

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

## **Board of Supervisors**

Antonio Bradford, Chairperson  
Matthew Roth, Vice Chairperson  
Tiebe Kiflom, Assistant Secretary  
Yonatan Derar, Assistant Secretary  
Sam Wenzel Assistant Secretary

Lisa Castoria, District Manager  
Kathryn Hopkinson, District Counsel  
Phil Chang, District Engineer

## **WORKSHOP AGENDA**

Monday, July 21, 2025, at 6:00 p.m.

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

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- 1. Call to Order/Roll Call**
- 2. Discussion on May 2025 Financials**
- 3. Update on Bench Relocation**
- 4. Update on Dog Station Installation**
- 5. Discussion on Affordable Lock Audit**
- 6. Update on Clubhouse Rentals**
- 7. Discussion on Trustees Fees**
- 8. Discussion on Clubhouse Furniture**
- 9. Update on Supervisor Credit Card**
- 10. Discussion on Yellowstone Tree Proposal and HOA Agreement**
- 11. Discussion on Sidewalk Extension Proposals**
- 12. Discussion on FY 2026 Summer Signal Security Proposal**
- 13. Audience Comments**
- 14. Adjournment**

Sincerely,  
*Lisa Castoria*  
District Manager

**\*\*The next Public Hearing and meeting will be held on**

**Monday, August 4, 2025, at 6:00 pm.\*\***

**\*\*The next Workshop will be held on August 18, 2025, at 6:00 pm\*\***

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

<http://summit-at-fern-hill-cdd.cdd-summit-at-fern-hill.campussuite.site/>

Monday, July 21, 2025

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

Financial Statements  
(Unaudited)

Period Ending  
May 31, 2025

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 May 31, 2025

*(In Whole Numbers)*

				GENERAL	GENERAL	
				FIXED ASSETS	LONG-TERM	
	GENERAL	SERIES 2016	SERIES 2018	ACCOUNT	DEBT	
ACCOUNT DESCRIPTION	FUND	DEBT SERVICE	DEBT SERVICE	GROUP FUND	ACCOUNT	TOTAL
		FUND	FUND		GROUP FUND	
<b><u>ASSETS</u></b>						
Cash - Operating Account	\$ 506,973	\$ -	\$ -	\$ -	\$ -	\$ 506,973
Due From Other Funds	-	-	365	-	-	365
Investments:						
Reserve Fund	-	123,178	69,325	-	-	192,503
Revenue Fund	-	148,211	91,441	-	-	239,652
Deposits	5,678	-	-	-	-	5,678
Fixed Assets						
Improvements Other Than Buildings	-	-	-	290,198	-	290,198
Improvements - Amenity	-	-	-	632,537	-	632,537
Stormwater Management	-	-	-	652,584	-	652,584
Equipment and Furniture	-	-	-	439,065	-	439,065
Amount Avail In Debt Services	-	-	-	-	229,390	229,390
Amount To Be Provided	-	-	-	-	4,811,610	4,811,610
<b>TOTAL ASSETS</b>	<b>\$ 512,651</b>	<b>\$ 271,389</b>	<b>\$ 161,131</b>	<b>\$ 2,014,384</b>	<b>\$ 5,041,000</b>	<b>\$ 8,000,555</b>
<b><u>LIABILITIES</u></b>						
Accounts Payable	\$ 2,107	\$ -	\$ -	\$ -	\$ -	\$ 2,107
Deferred Revenue	23,256	-	29,435	-	-	52,691
Bonds Payable	-	-	-	-	5,041,000	5,041,000
Due To Other Funds	-	365	-	-	-	365
<b>TOTAL LIABILITIES</b>	<b>25,363</b>	<b>365</b>	<b>29,435</b>	<b>-</b>	<b>5,041,000</b>	<b>5,096,163</b>

# SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

## Balance Sheet

As of May 31, 2025

(In Whole Numbers)

				GENERAL	GENERAL	
		SERIES 2016	SERIES 2018	FIXED ASSETS	LONG-TERM	
	GENERAL	DEBT SERVICE	DEBT SERVICE	ACCOUNT	DEBT	
ACCOUNT DESCRIPTION	FUND	FUND	FUND	GROUP FUND	GROUP FUND	TOTAL
<b>FUND BALANCES</b>						
Restricted for:						
Debt Service	-	271,024	131,696	-	-	402,720
Unassigned:	487,288	-	-	2,014,384	-	2,501,672
<b>TOTAL FUND BALANCES</b>	<b>487,288</b>	<b>271,024</b>	<b>131,696</b>	<b>2,014,384</b>	<b>-</b>	<b>2,904,392</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 512,651</b>	<b>\$ 271,389</b>	<b>\$ 161,131</b>	<b>\$ 2,014,384</b>	<b>\$ 5,041,000</b>	<b>\$ 8,000,555</b>

**SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 31, 2025  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Tax Collector	\$ -	\$ 1,354	\$ 1,354	0.00%
Rental Income	-	100	100	0.00%
Special Assmnts- Tax Collector	587,199	599,797	12,598	102.15%
Other Miscellaneous Revenues	-	150	150	0.00%
<b>TOTAL REVENUES</b>	<b>587,199</b>	<b>601,401</b>	<b>14,202</b>	<b>102.42%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	24,000	12,200	11,800	50.83%
ProfServ-Trustee Fees	8,100	4,256	3,844	52.54%
Disclosure Report	8,820	4,615	4,205	52.32%
District Counsel	8,000	5,168	2,832	64.60%
District Engineer	4,000	4,436	(436)	110.90%
District Manager	35,000	21,285	13,715	60.81%
Auditing Services	6,000	6,000	-	100.00%
Website Compliance	1,500	1,100	400	73.33%
Postage, Phone, Faxes, Copies	1,000	55	945	5.50%
Insurance - General Liability	3,750	3,750	-	100.00%
Public Officials Insurance	3,067	3,067	-	100.00%
Insurance -Property & Casualty	10,235	12,272	(2,037)	119.90%
Legal Advertising	2,500	1,912	588	76.48%
Bank Fees	200	-	200	0.00%
Website Administration	1,600	812	788	50.75%
Dues, Licenses, Subscriptions	175	450	(275)	257.14%
<b>Total Administration</b>	<b>117,947</b>	<b>81,378</b>	<b>36,569</b>	<b>69.00%</b>
<b><u>Electric Utility Services</u></b>				
Utility - Electric	47,500	30,307	17,193	63.80%
<b>Total Electric Utility Services</b>	<b>47,500</b>	<b>30,307</b>	<b>17,193</b>	<b>63.80%</b>
<b><u>Water-Sewer Comb Services</u></b>				
Utility - Water	8,500	7,532	968	88.61%
<b>Total Water-Sewer Comb Services</b>	<b>8,500</b>	<b>7,532</b>	<b>968</b>	<b>88.61%</b>

**SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 31, 2025  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Other Physical Environment</u></b>				
Waterway Management	5,000	5,060	(60)	101.20%
Amenity Center Cleaning & Supplies	9,000	8,925	75	99.17%
Pest Control	1,500	378	1,122	25.20%
Contracts-Pools	16,800	12,600	4,200	75.00%
R&M-Other Landscape	4,000	10,542	(6,542)	263.55%
R&M-Plant Replacement	4,000	-	4,000	0.00%
R&M-Pools	2,000	3,750	(1,750)	187.50%
Amenity Maintenance & Repairs	9,400	17,938	(8,538)	190.83%
Landscape - Annuals	7,000	-	7,000	0.00%
Waterway Improvements & Repairs	5,340	-	5,340	0.00%
Landscape Maintenance	80,000	60,620	19,380	75.78%
Miscellaneous Maintenance	5,000	4,142	858	82.84%
Irrigation Maintenance	4,500	6,925	(2,425)	153.89%
Annual Mulching & Tree Trimming	15,000	-	15,000	0.00%
Holiday Decoration	6,500	2,685	3,815	41.31%
Capital Improvements	110,000	18,360	91,640	16.69%
<b>Total Other Physical Environment</b>	<b>285,040</b>	<b>151,925</b>	<b>133,115</b>	<b>53.30%</b>
<b><u>Reserves</u></b>				
Capital Reserve	125,000	-	125,000	0.00%
<b>Total Reserves</b>	<b>125,000</b>	<b>-</b>	<b>125,000</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>583,987</b>	<b>271,142</b>	<b>312,845</b>	<b>46.43%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	3,212	330,259	327,047	10282.04%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	3,212	-	(3,212)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>3,212</b>	<b>-</b>	<b>(3,212)</b>	<b>0.00%</b>
Net change in fund balance	\$ 3,212	\$ 330,259	\$ 320,623	10282.04%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>157,029</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 487,288</b>		

**SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 31, 2025  
Series 2016 Debt Service Fund (200)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 9,114	\$ 9,114	0.00%
Special Assmnts- Tax Collector	241,743	236,845	(4,898)	97.97%
<b>TOTAL REVENUES</b>	<b>241,743</b>	<b>245,959</b>	<b>4,216</b>	<b>101.74%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	153,743	88,000	65,743	57.24%
Interest Expense	88,000	155,723	(67,723)	176.96%
<b>Total Debt Service</b>	<b>241,743</b>	<b>243,723</b>	<b>(1,980)</b>	<b>100.82%</b>
<b>TOTAL EXPENDITURES</b>	<b>241,743</b>	<b>243,723</b>	<b>(1,980)</b>	<b>100.82%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	2,236	2,236	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>268,788</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 271,024</b>		

**SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 31, 2025  
Series 2018 Debt Service Fund (201)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 5,303	\$ 5,303	0.00%
Special Assmnts- Tax Collector	138,525	136,226	(2,299)	98.34%
<b>TOTAL REVENUES</b>	<b>138,525</b>	<b>141,529</b>	<b>3,004</b>	<b>102.17%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	95,525	43,000	52,525	45.01%
Interest Expense	43,000	96,600	(53,600)	224.65%
<b>Total Debt Service</b>	<b>138,525</b>	<b>139,600</b>	<b>(1,075)</b>	<b>100.78%</b>
<b>TOTAL EXPENDITURES</b>	<b>138,525</b>	<b>139,600</b>	<b>(1,075)</b>	<b>100.78%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,929	1,929	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>129,767</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 131,696</b>		



