

Summit at Fern Hill Community Development District

Board of Supervisors

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

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

PUBLIC HEARING AND MEETING AGENDA

Monday, August 4, 2025, at 6:00 p.m.

Join Teams Meeting

Meeting ID: 221 034 317 367 Passcode: eQeerC

- 1. Call to Order/Roll Call**
- 2. Public Comments on Agenda Items** *Each individual has the opportunity to comment and is limited to **three (3) minutes** for such comment.*
- 3. Public Hearing**
 - A. Open Public Hearing
 - B. Staff Presentation
 - C. Public Comments
 - D. Consideration of Resolution 2025-04; Adopting Final Budget for FY 2025-2026
 - E. Consideration of Resolution 2025-05; Levying O&M Assessment for FY 2025-2026
 - F. Close Public Hearing
- 4. Consent Agenda**
 - A. Consideration of the Board of Supervisors' Regular Meeting Minutes from July 7, 2025 & July 21, 2025, Workshop Minutes
 - B. Consideration of Operation and Maintenance June 2025
- 5. Staff Reports**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - i. Community Inspection Report
 - ii. Aquatic Weed Control
- 6. Business Items**
 - A. Consideration of Resolution 2025-06; Setting Fiscal Year 2026 Annual Meeting Schedule
 - B. Consideration of Sidewalk Extension Proposal
 - C. Discussion on Pool Company
 - D. Discussion of Landscaping RFP
 - E. Discussion on Clubhouse Furniture
 - F. Consideration of Pool Plumbing Repair
 - G. Discussion on FY 2026 Pool Monitoring
- 7. Board of Supervisors' Requests and Comments**
- 8. Adjournment**

***The next regular meeting will be held on Monday, September 4, 2025, at 6:00 pm**

***The next Workshop is scheduled for Monday, 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

Third Order of Business

3D.

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2024-2025 and/or revised projections for fiscal year 2025-2026.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the Summit

at Fern Hill Community Development District for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026.”

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

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$_____
<i>Total Reserve Fund [if Applicable]</i>	\$_____
Total Debt Service Funds	\$_____
Total All Funds*	\$_____

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

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

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

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

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

PASSED AND ADOPTED THIS 4TH DAY OF AUGUST 2025.

Attested By:

**Summit at Fern Hill
Community Development District**

Print Name: _____
☐ Secretary / ☐ Assistant Secretary

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

Exhibit A: FY 2025-2026 Adopted Budget

Summit At Fern Hill
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Approved Proposed Budget

Prepared by:



OPERATING BUDGET

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances	1
Exhibit A - Allocation of Fund Balances	2
Budget Narrative	3 - 5

DEBT SERVICE BUDGETS

Series 2016

Summary of Revenues, Expenditures and Changes in Fund Balances	6
Amortization Schedule	7 - 8
Budget Narrative	9

Series 2018

Summary of Revenues, Expenditures and Changes in Fund Balances	10 -11
Amortization Schedule	12 - 13
Budget Narrative	14

SUPPORTING BUDGET SCHEDULES

Non-Ad Valorem Assessment Summary	15
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Summit At Fern Hill
Community Development District

Budget Overview
Fiscal Year 2026

Summit At Fern Hill
Community Development District

Operating Budget
Fiscal Year 2026

Summary of Revenues, Expenditures and Changes in Fund Balances

General Fund

Fiscal Year 2026

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL		ANNUAL
	BUDGET	THRU	July-	PROJECTED	% +/-	BUDGET
	FY 2025	6/30/25	9/30/2025	FY 2025	Budget	FY 2026
REVENUES						
Clubhouse Rentals	\$ -	-	\$ -	\$ -	0%	-
Operations & Maintenance Assmts - On Roll	587,199	-	587,199	587,199	0%	587,199
Other Miscellaneous Revenues	-	-	-	-	0%	-
TOTAL REVENUES	\$ 587,199	\$ -	\$ 587,199	\$ 587,199		\$ 587,199
EXPENDITURES						
Financial and Administrative						
Supervisor Fees	\$ 24,000	13,800	\$ 10,200	\$ 24,000	0%	24,000
District Management	35,000	21,285	13,715	35,000	0%	36,050
Website Admin Services	1,600	3,937	-	3,937	146%	1,585
District Engineer	4,000	4,506	-	4,506	13%	8,000
District Counsel	8,000	6,296	1,704	8,000	0%	8,000
Trustees Fees	8,100	8,512	-	8,512	5%	8,100
Auditing Services	6,000	6,000	-	6,000	0%	6,000
Postage, Phone, Faxes, Copies	1,000	100	900	1,000	0%	1,000
Legal Advertising	2,500	1,912	654	2,566	3%	2,500
Bank Fees	200	-	200	200	0%	200
Dues, Licenses & Fees	175	450	-	450	157%	175
Website ADA Compliance	1,500	1,100	400	1,500	0%	-
Disclosure Report	8,820	4,615	4,205	8,820	0%	8,820
Field Management	-	-	-	-	0%	12,000

Summary of Revenues, Expenditures and Changes in Fund Balances

General Fund

Fiscal Year 2026

<i>ACCOUNT DESCRIPTION</i>	ADOPTED	ACTUAL	PROJECTED	TOTAL		ANNUAL
	BUDGET	THRU	July-	PROJECTED	% +/-	BUDGET
	FY 2025	6/30/25	9/30/2025	FY 2025	Budget	FY 2026
	-	-	-	-	0%	-
<i>Total Financial and Administrative</i>	\$ 100,895	\$ 72,513	\$ 31,978	\$ 104,491		\$ 116,430
<i>Insurance</i>						
General Liability	\$ 3,750	3,750	\$ -	\$ 3,750	0%	4,104
Public Officials Insurance	3,067	3,067	-	3,067	0%	3,356
Property & Casualty Insurance	10,235	12,272	-	12,272	20%	13,955
<i>Total Insurance</i>	\$ 17,052	\$ 19,089	\$ -	\$ 19,089		\$ 21,415
<i>Utility Services</i>						
Electric Utility Services	\$ 47,500	34,178	\$ 13,322	\$ 47,500	0%	48,925
Amenity Internet	1,700		1,700.0000	1,700.0000	0%	1,900
Water/Waste	8,500	8,063	437	8,500	0%	8,500
	-	-	-	-	0%	-
<i>Total Utility Services</i>	\$ 57,700	\$ 42,241	\$ 15,459	\$ 57,700		\$ 59,325

