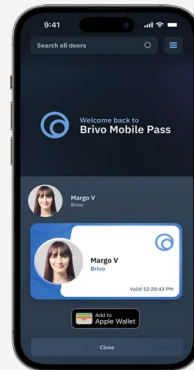
Brivo Readers come in a variety of options to fit your system setup, building aesthetics and access control requirements



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 Control Panels
Mobile Management Smart Locks
Visitor Management
Partner Integrations

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



Brivo Cameras

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



Integrated Access Control and Video Platform

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



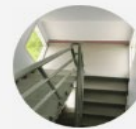
Lobbies



Garages



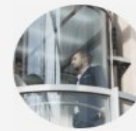
Reception Areas



Staircases



Loading Docks



Elevators



HOW BRIVO IS CYBER SECURE

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



How We Build Products

Designed with Encrypted Device Communication:
256-bit encryption¹

Reducing Your Potential for Cyber Attacks:
No open inbound ports that make malicious attacks more likely²

Bot & DDoS Attack Monitoring:
Real-time alerts to take corrective action³

How We Deploy Applications

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

Triple Redundancy:
Ensures high availability⁴





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 audits⁵

BRIVO SYSTEM PACKAGES

QTY	PRODUCT DESCRIPTION	PICTURE	PRICE	REQUIRED	NOTES
0	BRIVO CLOUD-BASED ACCESS CONTROL SYSTEM - INCLUDES BRIVO TWO DOOR WIFI AND BLE CONTROLLER, BRIVO MULLION CARD/FOB READER WITH BLUETOOTH, 1 ELECTRIC STRIKE, 100' OF WIRE, AND INSTALLATION. REQUIRES MONTHLY BRIVO ACCESS SERVICE. INCLUDES 5 MOBILE PASSES. CARDS AND FOBs NOT INCLUDED.		\$ 1,799.00	\$ -	
3	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	\$ 5,997.00	

SECURITY HARDWARE NOT INCLUDED IN PACKAGES

1	ADDITIONAL WIRE AND PARTS FOR RUNS OVER 100FT		\$ 150.00	\$ 150.00	
MATERIALS TOTAL			\$	6,147.00	



BRIVO ACCESS SERVICES (BILLED MONTHLY. FIRST MONTH INCLUDED IN PROPOSAL TOTAL) CELLULAR NETWORK IS REQUIRED ON ALL SERVICES				*INTERNET OR
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	\$ -	
3	BRIVO STANDARD ACCESS MONTHLY SERVICE 2 - PER MONTH PER DOOR 4 DOORS OR MORE (MINIMUM OF 36 MONTHS) - INCLUDES A SERVICE AGREEMENT.*	\$ 28.00	\$ 84.00	
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	\$	84.00
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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*
\$	6,231.00	\$ 84.00

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:

\$	84.00	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
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SERVICE AGREEMENT TERMS AND CONDITIONS

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

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

AVAILABILITY OF SERVICES

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

LOCATION OF SERVICE

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

REPAIR PARTS

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

SERVICE AND COMPONENTS NOT COVERED

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

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

SERVICE AND LIMITATIONS

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

RENEWALS

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

TRANSFER AND ASSIGNMENT

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

TERMS AND CONDITIONS

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

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

THIS PROPOSAL IS EFFECTIVE FOR 30 DAYS.

SALES TAX NOT INCLUDED. 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	\$	6,231.00
MONTHLY SUBSCRIPTION TOTAL (MINIMUM 36 MONTHS)*	\$	84.00

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

4E.



ADVANCED ENERGY SOLUTIONS OF AMERICA, LLC

PHONE: 813.969.1576 • FAX: 813.962.7309

LICENSE # EC13003760

Don Leggett
Chief Executive Officer

Brad Pendergrass
President

PROPOSAL

DATE: April 24, 2024
SUBMITTED TO: Summitt at Fern Hill c/o Infomark
ADDRESS: Att: Clay

JOB NAME: Sprinkler System VFD
PHONE:

FAX:

SCOPE OF WORK:

Replace and program bad VFD for 7.5 HP motor 480- volt 3 phase

PLANS & SPECIFICATIONS:

In stock can have installed by Friday.

AESOA, LLC proposes to furnish the material and/or labor in accordance with the above condition for the sum of: \$ 4,200.00

This proposal may be withdrawn if not accepted within thirty (30) days or unexpected material increases.