# Bank Account Statement

Summit At Fern Hill CDD

Thursday, June 26, 2025

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**Bank Account No.** 3620

**Statement No.** 05\_25

**Statement Date**

05/31/2025

<b>G/L Account No. 101001 Balance</b>	506,973.35	<b>Statement Balance</b>	510,504.51
		<b>Outstanding Deposits</b>	3,785.97
<b>Positive Adjustments</b>	0.00	<b>Subtotal</b>	514,290.48
<b>Subtotal</b>	506,973.35	<b>Outstanding Checks</b>	-7,317.13
<b>Negative Adjustments</b>	0.00	<b>Ending Balance</b>	506,973.35
<b>Ending G/L Balance</b>	506,973.35		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
05/29/2025		JE000505	Utility - Electric	Bank recon adj Teco	172.89	172.89	0.00
05/29/2025		JE000506	Utility - Electric	Bank recon adj Teco	29.75	29.75	0.00
05/29/2025		JE000507	Utility - Electric	Bank recon adj Teco	31.33	31.33	0.00
05/29/2025		JE000508	Utility - Electric	Bank recon adj Teco	8.53	8.53	0.00
			Other				
05/02/2025		JE000509	Miscellaneous Revenues	Deposit	50.00	50.00	0.00
			Other				
05/14/2025		JE000510	Miscellaneous Revenues	Deposit	25.00	25.00	0.00
05/29/2025		JE000504	Utility - Electric	Bank recon adj Teco	172.89	172.89	0.00
05/29/2025		JE000503	Utility - Electric	Bank recon adj Teco	29.75	29.75	0.00
05/29/2025		JE000502	Utility - Electric	Bank recon adj Teco	31.33	31.33	0.00
05/29/2025		JE000501	Utility - Electric	Bank recon adj Teco	8.53	8.53	0.00
<b>Total Deposits</b>					560.00	560.00	0.00
<b>Checks</b>							
							0.00
04/22/2025	Payment	100069	YELLOWSTONE LANDSCAPE	Inv: 895383	-2,073.62	-2,073.62	0.00
05/02/2025	Payment	2665	ANTONIO DEON BRADFORD, SR.	Check for Vendor V00023	-200.00	-200.00	0.00
05/02/2025	Payment	2666	MATTHEW CHARLES ROTH	Check for Vendor V00096	-200.00	-200.00	0.00
05/02/2025	Payment	2667	SUMMIT AT FERN HILL CDD	Check for Vendor V00033	-8,422.00	-8,422.00	0.00
05/02/2025	Payment	2668	TIEBE KIFLOM	Check for Vendor V00089	-200.00	-200.00	0.00
05/02/2025	Payment	2669	YONATAN DERAR	Check for Vendor V00088	-200.00	-200.00	0.00
05/05/2025	Payment	100072	YELLOWSTONE LANDSCAPE	Inv: 899504	-6,523.50	-6,523.50	0.00
05/05/2025	Payment	100073	BGE, INC	Inv: 19021	-210.00	-210.00	0.00
05/05/2025	Payment	100074	INFRAMARK LLC	Inv: 147966	-4.60	-4.60	0.00
05/05/2025	Payment	100075	AFFORDABLE LOCK & SECUIRTY SOLUTIONS	Inv: 195019569	-420.00	-420.00	0.00

# Bank Account Statement

Summit At Fern Hill CDD

Thursday, June 26, 2025

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**Bank Account No.** 3620

**Statement No.** 05\_25

**Statement Date**

05/31/2025

05/05/2025	Payment	100076	A-QUALITY POOL SERVICE	Inv: 976186, Inv: 974411, Inv: 976231	-2,283.80	-2,283.80	0.00
05/07/2025	Payment	2670	ANTONIO DEON BRADFORD, SR.	Check for Vendor V00023	-200.00	-200.00	0.00
05/07/2025	Payment	2671	MATTHEW CHARLES ROTH	Check for Vendor V00096	-200.00	-200.00	0.00
05/07/2025	Payment	2672	TIEBE KIFLOM	Check for Vendor V00089	-200.00	-200.00	0.00
05/07/2025	Payment	2673	YONATAN DERAR	Check for Vendor V00088	-200.00	-200.00	0.00
05/08/2025	Payment	2674	STATE OF FL DEPT OF HEALTH	Check for Vendor V00008	-275.00	-275.00	0.00
05/09/2025	Payment	300025	FRONTIER ACH	Inv: 041625-20-5	-167.89	-167.89	0.00
05/14/2025	Payment	100077	GRAU AND ASSOCIATES	Inv: 27543	-5,500.00	-5,500.00	0.00
05/14/2025	Payment	100078	BRIGHTVIEW LANDSCAPE SERVICES, INC.	Inv: 9315046	-6,699.95	-6,699.95	0.00
05/14/2025	Payment	100079	AFFORDABLE LOCK & SECURIT SOLUTIONS	Inv: 197435331	-168.00	-168.00	0.00
05/14/2025	Payment	100080	A-QUALITY POOL SERVICE	Inv: 976426	-1,400.00	-1,400.00	0.00
05/14/2025	Payment	100081	HEDRICK AIR	Inv: 15128	-170.00	-170.00	0.00
05/16/2025	Payment	2675	U.S. BANK	Check for Vendor V00068	-4,256.13	-4,256.13	0.00
05/21/2025	Payment	100082	FIRST CHOICE AQUATIC WEED MGMT LLC	Inv: 109576	-445.00	-445.00	0.00
05/21/2025	Payment	100083	YELLOWSTONE LANDSCAPE	Inv: 900541, Inv: 909205	-3,841.68	-3,841.68	0.00
05/28/2025	Payment	300027	TECO TAMPA ELECTRIC ACH	Inv: 050725-7729-ACH	-2,819.23	-2,819.23	0.00
05/28/2025	Payment	300028	TECO TAMPA ELECTRIC ACH	Inv: 050725-7513-ACH	-123.05	-123.05	0.00
05/28/2025	Payment	300029	TECO TAMPA ELECTRIC ACH	Inv: 050725-8520-ACH	-511.06	-511.06	0.00
05/28/2025	Payment	300030	TECO TAMPA ELECTRIC ACH	Inv: 050725-7901-ACH	-429.03	-429.03	0.00
05/29/2025	Payment	DD228	BOCC ACH	Payment of Invoice 001281	-410.11	-410.11	0.00
05/29/2025		JE000501	Utility - Electric	Bank recon adj Tec	-8.53	-8.53	0.00
05/29/2025		JE000502	Utility - Electric	Bank recon adj Tec	-31.33	-31.33	0.00
05/29/2025		JE000503	Utility - Electric	Bank recon adj Tec	-29.75	-29.75	0.00
05/29/2025		JE000504	Utility - Electric	Bank recon adj Tec	-172.89	-172.89	0.00
<b>Total Checks</b>					-48,996.15	-48,996.15	0.00