Summary of Revenues, Expenditures and Changes in Fund Balances

General Fund
Fiscal Year 2026

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL		ANNUAL
	BUDGET	THRU	July-	PROJECTED	% +/-	BUDGET
	FY 2025	6/30/25	9/30/2025	FY 2025	Budget	FY 2026
<i>Amenity</i>						
Pool Monitor	\$ -	\$ -	\$ -	\$ -	0%	\$ 25,000
Janitorial - Contract	-	8,925	-	8,925	0%	9,000
Amenity Pest Control	1,500	576	924	1,500	0%	1,500
Amenity R&M	9,400	17,938	-	17,938	91%	10,000
Access Control R&M	1,512		1,512	1,512	0%	2,016
Pool Maintenance - Contract	16,800	14,031	2,769	16,800	0%	16,800
Pool Treatments & Other R&M	2,000	5,088	1,740	6,828	241%	2,000
Miscellaneous Maintenance	5,000	4,679	321	5,000	0%	5,000
Holiday Decorations	6,500	2,685	3,815	6,500	0%	3,000
Other Miscellaneous Revenues	-	-	-	-	0%	-
<i>Total Amenity</i>	\$ 51,712	\$ 53,922	\$ 20,081	\$ 74,003		\$ 74,316
<i>Landscape and Pond Maintenance</i>						
Landscape Maintenance - Contract	\$ 80,000	67,144	\$ 12,856	\$ 80,000	0%	80,000
Landscaping - R&M Other	4,000	10,542	-	10,542	164%	4,000
Landscaping - Mulch	15,000	-	15,000	15,000	0%	15,000
Landscaping - Annuals	7,000	-	7,000	7,000	0%	-
Landscaping - Plant Replacement Program	4,000	-	4,000	4,000	0%	4,000
Irrigation Maintenance	4,500	8,309	2,841	11,150	148%	10,000
Contract-Ponds	5,340	5,505	-	5,505	3%	5,340
R&M-Ponds	5,000	-	5,000	5,000	0%	5,000
Capital Improvements	110,000	18,360	73,325	91,685	-17%	68,500

Summary of Revenues, Expenditures and Changes in Fund Balances

General Fund

Fiscal Year 2026

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL		ANNUAL
	BUDGET	THRU	July-	PROJECTED	% +/(-)	BUDGET
	FY 2025	6/30/25	9/30/2025	FY 2025	Budget	FY 2026
Capital Reserve	125,000	-	125,000	125,000	0%	123,873
	-	-	-	-	0%	-
Total Landscape and Pond Maintenance	\$ 359,840	\$ 109,860	\$ 245,022	\$ 354,882		\$ 315,713
TOTAL EXPENDITURES	\$ 587,199	\$ 297,625	\$ 312,539	\$ 610,164		\$ 587,199
Excess (deficiency) of revenues	\$ -	\$ (297,625)	\$ 274,660	\$ (22,965)		\$ -
Net change in fund balance	\$ -	\$ (297,625)	\$ 274,660	\$ (22,965)		\$ -
FUND BALANCE, BEGINNING	\$ 157,030	\$ 157,030	\$ (140,595)	\$ 157,030		\$ 134,065
FUND BALANCE, ENDING	\$ 157,030	\$ (140,595)	\$ 134,065	\$ 134,065		\$ 134,065

**Budget
Narrative Fiscal
Year 2026**

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Financial and Administrative

Supervisor Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

Onsite Staff

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

District Management

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

Field Management

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Administration

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

**Budget
Narrative Fiscal
Year 2026**

EXPENDITURES

Financial and Administrative (continued)

Recording Secretary

Inframark provides recording services with near verbatim minutes.

Construction Accounting

Accounting services as described within the Accounting Services but specifically regarding construction.

Financial/Revenue Collections

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Rentals and Leases

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

Data Storage

Cost of server maintenance and technical support for CDD related IT needs.

Accounting Services

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Dissemination Agent/Reporting

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Website Administration Services

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

EXPENDITURES

**Budget
Narrative Fiscal
Year 2026**

Financial and Administrative (continued)

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage, Phone, Faxes, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Mailings

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Professional Services – Arbitrage Rebate

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Onsite Office Supplies

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Website ADA Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Disclosure Report

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Annual Stormwater Report

Cost to produce annual report on CDD stormwater infrastructure.

Miscellaneous Administrative

All other administrative costs not otherwise specified above.

**Budget
Narrative Fiscal
Year 2026**

EXPENDITURES

Insurance

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Property & Casualty Insurance

The District will incur fees to insure items owned by the district for its property needs.

Deductible

District's share of expenses for insured property when a claim is filed.

EXPENDITURES

Utility Services

Electric Utility Services

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Streetlights

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Lighting Replacement

Cost of replacing defective lights and bulbs in CDD facilities.

Decorative Light Maintenance

Cost of replacement and repair of decorative lighting fixtures.

Amenity Internet

Internet service for clubhouse and other amenity locations.

Water/Waste

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Gas

Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

Facility A/C & Heating R&M

Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

Utilities – Other

Utility expenses not otherwise specified in above categories.

**Budget
Narrative Fiscal
Year 2026**

EXPENDITURES

Amenity

Pool Monitor

Cost of staff members to facilitate pool safety services.

Janitorial – Contract

Cost of janitorial labor for CDD Facilities.

Janitorial Supplies/Other

Cost of janitorial supplies for CDD Facilities.

Garbage Dumpster – Rental and Collection

Cost of dumpster rental and trash collection at CDD facilities.

Amenity Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity R&M

Cost of repairs and regular maintenance of CDD amenities.

Amenity Furniture R&M

Cost of repairs and maintenance to amenity furniture.

Access Control R&M

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Key Card Distribution

Cost of providing keycards to residents to access CDD Facilities.

Recreation/Park Facility Maintenance

Cost of upkeep and repairs to all parks and recreation facilities in the CDD

Athletic Courts and Field Maintenance

Cost of upkeep and repairs for athletic fields and courts (ex. Basketball Courts) on CDD property.

Park Restroom Maintenance

Upkeep and cleaning of park restrooms on CDD property.

Playground Equipment and Maintenance

Cost of acquisition and upkeep of playground equipment for CDD parks.

Clubhouse Office Supplies

Cost of supplies for clubhouse clerical duties (pens, paper, ink, etc.)

Clubhouse IT Support

Cost of IT services and for clubhouse operational needs.

Dog Waste Station Service & Supplies

Cost of cleaning and resupplying dog waste stations.

EXPENDITURES

**Budget
Narrative Fiscal
Year 2026**

Amenity (Continued)

Entrance Monuments, Gates, Walls R&M

Cost of repairs and regular maintenance for entryways, walls, and gates.

Sidewalk, Pavement, Signage R&M

Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

Trail/Bike Path Maintenance

Cost of upkeep to bike paths and trails on CDD property.

Boardwalk and Bridge Maintenance

Cost of upkeep for boardwalks and bridges on CDD property.

Pool and Spa Permits

Cost of permits required for CDD pool and spa operation as required by law.

Pool Maintenance – Contract

Cost of Maintenance for CDD pool facilities.

Pool Treatments & Other R&M

Cost of chemical pool treatments and similar such maintenance.

Security Monitoring Services

Cost of CDD security personnel and equipment.

Special Events

Cost of holiday celebrations and events hosted on CDD property.