PAYMENT SCHEDULE:

Payment due Upon completion

Payments are to be made as listed above. Payments not received by the invoice due date are considered past due. Past due accounts will be charged interest at the rate of 1.5% per month until the balance is paid in full. No release of lien shall be signed unless all payments are made and the balance is paid in full.

ADVANCED ENERGY SOLUTIONS:

AUTHORIZED SIGNATURE:

Brad Pendergrass, President

This is your authorization to complete the work as outlined above and in accordance with the terms and conditions as set forth.

PROPOSAL ACCEPTED BY:

Authorized Signature

DATE: _____

COMMERCIAL / INDUSTRIAL ELECTRICAL • GENERATORS • ACCESS • CCTV
STRUCTURED SYSTEMS • SECURITY / FIRE ALARMS
PO BOX 82973 • TAMPA FLORIDA • 33682
16512N. FLORIDA AVE LUTZ FL. 33549

Fifth Order of Business

5Ci.

SUMMIT AT FERN HILL CDD

Field Inspection - April 2024

Wednesday, April 24, 2024

Prepared For Summit At Fern Hill Board Of Supervisors

23 Items Identified



Item 1

Assigned To Yellowstone

Turf is very dry from the irrigation issues that are currently being resolved. The landscaping around the clubhouse is still good. The elm tree needs pruning.



Item 2

Assigned To Yellowstone

Suckers need to be pruned off of the Crape Myrtles throughout.



Item 3

Assigned To Yellowstone

Muhly grass is drying out, it should recover once the irrigation is back up and running.



Item 4

Assigned To Advanced Energy
Solutions Of America

The turf is very dried out. Proposal to replace the VFD has been approved and will be completed this Friday.



Item 5

Assigned To Yellowstone

Pond 4 looks good, the landscaping bed behind the pool needs to be edged.



Item 6

Assigned To Yellowstone

The landscaping bed across the pond from the clubhouse is starting to get overgrown and needs to be weeded.



Item 7

Assigned To Aquatic Weed Control
Pond 1 is low but well maintained.
Fakahatchee grass is drying out.



Item 8

Assigned To Yellowstone
Dog park looks good. Trash is being
emptied today.



Item 9

Assigned To Yellowstone

The monument at Cone Grove Road and Fern Hill Drive is still looking okay. Monument enhancements were approved but will not be installed until Irrigation is back up and running.



Item 10

Assigned To Yellowstone

The dry turf along Fern Hill Drive caused a chinch bug infestation. All of the turf was treated for chinch bugs today.



Item 11

Assigned To Jayman Enterprises

Alternatives to the foam trim on the monuments are being considered.

Also, some of the lettering is breaking off. Holding off on enhancement installations for now.



Item 12

Assigned To Yellowstone

The Peanuts, Goldmounds, Ti Plants, Crotons and Bismarck Palms still look good at the moment.



Item 13

Assigned To Yellowstone

Palm trimming is being scheduled for the next couple of weeks.



Item 14

Assigned To A-quality Pools

Pool looks good. Some of the pavers are sinking a bit.



Item 15

Assigned To Jayman Enterprises

Gate has been repaired at the end of Golden Wonder Lane.



Item 16

Assigned To Aquatic Weed Control

Ponds 7 and 8 look good. Wetland restoration proposals have been approved for pond 7.



Item 17

Assigned To Yellowstone

The corner of Strawberry Tetra Dr is mowed and maintained.



Item 18

Assigned To Yellowstone

Playground looks good.



Item 19

Assigned To Jayman Enterprises

Proposal has been approved for the shell path, but the new route has to be confirmed.



Item 20

Assigned To Jayman Enterprises

New proposed shell path.



Item 21

Assigned To Yellowstone

Pond bank has been mowed as requested.



Item 22

Assigned To Yellowstone

The end of Strawberry Tetra Dr has been mowed. A small strip needs to be continually maintained behind the houses.



Item 23

Assigned To Jayman Enterprises

New benches are going to be installed at the corner of Fairy Moss Ln and Cone Grove Rd.

**NO RESPONSES
RECEIVED FROM
VENDORS**

5Cii



Job Name: _____
Customer Number: 437 Customer: FCA - SUMMIT @ FERN HILL CDD
Technician: Aleksey Solano
Date: 04/10/2024 Time: 12:05 PM
Customer Signature: _____

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

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

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

☐ Naiad ☐ _____

☐ Pickerelweed

☐ Soft Rush ☐ _____