## Adjustments

## Total Adjustments

## Outstanding Checks

06/22/2023	Payment	2370	ZEBRA POOL CLEANING TEAM INC	Check for Vendor V00076			-600.00
11/22/2023	Payment	2437	DOUGLAS ROSS SMITH	Check for Vendor V00045			-200.00
02/07/2024	Payment	2466	DOUGLAS ROSS SMITH	Check for Vendor V00045			-400.00
11/12/2024	Payment	DD215	FRONTIER ACH	Payment of Invoice 001130			-157.80

# Bank Account Statement

Summit At Fern Hill CDD

Thursday, June 26, 2025

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**Bank Account No.** 3620

**Statement No.** 05\_25

**Statement Date**

05/31/2025

01/29/2025	Payment	300009	TECO TAMPA ELECTRIC ACH	Inv: 010825 7901 ACH	-746.38
01/29/2025	Payment	300010	TECO TAMPA ELECTRIC ACH	Inv: 010825 7729 ACH	-2,632.67
02/05/2025	Payment	300012	TECO TAMPA ELECTRIC ACH	Inv: 010825 7513 ACH	-89.57
04/28/2025	Payment	300023	TECO TAMPA ELECTRIC ACH	Inv: 040725 7513	-85.71
04/30/2025	Payment	DD227	BOCC ACH	Payment of Invoice 001251	-342.84
05/27/2025	Payment	2676	ANTONIO DEON BRADFORD, SR.	Check for Vendor V00023	-200.00
05/27/2025	Payment	2677	MATTHEW CHARLES ROTH	Check for Vendor V00096	-200.00
05/27/2025	Payment	2678	YONATAN DERAR	Check for Vendor V00088	-200.00
05/27/2025	Payment	2679	TIEBE KIFLOM	Check for Vendor V00089	-200.00
05/28/2025	Payment	100084	STRALEY ROBIN VERICKER	Inv: 26559	-1,262.16

## Total Outstanding Checks

-7,317.13

## Outstanding Deposits

02/01/2025	JE000420	Rev Bank recon adj Teco	84.47
02/01/2025	JE000422	Rev Bank recon adj Teco	720.73
02/01/2025	JE000424	Rev Bank recon adj Teco	2,573.15
05/01/2025	JE000485	Reverse Bank recon adj	344.09
05/01/2025	JE000487	Reverse Bank recon adj	63.53

## Total Outstanding Deposits

3,785.97



**Proposal #: 521639**

Date: 2/24/2025

From: Luis Santiago

**Tree Care Proposal for  
Summit at Fern Hill**

Lisa Castoria  
Inframark  
18805 Lester Dairy

[lisa.castoria@inframark.com](mailto:lisa.castoria@inframark.com)

**LOCATION OF PROPERTY**

10612 Fuzzy Cattail St  
Riverview, FL 33578

**Summit At Fernhill Street Tree Cleaning**

DESCRIPTION	AMOUNT
Trees	\$15,600.00
Dump Fee	\$1,250.00

As suggested in board meeting price is to clean up all roadside street trees within the community and remove all debris from property. **Total of 240 Trees.**

**Terms and Conditions:** Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

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

**AUTHORIZATION TO PERFORM WORK:**

By \_\_\_\_\_

\_\_\_\_\_  
Print Name/Title

Date \_\_\_\_\_

**Summit at Fern Hill**

<b>Subtotal</b>	<b>\$16,850.00</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Proposal Total</b>	<b>\$16,850.00</b>

**THIS IS NOT AN INVOICE**

**Site Masters of Florida, LLC**  
5551 Bloomfield Blvd.  
Lakeland, FL 33810  
Phone: (813) 917-9567  
Email: tim.sitemastersofflorida@yahoo.com

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**PROPOSAL**

**Summit at Fern Hill CDD**

**Fairy Moss Sidewalk**

**6/18/2025**

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**Construct 30' of 4' wide x 4" thick concrete sidewalk at  
10415 Fairy Moss Lane.**

**Scope includes excavation and removal of grass and soil**

**TOTAL      \$3,600**



## ITEM 9

Assigned To: Inframark

Please provide a proposal to connect the gap in the sidewalk by the playground on Fairy Moss Lane.