Community Activities

Cost of recreational events hosted on CDD property.

Holiday Decorations

Cost of decorations for major holidays (i.e., Christmas)

Miscellaneous Amenity

Amenity Expenses not otherwise specified.

EXPENDITURES

Landscape and Pond Maintenance

R&M – Stormwater System

Cost of repairs and regular maintenance to the CDD’s stormwater and drainage infrastructure.

Landscape Maintenance - Contract

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Landscaping - R&M

Cost of repairs and regular maintenance to landscaping equipment.

EXPENDITURES

Landscape and Pond Maintenance (Continued)

Budget Narrative
Fiscal Year 2026

Landscaping – Plant Replacement Program

Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Aquatics – Contract

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Wetlands Maintenance and Monitoring

Cost of upkeep and protection of wetlands on CDD property.

Aquatics – Plant Replacement

The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

Waterway Management Program

Cost of maintaining waterways and rivers on district property.

Debris Cleanup

Cost of cleaning up debris on district property.

Wildlife Control

Management of wildlife on district property.

EXPENDITURES

Contingency/Reserves

Contingency

Funds set aside for projects, as determined by the district's board.

Capital Improvements

Funding of major projects and building improvements to CDD property.

R&M Other Reserves

The board may set aside monetary reserves for necessary for maintenance projects as needed.

Summit At Fern Hill
Community Development District

Debt Service Budgets
Fiscal Year 2026

Series 2016 Bonds
Fiscal Year 2026 Budget

REVENUES		
CDD Debt Service Assessments	\$	241,743
TOTAL REVENUES	\$	241,743
EXPENDITURES		
Series 2016 May Bond Interest Payment	\$	77,861
Series 2016 May Bond Principal Payment	\$	88,000
Series 2016 November Bond Interest Payment	\$	75,881
TOTAL EXPENDITURES	\$	241,743
EXCESS OF REVENUES OVER EXPENDITURES	\$	-
ANALYSIS OF BONDS OUTSTANDING		
Bonds Outstanding - Period Ending 11/1/2024	\$	3,240,000
Principal Payment Applied Toward Series 2021 Bonds	\$	88,000
Bonds Outstanding - Period Ending 11/1/2025	\$	3,152,000

Summit at Fern Hill

Community Development District

Series 2016 Debt Service

**Summit at Fernhill Community Development District
Special Assessment Bonds, Series 2016**

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
5/1/2018	\$ 3,767,000	\$ 67,000	3.750%	\$ 88,365.00	\$ 155,365.00
11/1/2018	\$ 3,700,000			\$ 87,108.75	\$ 87,108.75
5/1/2019	\$ 3,700,000	\$ 69,000	3.750%	\$ 87,108.75	\$ 156,108.75
11/1/2019	\$ 3,631,000			\$ 85,815.00	\$ 85,815.00
5/1/2020	\$ 3,631,000	\$ 72,000	3.750%	\$ 85,815.00	\$ 157,815.00
11/1/2020	\$ 3,559,000			\$ 84,465.00	\$ 84,465.00
5/1/2021	\$ 3,559,000	\$ 75,000	3.750%	\$ 84,465.00	\$ 159,465.00
11/1/2021	\$ 3,484,000			\$ 83,058.75	\$ 83,058.75
5/1/2022	\$ 3,484,000	\$ 78,000	3.750%	\$ 83,058.75	\$ 161,058.75
11/1/2022	\$ 3,406,000			\$ 81,596.25	\$ 81,596.25
5/1/2023	\$ 3,406,000	\$ 81,000	4.500%	\$ 81,596.25	\$ 162,596.25
11/1/2023	\$ 3,325,000			\$ 79,773.75	\$ 79,773.75
5/1/2024	\$ 3,325,000	\$ 85,000	4.500%	\$ 79,773.75	\$ 164,773.75
11/1/2024	\$ 3,240,000			\$ 77,861.25	\$ 77,861.25
5/1/2025	\$ 3,240,000	\$ 88,000	4.500%	\$ 77,861.25	\$ 165,861.25
11/1/2025	\$ 3,152,000			\$ 75,881.25	\$ 75,881.25
5/1/2026	\$ 3,152,000	\$ 92,000	4.500%	\$ 75,881.25	\$ 167,881.25
11/1/2026	\$ 3,060,000			\$ 73,811.25	\$ 73,811.25
5/1/2027	\$ 3,060,000	\$ 97,000	4.500%	\$ 73,811.25	\$ 170,811.25
11/1/2027	\$ 2,963,000			\$ 71,628.75	\$ 71,628.75
5/1/2028	\$ 2,963,000	\$ 101,000	4.500%	\$ 71,628.75	\$ 172,628.75
11/1/2028	\$ 2,862,000			\$ 69,356.25	\$ 69,356.25
5/1/2029	\$ 2,862,000	\$ 106,000	4.500%	\$ 69,356.25	\$ 175,356.25
11/1/2029	\$ 2,756,000			\$ 66,971.25	\$ 66,971.25
5/1/2030	\$ 2,756,000	\$ 111,000	4.500%	\$ 66,971.25	\$ 177,971.25
11/1/2030	\$ 2,645,000			\$ 64,473.75	\$ 64,473.75
5/1/2031	\$ 2,645,000	\$ 116,000	4.500%	\$ 64,473.75	\$ 180,473.75
11/1/2031	\$ 2,529,000			\$ 61,863.75	\$ 61,863.75
5/1/2032	\$ 2,529,000	\$ 121,000	4.500%	\$ 61,863.75	\$ 182,863.75
11/1/2032	\$ 2,408,000			\$ 59,141.25	\$ 59,141.25
5/1/2033	\$ 2,408,000	\$ 131,000	4.750%	\$ 59,141.25	\$ 190,141.25
11/1/2033	\$ 2,277,000			\$ 56,030.00	\$ 56,030.00
5/1/2034	\$ 2,277,000	\$ 133,000	4.750%	\$ 56,030.00	\$ 189,030.00
11/1/2034	\$ 2,144,000			\$ 52,871.25	\$ 52,871.25
5/1/2035	\$ 2,144,000	\$ 138,000	4.750%	\$ 52,871.25	\$ 190,871.25
11/1/2035	\$ 2,006,000			\$ 49,593.75	\$ 49,593.75
5/1/2036	\$ 2,006,000	\$ 142,000	4.750%	\$ 49,593.75	\$ 191,593.75
11/1/2036	\$ 1,864,000			\$ 46,221.25	\$ 46,221.25
5/1/2037	\$ 1,864,000	\$ 149,000	4.750%	\$ 46,221.25	\$ 195,221.25
11/1/2037	\$ 1,715,000			\$ 42,682.50	\$ 42,682.50
5/1/2038	\$ 1,715,000	\$ 154,000	4.750%	\$ 42,682.50	\$ 196,682.50
11/1/2038	\$ 1,561,000			\$ 39,025.00	\$ 39,025.00
5/1/2039	\$ 1,561,000	\$ 164,000	5.000%	\$ 39,025.00	\$ 203,025.00
11/1/2039	\$ 1,397,000			\$ 34,925.00	\$ 34,925.00
5/1/2040	\$ 1,397,000	\$ 171,000	5.000%	\$ 34,925.00	\$ 205,925.00