DRIVEWAYS | SIDEWALKS  
SLABS | POOLS AND PATIOS



**James Sulvaran Jr**  
☎ (813) 928-3727

✉ Worldclasscandp@gmail.com

CLAY WRIGHT

PLAYGROUND FAIRY MOSS LN RIVERVIEW, FL 33578

**NEW CONCRETE SIDEWALK 120 SQFT**

**EXCAVATION-** AND HAULING OF CONCRETE, AND DIRT TO SET UP PERIMETER FOR A NEW CONCRETE WALKWAY. FORM & FINAL GRADE WALKWAY (4' W X 30' L). FOUR INCH CONCRETE.

**MATERIAL & LABOR-** FIBER MESH, WIRE MESH, 3,000 PSI CONCRETE, DELIVERY, AND FINAL CLEAN UP.

**PLATE COMPACTION-** PLATE COMPACT TO IMPROVE THE FOUNDATION OF THE NEW CONCRETE.

**DESCRIPTION OF INVOICE:** 50% OF TOTAL AMOUNT IS DUE UPON START OF THE PROJECT TO COVER FOR MATERIALS. THE FINAL AMOUNT IS DUE UPON COMPLETION OF PROJECT. PLEASE DIRECT PAYMENT TO WORLD CLASS CONCRETE & PAVERS.

CONCRETE WALKWAY TURN-KEY= \$2,500.00

**TOTAL = \$2,500.00**

**APPROVED DATE-**

**START DATE-**





Inframark

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

Date: 05/20/2025

Work Order # WOSAFH05202025

Customer ID: SUMMIT AT FERN HILL CDD

Quotation valid until 06/20/2025

Prepared by: Don Cameron

Phone: 407-861-7233

Description		Unit Price	Quantity	Amount
Install Sidewalk Panels: 5' x 30' located in front of playground along Fairy Moss Lane which will connect to two existing sidewalks.		\$24.25	150	\$3,637.50
<b>Total</b>	<b>Labor and Materials</b>			<b>\$3,637.50</b>

**Full payment is due within 60 days of finalizing the project.**

If you have any questions concerning this quotation, please contact Don Cameron at

[Donald.Cameron@Inframark.com](mailto:Donald.Cameron@Inframark.com)

By: Don Cameron

By: \_\_\_\_\_

Date: 05/20/2025

Date: SUMMIT AT THE FERN

Inframark

CDD

Inframark

Offices – Celebration - Tampa

We are proud to provide a range of services for your community.





# Security Services Proposal for

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## Summit at Fern Hill

### PREPARED BY

Tina Scroggins  
tinas@teamsignal.com

### PREPARED FOR

Lisa Castoria  
lisa.castoria@inframark.com



# The Freedom of Feeling Secure

The vision of Signal Security is to provide a full suite of world-class and industry-leading security services for residential, commercial, retail and institutional customers because, quite simply, we believe safety is a basic human right and need.

The promise of Signal Security is to provide customized security services so that individuals, businesses, neighborhoods and communities can pursue their passions in life openly, freely and joyfully. Without the freedom of feeling secure, our passions cannot be fully enjoyed.

This peace of mind comes from our proven philosophy and process.



# Security Services

## Dedicated Services

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When you need a consistent security presence at your facility, turn to our team to create peace of mind for your employees, customers, tenants and others. We provide our clientele with highly trained, highly visible, and highly effective coverage at businesses of any size. Our Dedicated Services are designed to efficiently meet your needs with our professional security personnel.

Our security personnel selection process is first-rate, establishing higher standards in an industry that desperately needs them. Every security officer candidate undergoes an extensive interview process and background investigation, which includes a criminal history check and immediate and ongoing drug testing. Our officers are given consistent opportunities to continue their professional development with additional training coursework.

PROPOSAL



**Signal 88, LLC ("Contractor")**  
3880 S 149th Street, Suite 102  
Omaha, NE 68144  
Phone: 877.498.8494  
Fax: 402.502.2078

**Serviced By: Tier 1 Operations LLC ("Service Provider")**  
10500 University Center Dr  
Suite 140  
Tampa, FL 33612  
Tina Scroggins  
Phone: 813-476-1083 x 212  
Email: tinas@teamsignal.com  
License Number(s): B1200049

**Proposal Date:** 2025-06-19  
**Good Through:** 2025-07-18

**Service Dates:** TBD - TBD

**Security Location**  
**Summit at Fern Hill**  
Lisa Castoria  
10340 Boggy Moss Drive  
suite 140  
Riverview, FL 33578  
Phone: 656.223-7011  
Email: lisa.castoria@inframark.com

**Bill To**  
**Summit at Fern Hill**  
Lisa Castoria  
10340 Boggy Moss Drive  
suite 140  
Riverview, FL 33578  
Phone: 656.223-7011  
Email: lisa.castoria@inframark.com

**Management Company:** Inframark Management Services  
**Payment Terms:** Net 15

Standard Services	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Week Total	Total
Dedicated Officer I	8	8	8	8	8	8	8	56	\$1,760.64

Taxes are subject to change based upon jurisdiction.