Summit at Fern Hill

Community Development District

Series 2016 Debt Service

Continued

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
11/1/2040	\$ 1,226,000			\$ 30,650.00	\$ 30,650.00
5/1/2041	\$ 1,226,000	\$ 180,000	5.000%	\$ 30,650.00	\$ 210,650.00
11/1/2041	\$ 1,046,000			\$ 26,150.00	\$ 26,150.00
5/1/2042	\$ 1,046,000	\$ 189,000	5.000%	\$ 26,150.00	\$ 215,150.00
11/1/2042	\$ 857,000			\$ 21,425.00	\$ 21,425.00
5/1/2043	\$ 857,000	\$ 198,000	5.000%	\$ 21,425.00	\$ 219,425.00
11/1/2043	\$ 659,000			\$ 16,475.00	\$ 16,475.00
5/1/2044	\$ 659,000	\$ 208,000	5.000%	\$ 16,475.00	\$ 224,475.00
11/1/2044	\$ 451,000			\$ 11,275.00	\$ 11,275.00
5/1/2045	\$ 451,000	\$ 220,000	5.000%	\$ 11,275.00	\$ 231,275.00
11/1/2045	\$ 231,000			\$ 5,775.00	\$ 5,775.00
5/1/2046	\$ 231,000	\$ 231,000	5.000%	\$ 5,775.00	\$ 236,775.00
		\$ 3,767,000		\$ 3,200,175.00	\$ 6,967,175.00

Series 2018 Bonds
Fiscal Year 2026 Budget

REVENUES		
CDD Debt Service Assessments	\$	138,525
TOTAL REVENUES	\$	138,525
EXPENDITURES		
Series 2018 May Bond Interest Payment	\$	48,300
Series 2018 May Bond Principal Payment	\$	43,000
Series 2018 November Bond Interest Payment	\$	47,225
TOTAL EXPENDITURES	\$	138,525
EXCESS OF REVENUES OVER EXPENDITURES	\$	-
ANALYSIS OF BONDS OUTSTANDING		
Bonds Outstanding - Period Ending 11/1/2024	\$	1,932,000
Principal Payment Applied Toward Series 2021 Bonds	\$	43,000
Bonds Outstanding - Period Ending 11/1/2025	\$	1,889,000

Summit at Fern Hill

Community Development District

Series 2018 Debt Service

**Summit At Fern Hill Community Development District
Special Assessment Revenue Bond, Series 2018**

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
5/1/2021	\$ 2,050,000	\$ -	4.000%	\$ -	\$ -
11/1/2021	\$ 2,050,000			\$ -	\$ -
5/1/2022	\$ 2,050,000	\$ 38,000	4.000%	\$ 50,660	\$ 88,660
11/1/2022	\$ 2,012,000			\$ 49,900	\$ 49,900
5/1/2023	\$ 2,012,000	\$ 39,000	4.000%	\$ 49,900	\$ 88,900
11/1/2023	\$ 1,973,000			\$ 49,120	\$ 49,120
5/1/2024	\$ 1,973,000	\$ 41,000	4.000%	\$ 49,120	\$ 90,120
11/1/2024	\$ 1,932,000			\$ 48,300	\$ 48,300
5/1/2025	\$ 1,932,000	\$ 43,000	5.000%	\$ 48,300	\$ 91,300
11/1/2025	\$ 1,889,000			\$ 47,225	\$ 47,225
5/1/2026	\$ 1,889,000	\$ 45,000	5.000%	\$ 47,225	\$ 92,225
11/1/2026	\$ 1,844,000			\$ 46,100	\$ 46,100
5/1/2027	\$ 1,844,000	\$ 47,000	5.000%	\$ 46,100	\$ 93,100
11/1/2027	\$ 1,797,000			\$ 44,925	\$ 44,925
5/1/2028	\$ 1,797,000	\$ 49,000	5.000%	\$ 44,925	\$ 93,925
11/1/2028	\$ 1,748,000			\$ 43,700	\$ 43,700
5/1/2029	\$ 1,748,000	\$ 52,000	5.000%	\$ 43,700	\$ 95,700
11/1/2029	\$ 1,696,000			\$ 42,400	\$ 42,400
5/1/2030	\$ 1,696,000	\$ 55,000	5.000%	\$ 42,400	\$ 97,400
11/1/2030	\$ 1,641,000			\$ 41,025	\$ 41,025
5/1/2031	\$ 1,641,000	\$ 58,000	5.000%	\$ 41,025	\$ 99,025
11/1/2031	\$ 1,583,000			\$ 39,575	\$ 39,575
5/1/2032	\$ 1,583,000	\$ 61,000	5.000%	\$ 39,575	\$ 100,575
11/1/2032	\$ 1,522,000			\$ 38,050	\$ 38,050
5/1/2033	\$ 1,522,000	\$ 64,000	5.000%	\$ 38,050	\$ 102,050
11/1/2033	\$ 1,458,000			\$ 36,450	\$ 36,450
5/1/2034	\$ 1,458,000	\$ 67,000	5.000%	\$ 36,450	\$ 103,450
11/1/2034	\$ 1,391,000			\$ 34,775	\$ 34,775
5/1/2035	\$ 1,391,000	\$ 70,000	5.000%	\$ 34,775	\$ 104,775
11/1/2035	\$ 1,321,000			\$ 33,025	\$ 33,025
5/1/2036	\$ 1,321,000	\$ 74,000	5.000%	\$ 33,025	\$ 107,025
11/1/2036	\$ 1,247,000			\$ 31,175	\$ 31,175
5/1/2037	\$ 1,247,000	\$ 78,000	5.000%	\$ 31,175	\$ 109,175
11/1/2037	\$ 1,169,000			\$ 29,225	\$ 29,225
5/1/2038	\$ 1,169,000	\$ 82,000	5.000%	\$ 29,225	\$ 111,225
11/1/2038	\$ 1,087,000			\$ 27,175	\$ 27,175
5/1/2039	\$ 1,087,000	\$ 86,000	5.000%	\$ 27,175	\$ 113,175
11/1/2039	\$ 1,001,000			\$ 25,025	\$ 25,025
5/1/2040	\$ 1,001,000	\$ 90,000	5.000%	\$ 25,025	\$ 115,025
11/1/2040	\$ 911,000			\$ 22,775	\$ 22,775
5/1/2041	\$ 911,000	\$ 95,000	5.000%	\$ 22,775	\$ 117,775
11/1/2041	\$ 816,000			\$ 20,400	\$ 20,400
5/1/2042	\$ 816,000	\$ 100,000	5.000%	\$ 20,400	\$ 120,400
11/1/2042	\$ 716,000			\$ 17,900	\$ 17,900
5/1/2043	\$ 716,000	\$ 105,000	5.000%	\$ 17,900	\$ 122,900