ALL payments are processed through the corporate office. Payments are to be sent to: PO Box 8246 Omaha, NE 68108

**Holidays: 1.5x Regular Rate**  
New Year's Day, Martin Luther King Day, President's Day, Easter, Memorial Day, Juneteenth, July 4th, Labor Day, Columbus Day, Veteran's Day, Thanksgiving Day, Christmas Day

Services	\$1,760.64
Weekly Total	\$1,760.64

**Description of Services**

This proposal reflects services including 56 on-site dedicated hours per week. On-site dedicated hours will be scheduled as follows: Daily 11am-7pm .

Services include monitoring property for specific concerns such as:  
-Loitering  
-Trespassing  
-Vandalism

-Theft

Officers will be well trained and dressed in Signal uniforms with 3M Reflective lettering. Unlimited alert response will be included during dedicated hours. Client will be provided the local dispatch number.

All features of our proprietary software, Signal Edge, are included at no additional cost. Features include but are not limited to: Geo-fencing, electronic clock in/out, NFC checkpoint system, GPS tracking, live-time digital reporting with pictures, video, and historical database with searchability, incident analytics, and many more.

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# SECURITY-SERVICES AGREEMENT

## TERMS AND CONDITIONS

1. **Services to Be Performed.** Contractor shall furnish the following Services, if such be indicated on the first page of this Agreement, subject to the terms and conditions herein.
  - A. **Community-Based Roving Patrol Tours.** If so indicated on the first page of this Agreement, Contractor shall perform Community-Based Roving Patrol Tours, which shall consist of roving vehicle patrols of Customer's Location(s), manned by unarmed uniformed security officers, performed in accordance with the times, Location(s), and frequencies specified on the first page of this Agreement. Officers performing such tours shall (i) evaluate the Location(s) for criminal activity, vandalism, disorderly conduct, loitering or other nuisance behavior, lighting conditions and sprinkler operations; (ii) enforce parking and other of Customer's regulations for use of the Location(s); and (iii) conduct random foot patrols to check gates, doors, windows, or lights at Customer's Location(s).
  - B. **Community-Based Dedicated Roving Patrol Tours.** If so indicated on the first page of this Agreement, Contractor shall provide Community-Based Dedicated Roving Patrol Tours, which shall consist of Community-Based Roving Patrol Tours described above, dedicated exclusively to the Location(s) specified on the first page of this Agreement.
  - C. **Armed Dedicated Roving Patrol Tours.** If so indicated on the first page of this Agreement, Contractor shall provide Armed Dedicated Roving Patrol Tours, which shall consist of the services described as Community-Based Dedicated Roving Patrol Tours above, but shall be performed by armed law enforcement personnel or licensed and trained armed civilian security officers.
  - D. **Dedicated Community-Based Security Services.** If so indicated on the first page of this Agreement, Contractor shall provide Dedicated Community-Based Security Services, which shall consist of having unarmed uniformed officers manning security desks designated by Customer and conducting camera patrols via closed circuit television, if applicable, and/or foot patrols, in order to monitor the perimeter of the Location(s). The officers shall also provide escorts for employees, tenants, and customers as requested; conduct interior and exterior lighting and sprinkler assessments; respond to alarms; enforce parking and other of Customer's regulations for use of the Location(s); and use reasonable efforts to ban and bar individuals from the premises as directed by Customer.
  - E. **Dedicated Armed Security Services.** If so indicated on the first page of this Agreement, Contractor shall provide Dedicated Armed Security Services, which shall consist of the Dedicated Community-Based Security Services described above, but shall be performed by armed law enforcement personnel or licensed and trained civilian security officers.
  - F. For all Services indicated on the first page of this Agreement, Contractor shall (i) regularly post activity reports, noting the name of the security guard posting the report, the time of the report, the Location(s) patrolled, and any unusual incidents or hazardous conditions observed; (ii) provide Customer with secure access to such reports; and (iii) cooperate with investigations concerning incidents of criminal activity, provided that Customer shall compensate Contractor for time spent by Contractor with respect to such investigations, at the rates on the first page of this Agreement. All posted activity reports will be kept on file with Contractor for at least five years, but may thereafter be destroyed. Customer may request copies of such reports at any time before the expiration of such period and may arrange the delivery of such reports, at Customer's sole cost and expense.
  - G. If an incident occurs requiring the Customer's immediate attention, Contractor shall notify Customer as soon as practicable after learning of the incident by calling the Emergency Contact listed on the first page of this Agreement or such other persons as Customer may from time to time designate in writing to Contractor.
2. **Delegation of Services.** Contractor will delegate the performance of some or all of the Services to one or more of its franchisees, including without limitation the Service Provider(s) listed on the first page of this Agreement. Contractor's franchisees may likewise delegate the performance of Services. In the event that the Services contemplated in the Agreement are delegated to a Service Provider, such Service Provider is not executing the Agreement on behalf of the Contractor and the Service Provider's signature is confirmation that such Services to be provided under the Agreement have been delegated to the Service Provider pursuant to Section 2.
3. **Security Standards.** Contractor agrees that the Services covered by this Agreement shall be performed in accordance with generally accepted security practices and standards in the industry.
4. **Duties of Customer.** In support of the Services to be provided under this Agreement, Customer shall, at its expense, make adequate provision for the following: (i) advising Contractor of any and all hazards at the Location(s) and dangerous activities being conducted at the Location(s); (ii) maintaining the Location(s) free from unreasonable hazards and unreasonably dangerous activities; and (iii) providing training to all of Customer's employees and contractors as to the nature of Contractor's operations at the Location(s) and as to such other matters as may be reasonably requested by Contractor and/or necessary in order to allow Contractor to perform the Services.
5. **Payment.** For the Services Contractor provides hereunder, Customer agrees to pay Contractor according to the rates set forth on the first page of this Agreement. Contractor shall submit an invoice to Customer according to the schedule selected on the first page of this Agreement, but no less often than monthly. Customer shall remit payment in full for each invoice within fifteen (15) days after the date of such invoice. In the event that Customer should fail to make payment in full of any invoice when due, the amount due under such invoice shall bear interest at the rate of one and one-half percent (1 1/2 %) per month, or the highest rate allowed by law, whichever is less. Customer shall be liable to Contractor for all costs of enforcing the terms of this Agreement, including but not limited to attorney's fees.
6. **Price Changes and Fuel Surcharges.** Contractor may increase prices for Services or impose a fuel surcharge from time to time by giving notice to the Customer either in writing or by notation on a statement of account. If it objects to the changed price or fuel surcharge, Customer shall notify the Contractor in writing within thirty (30) days after the date of first notification of the change or surcharge. In the absence of such objection, the price change shall be deemed accepted by the Customer and shall be considered by the parties as a binding modification to this Agreement, and this Agreement, as so modified, shall remain in full force and effect. If the Customer timely objects, then the Contractor reserves the right to continue this Agreement in full force and effect without any price changes or fuel surcharge.
7. **Term.** The term of this Agreement shall commence on the Start Date, and shall continue until the End Date, unless sooner terminated pursuant to Section 8 of this Agreement.
8. **Termination, Remedies.**
  - A. This Agreement may be terminated by either party at any time in the event of a breach or a failure to comply with any covenant, term, or condition of this Agreement, but only after the non-breaching party has provided written notice of such breach or failure to comply and the same remains uncured for (i) fifteen (15) days after the non-breaching party gives such notice in the event of nonpayment of amounts due hereunder, or (ii) thirty (30) days after non-breaching party gives such notice in the event of any other breach hereunder.
  - B. Either party may terminate this Agreement for any reason upon providing a written thirty (30) days' notice to the other party.
  - C. In the event that Customer (i) should breach Section 4 of this Agreement; (ii) should breach any other covenant or obligation hereunder (other than failure to pay amounts due hereunder) and should fail to cure any such breach within fifteen (15) days after the non-breaching party gives notice of said breach; or (iii) should fail to pay any amounts it owes Contractor within thirty (30) days after the applicable invoice date, then Contractor may, in addition to any other remedy it may have by contract, at law or in equity, immediately cease performing Services hereunder.
9. **Insurance.**
  - A. Contractor shall maintain at all times during the term of this Agreement general liability insurance in occurrence from covering its activities hereunder with an insurance company or companies qualified to write such insurance in the state of Service Provider, with limits of not less than One Million Dollars (\$1,000,000.00) per occurrence and Three Million Dollars (\$3,000,000.00) in the aggregate. Customer shall be named as an additional insured under each such policy. Copies of all such policies of insurance (or Certificates therefore) maintained by Contractor shall be delivered to Customer upon Customer's request.
  - B. Customer shall maintain at all times during the term hereof general liability insurance in occurrence form with an insurance company or companies qualified to write such insurance in the state(s) where the Location or Locations, as the case may be, are located, with limits not less than One Million Dollars (\$1,000,000) per occurrence and Three Million Dollars (\$3,000,000) in the aggregate. Contractor shall be named as an additional insured under each such policy. Copies of all such policies of insurance (or Certificates therefore) maintained by Customer hereunder shall be delivered to Contractor immediately upon issuance by the insurer.
  - C. All policies of insurance required to be maintained by a party hereunder shall be renewed (and policies or certificates, together with evidence of payment of premiums, delivered to the other party immediately upon issuance by the insurer) at least thirty (30) days prior to the respective expiration dates of such policies.
  - D. All of a party's policies of insurance described in Section 9 of this Agreement shall contain an endorsement requiring the insurer to give notice to the other party at least thirty (30) days prior to any cancellation, termination or amendment of the insurance policy.
10. **Cooperation in the Event of a Claim.** In the event that either party becomes aware of any alleged claim of injury or damage arising out of the performance of the Services, such party shall give the other party written notice within two (2) business days thereafter, stating the details of the incident sufficient to identify, if possible, the persons involved, the location and circumstances of the incident, and the names, addresses, and telephone numbers of available witnesses. Failure to provide such notice in a timely manner shall not result in liability to the party obligated to provide notice, except to the extent that such failure results in damage to the party entitled to receive such notice. The parties shall cooperate with one another in good faith in the handling of such claims, including any lawsuits or other proceedings, and in enforcing any right of contribution or indemnity.
11. **Limitation of Liability.** In no event shall either party be liable for any special, consequential, incidental, punitive, or exemplary damages or losses of any kind whatsoever arising out of this Agreement or the performance of the services, regardless of the theory of recovery, even if such party has been advised of the possibility of such loss or

damage or if such loss could have been reasonably foreseen.