Summit at Fern Hill

Community Development District

Series 2018 Debt Service

Continued					
Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
11/1/2043	\$ 611,000			\$ 15,275	\$ 15,275
5/1/2044	\$ 611,000	\$ 110,000	5.000%	\$ 15,275	\$ 125,275
11/1/2044	\$ 501,000			\$ 12,525	\$ 12,525
5/1/2045	\$ 501,000	\$ 116,000	5.000%	\$ 12,525	\$ 128,525
11/1/2045	\$ 385,000			\$ 9,625	\$ 9,625
5/1/2046	\$ 385,000	\$ 122,000	5.000%	\$ 9,625	\$ 131,625
11/1/2046	\$ 263,000			\$ 6,575	\$ 6,575
5/1/2047	\$ 263,000	\$ 128,000	5.000%	\$ 6,575	\$ 134,575
11/1/2047	\$ 135,000			\$ 3,375	\$ 3,375
5/1/2048	\$ 135,000	\$ 135,000	5.000%	\$ 3,375	\$ 138,375
		\$ 2,050,000		\$ 1,681,900	\$ 3,731,900

Series 2020 Bonds
Fiscal Year 2026 Budget

REVENUES		
CDD Debt Service Assessments	\$	22,375
TOTAL REVENUES	\$	22,375
EXPENDITURES		
Series 2020 May Bond Interest Payment	\$	8,750
Series 2020 May Bond Principal Payment	\$	5,000
Series 2020 November Bond Interest Payment	\$	8,625
TOTAL EXPENDITURES	\$	22,375
EXCESS OF REVENUES OVER EXPENDITURES	\$	-
ANALYSIS OF BONDS OUTSTANDING		
Bonds Outstanding - Period Ending 11/1/2024	\$	350,000
Principal Payment Applied Toward Series 2021 Bonds	\$	5,000
Bonds Outstanding - Period Ending 11/1/2025	\$	345,000

Summit at Fern Hill

Community Development District

Series 2020 Debt Service

**Timber Creek Community Development District
Special Assessment Revenue Bond, Series 2020
Debt Service Schedule (After 08/01/2020 Payment Date)**

Date	Outstanding Balance	Principal	Rate	Interest	Total
11/1/2020	\$ 370,000			\$ 9,250	\$ 9,250
5/1/2021	\$ 370,000	\$ 5,000	5.000%	\$ 9,250	\$ 14,250
11/1/2021	\$ 365,000			\$ 9,125	\$ 9,125
5/1/2022	\$ 365,000	\$ 5,000	5.000%	\$ 9,125	\$ 14,125
11/1/2022	\$ 360,000			\$ 9,000	\$ 9,000
5/1/2023	\$ 360,000	\$ 5,000	5.000%	\$ 9,000	\$ 14,000
11/1/2023	\$ 355,000			\$ 8,875	\$ 8,875
5/1/2024	\$ 355,000	\$ 5,000	5.000%	\$ 8,875	\$ 13,875
11/1/2024	\$ 350,000			\$ 8,750	\$ 8,750
5/1/2025	\$ 350,000	\$ 5,000	5.000%	\$ 8,750	\$ 13,750
11/1/2025	\$ 345,000			\$ 8,625	\$ 8,625
5/1/2026	\$ 345,000	\$ 5,000	5.000%	\$ 8,625	\$ 13,625
11/1/2026	\$ 340,000			\$ 8,500	\$ 8,500
5/1/2027	\$ 340,000	\$ 5,000	5.000%	\$ 8,500	\$ 13,500
11/1/2027	\$ 335,000			\$ 8,375	\$ 8,375
5/1/2028	\$ 335,000	\$ 10,000	5.000%	\$ 8,375	\$ 18,375
11/1/2028	\$ 325,000			\$ 8,125	\$ 8,125
5/1/2029	\$ 325,000	\$ 10,000	5.000%	\$ 8,125	\$ 18,125
11/1/2029	\$ 315,000			\$ 7,875	\$ 7,875
5/1/2030	\$ 315,000	\$ 10,000	5.000%	\$ 7,875	\$ 17,875
11/1/2030	\$ 305,000			\$ 7,625	\$ 7,625
5/1/2031	\$ 305,000	\$ 10,000	5.000%	\$ 7,625	\$ 17,625
11/1/2031	\$ 295,000			\$ 7,375	\$ 7,375
5/1/2032	\$ 295,000	\$ 10,000	5.000%	\$ 7,375	\$ 17,375
11/1/2032	\$ 285,000			\$ 7,125	\$ 7,125
5/1/2033	\$ 285,000	\$ 10,000	5.000%	\$ 7,125	\$ 17,125
11/1/2033	\$ 275,000			\$ 6,875	\$ 6,875
5/1/2034	\$ 275,000	\$ 10,000	5.000%	\$ 6,875	\$ 16,875
11/1/2034	\$ 265,000			\$ 6,625	\$ 6,625
5/1/2035	\$ 265,000	\$ 10,000	5.000%	\$ 6,625	\$ 16,625
11/1/2035	\$ 255,000			\$ 6,375	\$ 6,375
5/1/2036	\$ 255,000	\$ 10,000	5.000%	\$ 6,375	\$ 16,375
11/1/2036	\$ 245,000			\$ 6,125	\$ 6,125
5/1/2037	\$ 245,000	\$ 10,000	5.000%	\$ 6,125	\$ 16,125
11/1/2037	\$ 235,000			\$ 5,875	\$ 5,875
5/1/2038	\$ 235,000	\$ 15,000	5.000%	\$ 5,875	\$ 20,875
11/1/2038	\$ 220,000			\$ 5,500	\$ 5,500
5/1/2039	\$ 220,000	\$ 15,000	5.000%	\$ 5,500	\$ 20,500
11/1/2039	\$ 205,000			\$ 5,125	\$ 5,125
5/1/2040	\$ 205,000	\$ 15,000	5.000%	\$ 5,125	\$ 20,125
11/1/2040	\$ 190,000			\$ 4,750	\$ 4,750
5/1/2041	\$ 190,000	\$ 15,000	5.000%	\$ 4,750	\$ 19,750

**Timber Creek Community Development District
Special Assessment Revenue Bond, Series 2020
Debt Service Schedule (After 08/01/2020 Payment Date)**

Date	Outstanding Balance	Principal	Rate	Interest	Total
11/1/2041	\$ 175,000			\$ 4,375	\$ 4,375
5/1/2042	\$ 175,000	\$ 15,000	5.000%	\$ 4,375	\$ 19,375
11/1/2042	\$ 160,000			\$ 4,000	\$ 4,000
5/1/2043	\$ 160,000	\$ 15,000	5.000%	\$ 4,000	\$ 19,000
11/1/2043	\$ 175,000			\$ 3,625	\$ 3,625
5/1/2044	\$ 175,000	\$ 15,000	5.000%	\$ 3,625	\$ 18,625
11/1/2044	\$ 160,000			\$ 3,250	\$ 3,250
5/1/2045	\$ 160,000	\$ 20,000	5.000%	\$ 3,250	\$ 23,250
11/1/2045	\$ 140,000			\$ 2,750	\$ 2,750
5/1/2046	\$ 140,000	\$ 20,000	5.000%	\$ 2,750	\$ 22,750
11/1/2046	\$ 120,000			\$ 2,250	\$ 2,250
5/1/2047	\$ 120,000	\$ 20,000	5.000%	\$ 2,250	\$ 22,250
11/1/2047	\$ 100,000			\$ 1,750	\$ 1,750
5/1/2048	\$ 100,000	\$ 20,000	5.000%	\$ 1,750	\$ 21,750
11/1/2048	\$ 80,000			\$ 1,250	\$ 1,250
5/1/2049	\$ 80,000	\$ 25,000	5.000%	\$ 1,250	\$ 26,250
11/1/2049	\$ 55,000			\$ 625	\$ 625
5/1/2050	\$ 55,000	\$ 25,000	5.000%	\$ 625	\$ 25,625
		\$ 370,000		\$ 359,500	\$ 729,500

Budget Narrative
Fiscal Year 2026

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Debt Service

Principal Debt Retirement

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

Summit At Fern Hill

Community Development District

Supporting Budget Schedules

Fiscal Year 2026

Assessment Summary
Fiscal Year 2026 vs. Fiscal Year 2025

ASSESSMENT ALLOCATION													
Assessment Area One- Series 2016													
Product	Units	General Fund					Debt Service Series 2016			Total Assessments per Unit			
		FY 2026	FY 2025	Dollar Change	Monthly Change	Percent Change	FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Dollar Change	Percent Change
Single Family 50'	205	\$ 2,000.90	\$ 2,000.90	\$ (0.00)	\$ (0.00)	0%	\$ 1,302.08	\$ 1,302.08	0%	\$ 3,302.98	\$ 3,302.98	\$ (0.00)	0%
	205												
Assessment Area Two- Series 2019													
Product	Units	O&M Per Unit					Debt Service Series 2019			Total Assessments per Unit			
		FY 2026	FY 2025	Dollar Change		Percent Change	FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Dollar Change	Percent Change
Single Family 40'	59	\$ 1,600.72	\$ 1,600.72	\$ (0.00)	\$ (0.00)	0%	\$ 1,063.83	\$ 1,063.83	0%	\$ 2,664.55	\$ 2,664.55	\$ (0.00)	0%
Single Family 50'	60	\$ 2,000.90	\$ 2,000.90	\$ (0.00)	\$ (0.00)	0%	\$ 1,462.77	\$ 1,462.77	0%	\$ 3,463.67	\$ 3,463.67	\$ (0.00)	0%
	119												

3E.

RESOLUTION 2025-05

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

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

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

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2025-2026 attached hereto as **Exhibit A** (“**FY 2025-2026 Budget**”) and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2025-2026 Budget;

WHEREAS, the provision of the activities described in the FY 2025-2026 Budget is a benefit to lands within the District;

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

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

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

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

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2025-2026 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2025-2026 Budget;

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2025-2026 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2025-2026 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2025-2026 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

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

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

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

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

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

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

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

PASSED AND ADOPTED THIS 4TH DAY OF AUGUST 2025.

Attested By:

**Summit at Fern Hill Community
Development District**

Print Name:

☐ Secretary/☐ Assistant Secretary

Print Name:

☐ Chair/☐ Vice Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Budget

Fourth Order of Business

4A

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

The Regular Meetings of the Board of Supervisors of Summit at Fern Hill Community Development District was held on Monday, July 7, 2025, and called to order at 6:10 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
Matthew Roth	Vice Chairperson
Tiebe Kiflom	Assistant Secretary <i>(via conference call)</i>
Yonatan Derar	Assistant Secretary <i>(via conference call)</i>
Sam Wenzel	Assistant Secretary

Also present were:

Lisa Castoria	District Manager
Kathryn “KC” Hopkinson	District Counsel
Clay Wright	Field Manager <i>(via conference call)</i>
Christiaan Van Heldon	Yellowstone Representative
Jen Lawrence	A-Quality Pools
Jake Garman	A-Quality Pools

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 none, the next order of business followed.

THIRD ORDER OF BUSINESS

Consent Agenda

A. Consideration of the Board of Supervisors’ Regular Meeting Minutes from June 2, 2025 & June 16, 2025, Workshop Minutes

B. Consideration of Operation and Maintenance May 2025

C. Acceptance of the Financials and Approval of the Check Register for May 2025

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

On MOTION by Mr. Bradford seconded by Mr. Roth, with all in favor, the Consent Agenda, was approved. 5-0
--

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

i. Discussion on FNN Demand Letter

Ms. Hopkinson provided an update on FNN demand letter. No further action to take, unable to determine who to hold liable.

B. District Engineer

There being none, the next order of business followed.

C. District Manager

i. Community Inspection Reports

ii. First Choice Aquatics

The Community Inspection and First Choice Aquatics reports were reviewed by the Board.

A discussion ensued with the Board, Mr. Van Helcon and Mr. Wright. Mr. Van Heldon will provide tree count to the Board, ceiling in pool area warped, dog stations still need to be installed (Neptune), and remove concrete slabs near playground.

FIFTH ORDER OF BUSINESS Business Items

A. Discussion on Clubhouse Furniture

This item to be placed on the workshop agenda.

B. Discussion on FNN Demand Letter

This item was discussed on 4Ai.

C. Discussion with A-Quality Pools

A discussion ensued on filter grid repair, A-Quality will provide new lock.

D. Update on Supervisor Credit Card

An update was provided.

E. Discussion on Yellowstone Tree Proposal and HOA Agreement

This item to be placed on the workshop agenda.

F. Consideration of Yellowstone Landscaping Proposals

No action taken at this time.

G. Consideration of Sidewalk Extension Proposal

This item to be placed on the workshop agenda.