12. **Non-Solicitation.** During the term of this Agreement and for a period of one year thereafter, Customer shall not directly or indirectly entice, encourage or make any offer to employ, to hire, or to contract with: (i) any current employee, agent, franchisee, or employee or agent of any franchisee of Contractor; or (ii) any person who acted as an employee, agent, franchisee, or employee or agent of any franchisee of Contractor within the prior year.
13. **Confidentiality.** The parties acknowledge and agree that they may receive certain confidential information from the other party, including without limitation, the programs, protocols, business or strategic plans of the other party, and will also possess information relating to this Agreement, including but not limited to the compensation paid to Contractor hereunder (collectively, "Confidential Information"). The receiving party shall not at any time disclose the Confidential Information to any person, firm, partnership, corporation or other entity (other than employees, lenders, professional advisors, franchisees and subcontractors of the receiving party having a need to access the Confidential Information) for any reason whatsoever. Each party shall take actions necessary to ensure that its employees, lenders, professional advisors, franchisees and subcontractors having access to the Confidential Information do not disclose the Confidential Information. Confidential Information shall not include information which (i) was in the receiving party's possession prior to disclosure, (ii) is hereafter independently developed by the receiving party, (iii) lawfully comes into the possession of the receiving party, or (iv) is now or subsequently becomes, through no act or failure to act by the receiving party, part of the public domain. This Section 13 shall survive for a period of five (5) years from the expiration or termination of this Agreement.
14. **Representations and Warranties.** Each party covenants and warrants to the other that: (i) it is an entity duly formed, validly existing and in good standing under the laws of its jurisdiction of formation, (ii) it has the power and capacity to enter into, execute and perform its obligations under this Agreement in accordance with the terms and provisions hereof, and (iii) the execution and delivery of this Agreement have been duly authorized by all proper corporate action.
15. **Entire Agreement.** This Agreement shall constitute the entire agreement between the parties dealing with the subject matter hereof, and any prior understanding or representation of any kind preceding the date of this Agreement and dealing with the same subject matter shall not be binding upon either party, except to the extent incorporated in this Agreement.
16. **Modification of Agreement.** Except as provided in Section 6 herein, any modification of this Agreement or additional obligation assumed by either party in connection with this Agreement shall be binding only if placed in writing and signed by each party or an authorized representative of each party.
17. **No Waiver.** Wavier of any provision of this Agreement or the performance or enforcement thereof shall not constitute a continuing waiver of such provision or a waiver of any other provision of this Agreement. Any such waiver must be in writing duly signed by the waiving party to be effective.
18. **Independent Contractors.** The parties acknowledge that Contractor, its employees and subcontractors, and its franchisees and their employees and subcontractors are independent contractors providing Services to Customer, and nothing herein shall be deemed to constitute or be construed as making Contractor, its employees, or its franchisees or their employees to be agents or employees of the Customer.
19. **Binding Effect.** This Agreement shall bind and inure to the benefit of the respective heirs, personal representatives, successors, and assigns of the parties.
20. **Governing Law.** This Agreement shall be governed by, construed, and enforced in accordance with the laws of Nebraska, without regard to its conflict of laws rules. Contractor and Customer agree that any cause of action or litigation arising out of this Agreement shall be filed exclusively in federal or state court in Douglas County, Nebraska, and Contractor and Customer irrevocably consent to the jurisdiction of such courts. If a Service Provider initiates an action against Client and Contractor is not a party to such action, Service Provider may bring the action or litigation arising out of the Agreement in the federal or state court that is located closest to Service Provider's current office address.
21. **Severability.** The invalidity of any portion of this Agreement will not and shall not be deemed to affect the validity of any other provision. If any provision of this Agreement is held to be invalid, the parties agree that the remaining provisions shall be deemed to be in full force and effect as if they had been executed by both parties subsequent to the expungement of the invalid provision.
22. **Notices.** Any and all notices provided for herein shall be sufficient if given in writing and hand-delivered or sent by facsimile (with electronic confirmation), registered mail or certified mail to the address set forth for the applicable party on the first page of this Agreement, or such other address as a party may deliver to the other party in writing. Notice given by hand delivery shall be deemed given when delivered. Notice given by facsimile shall be deemed given on the next business day after such notice is sent. Notice given by registered or certified mail shall be deemed given on the third (3rd) day after such notice is sent.
23. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, however all of which together shall constitute but one and the same instrument.
24. **Survival.** Sections 5, 11, 12, 13, 14, 18, 19, 20, 21, 22, 23, and 25 shall survive the expiration or termination of this Agreement.
25. **Force Majeure.** . No party shall be liable for delays, nor defaults due to Acts of God or the public enemy, acts of war or terrorism, riots, strikes, fires, explosions, accidents, governmental actions of any kind or any other causes of a similar character beyond its control and without its fault or negligence.
26. **Assignment.** Except as otherwise provided herein, the rights of each party under this Agreement are personal to that party and may not be assigned or transferred to any other person, firm, corporation, or other entity without the prior, express, and written consent of the other party, which consent will not be unreasonably withheld.
27. **Headings.** The titles to the Sections of this Agreement are solely for the convenience of the parties and shall not be used to explain, modify, simplify, or aid in the interpretation of the provisions of this Agreement.

**Client Signer Block (First/Last Name)**

I, , have read and agree to the aforementioned terms and contract details.

Client

Date

07/02/2025

Title

Sign

**Signal Signer Block**

I, \_\_\_\_\_, have read and agree to the aforementioned terms and contract details.

Signal Signature