SIXTH ORDER OF BUSINESS

**Board of Supervisors' Requests and
Comments**

The Board commented and requested the following:

- Mr. Bradford discussed with Inframark leadership on office personnel performance.
- Request Affordable Lock audit and invoices April 2024 – February 2025.
- Financials to be placed in workshop agendas only moving forward.
- Add “clubhouse rentals” to workshop agendas moving forward, and Ms. Castoria to gather financial documentation.
- Sam (Clubhouse Manager) needs supervisor access control
- Order pool closed sign.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Roth seconded by Mr. Bradford, with all
in favor, the meeting was adjourned at 7:24 p.m. 5-0

Lisa Castoria
Assistant Secretary

Antonio Bradford
Chairperson

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

The Workshop of the Board of Supervisors of Summit at Fern Hill Community Development District was held on Monday, July 21, 2025, and called to order at 6:05 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
Matthew Roth	Vice Chairperson
Yonatan Derar	Assistant Secretary (<i>via conference call</i>)
Teibe Kilflom	Assistant Secretary
Sam Wenzel	Assistant Secretary (<i>via conference call</i>)

The following item was discussed during the June 16, 2025, Summit at Fern Hill Community Development District Workshop; no motions, votes or actions were taken. Any action to be taken on the items listed below will occur at a regular meeting of the Board of Supervisors.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

The workshop was called to order.

SECOND ORDER OF BUSINESS

Discussion on May 2025 Financials

A discussion ensued.

THIRD ORDER OF BUSINESS

Update on Bench Relocation

A discussion ensued.

FOURTH ORDER OF BUSINESS

Update on Dog Station Installation

A discussion ensued.

FIFTH ORDER OF BUSINESS

Discussion on Affordable Lock Audit

A discussion ensued.

SIXTH ORDER OF BUSINESS

Update on Clubhouse Rentals

A discussion ensued.

SEVENTH ORDER OF BUSINESS

Discussion on Trustees Fees

A discussion ensued.

EIGHTH ORDER OF BUSINESS

Discussion on Clubhouse Furniture

A discussion ensued.

NINTH ORDER OF BUSINESS

Update on Supervisor Credit Card

A discussion ensued.

45	TENTH ORDER OF BUSINESS	Dicussion on Yellowstone Tree Proposal
46		and HOA Agreement
47	A discussion ensued.	
48		
49	ELEVENTH ORDER OF BUSINESS	Discussion on Sidewalk Extension
50		Proposals
51	A discussion ensued.	
52		
53	TWELVETH ORDER OF BUSINESS	Discussion on FY 2026 Summer Signal
54		Security Proposal
55	A discussion ensued.	
56		
57	THIRTEENTH ORDER OF BUSINESS	Audience Comments
58	There being none, the next order of business followed.	
59		
60	FOURTEENTH ORDER OF BUSINESS	Adjournment
61	There being no further business, the workshop was adjourned at 7:09 p.m.	
62		
63		
64		
65	_____ Lisa Castoria	_____ Antonio Bradford
66	Assistant Secretary	Chairperson

4B

SUMMIT AT FERN HILL CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Utilities					
BOCC ACH	6/13/2025	061325-0149-ACH	\$529.94	\$529.94	UTILITY - WATER
TECO TAMPA ELECTRIC ACH	6/6/2025	060625-7729-ACH	\$2,649.71	\$2,649.71	UTILITY SERVICES
TECO TAMPA ELECTRIC ACH	6/6/2025	060625-8520-ACH	\$480.29	\$480.29	UTILITY SERVICES
TECO TAMPA ELECTRIC ACH	6/6/2025	060625-7513-ACH	\$123.68	\$123.68	UTILITY SERVICES
TECO TAMPA ELECTRIC ACH	6/6/2025	060625-7901-ACH	\$617.59	\$617.59	UTILITY SERVICES
Utilities Subtotal			\$4,401.21	\$4,401.21	
Regular Services					
AFFORDABLE LOCK & SECUIRTY SOLUTIONS	6/1/2025	198561152	\$168.00	\$168.00	access control
ANTONIO DEON BRADFORD, SR.	6/2/2025	AB-060225	\$200.00	\$200.00	BOARD 6/2/25
ANTONIO DEON BRADFORD, SR.	6/16/2025	AB-061625	\$200.00	\$200.00	BOARD 6/16/25
A-QUALITY POOL SERVICE	6/2/2025	976890	\$1,431.00	\$1,431.00	POOL SERVICE
BGE, INC	6/2/2025	22556	\$70.00	\$70.00	workshop
FIRST CHOICE AQUATIC WEED MGMT LLC	6/16/2025	110720	\$445.00	\$445.00	AQUATIC MAINT
FRONTIER ACH	5/16/2025	051625-20-5-ACH	\$167.89	\$167.89	internet
INFRAMARK LLC	5/28/2025	150125	\$4.80	\$4.80	copies
INFRAMARK LLC	6/17/2025	151868	\$45.80	\$45.80	MANAGEMENT FEE
MATTHEW CHARLES ROTH	6/2/2025	MR-060225	\$200.00	\$200.00	BOARD 6/2/25
MATTHEW CHARLES ROTH	6/16/2025	MR-061625	\$200.00	\$200.00	BOARD 6/16/25
SCHOOLSTATUS PARENT, INC.	6/18/2025	INV-SS-2675	\$3,125.00	\$3,125.00	website
TIEBE KIFLOM	6/2/2025	TK-060225	\$200.00	\$200.00	BOARD 6/2/25
TIEBE KIFLOM	6/16/2025	TK-061625	\$200.00	\$200.00	BOARD 6/16/25
U.S. BANK	3/25/2025	7691400	\$4,256.13	\$4,256.13	Trustee
YELLOWSTONE LANDSCAPE	6/2/2025	934248	\$6,523.50	\$6,523.50	LANDSCAPE SERVICES

SUMMIT AT FERN HILL CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
YONATAN DERAR	6/2/2025	YD-060225	\$200.00	\$200.00	BOARD 6/2/25
YONATAN DERAR	6/16/2025	YD-061625	\$200.00	\$200.00	BOARD 6/16/25
Regular Services Subtotal			\$17,837.12	\$17,837.12	
Additional Services					
A-QUALITY POOL SERVICE	6/2/2025	976931	\$68.24	\$68.24	POOL SERVICE
SAMUEL LEN WENZEL JR.	6/17/2025	SW 061725	\$200.00	\$200.00	refund
YELLOWSTONE LANDSCAPE	6/12/2025	934997	\$1,383.40	\$1,383.40	irrigation r&m
Additional Services Subtotal			\$1,651.64	\$1,651.64	
TOTAL			\$23,889.97	\$23,889.97	



Hillsborough
County Florida

S-Page 1 of 3

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	06/13/2025	07/07/2025

Summary of Account Charges

Previous Balance	\$410.11
Net Payments - Thank You	\$-410.11
Bill Adjustments	\$1.25
Total Account Charges	\$529.94
AMOUNT DUE	\$531.19

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

1,739 0

DUE DATE

07/07/2025

**Auto Pay Scheduled
DO NOT PAY**



0064402601492 00000531194



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	06/13/2025	07/07/2025

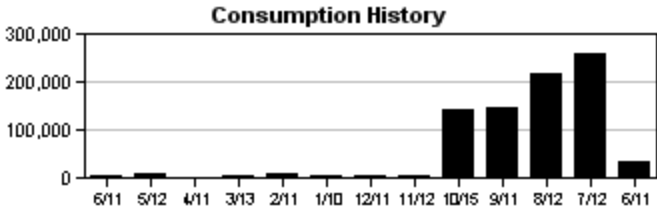
Service Address: 10415 FAIRY MOSS LN (IRRIGATION COMMON AREA)

S-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
38351230	05/12/2025	14509	06/11/2025	14545	3600 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$10.87
Water Base Charge	\$28.55
Water Usage Charge	\$3.71
Total Service Address Charges	\$49.16



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	06/13/2025	07/07/2025

Service Address: 10340 BOGGY MOSS DR

S-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53708598	05/12/2025	25473	06/11/2025	25680	20700 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$62.51
Water Base Charge	\$35.06
Water Usage Charge	\$33.52
Sewer Base Charge	\$103.02
Sewer Usage Charge	\$134.96
Total Service Address Charges	\$375.10





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	06/13/2025	07/07/2025

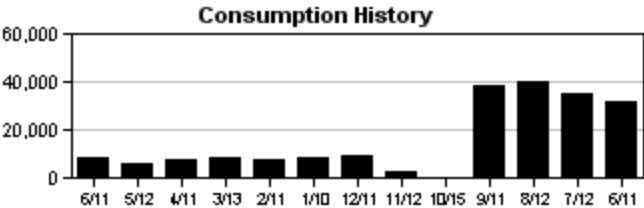
Service Address: 10250 STRAWBERRY TETRA DR (COMM IRRIG MTR)

S-Page 3 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
38576158	05/12/2025	16169	06/11/2025	16249	8000 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$24.16
Water Base Charge	\$48.70
Water Usage Charge	\$8.24
Late Payment Charge	\$0.27
Total Service Address Charges	\$87.40



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	06/13/2025	07/07/2025

Service Address: 10636 FERN HILL DR

S-Page 3 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54272591	05/12/2025	0	06/11/2025	0	0 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Water Base Charge	\$12.52
Late Payment Charge	\$0.98
Total Service Address Charges	\$19.53





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

Statement Date: June 06, 2025

Amount Due: \$2,649.71

Due Date: June 27, 2025

Account #: 211000167729

DO NOT PAY. Your account will be drafted on June 27, 2025

Account Summary

Current Service Period: May 02, 2025 - June 02, 2025

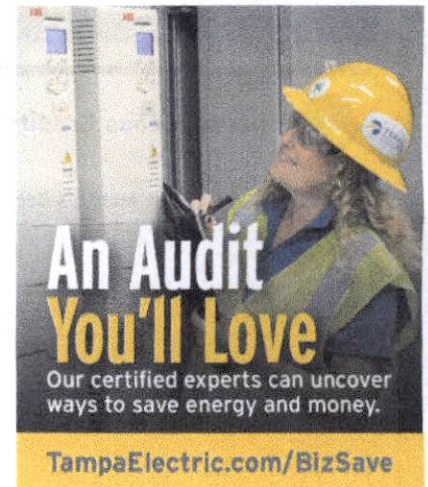
Previous Amount Due	\$2,819.23
Payment(s) Received Since Last Statement	-\$2,646.34
Miscellaneous Credits	-\$172.89
Current Month's Charges	\$2,649.71

Amount Due by June 27, 2025 \$2,649.71

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



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your account online.



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

Account #: 211000167729

Due Date: June 27, 2025

Amount Due: \$2,649.71

Payment Amount: \$ _____

646446097981

Your account will be
drafted on June 27, 2025



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

Account #: 211000167729
Statement Date: June 06, 2025
Charges Due: June 27, 2025

Service Period: May 02, 2025 - Jun 02, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

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

Lighting Energy Charge	1084 kWh @ \$0.03412/kWh	\$36.99
Fixture & Maintenance Charge	57 Fixtures	\$680.43
Lighting Pole / Wire	57 Poles	\$1873.59
Lighting Fuel Charge	1084 kWh @ \$0.03363/kWh	\$36.45
Storm Protection Charge	1084 kWh @ \$0.00559/kWh	\$6.06
Clean Energy Transition Mechanism	1084 kWh @ \$0.00043/kWh	\$0.47
Storm Surcharge	1084 kWh @ \$0.01230/kWh	\$13.33
Florida Gross Receipt Tax		\$2.39

Lighting Charges **\$2,649.71**

Total Current Month's Charges

\$2,649.71



Miscellaneous Credits

Sales Tax Credit - \$172.89

Total Current Month's Credits **-\$172.89**

0000044-0000453- Page 4 of 18

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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

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TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010
Energy-Saving Programs:
813-275-3909

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

Statement Date: June 06, 2025

Amount Due: \$480.29

Due Date: June 27, 2025

Account #: 221007748520

DO NOT PAY. Your account will be drafted on June 27, 2025

Account Summary

Current Service Period: May 02, 2025 - June 02, 2025

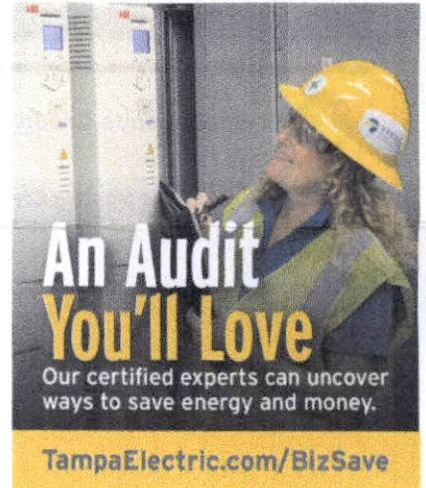
Previous Amount Due	\$511.06
Payment(s) Received Since Last Statement	-\$479.73
Miscellaneous Credits	-\$31.33
Current Month's Charges	\$480.29

Amount Due by June 27, 2025 \$480.29

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



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

Account #: 221007748520

Due Date: June 27, 2025

Amount Due: \$480.29

Payment Amount: \$ _____

602001836004

Your account will be
drafted on June 27, 2025



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

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

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



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

Account #: 221007748520
Statement Date: June 06, 2025
Charges Due: June 27, 2025

Service Period: May 02, 2025 - Jun 02, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

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

Lighting Energy Charge	176 kWh @ \$0.03412/kWh	\$6.01
Fixture & Maintenance Charge	11 Fixtures	\$103.18
Lighting Pole / Wire	11 Poles	\$361.57
Lighting Fuel Charge	176 kWh @ \$0.03363/kWh	\$5.92
Storm Protection Charge	176 kWh @ \$0.00559/kWh	\$0.98
Clean Energy Transition Mechanism	176 kWh @ \$0.00043/kWh	\$0.08
Storm Surcharge	176 kWh @ \$0.01230/kWh	\$2.16
Florida Gross Receipt Tax		\$0.39

Lighting Charges **\$480.29**

Total Current Month's Charges

\$480.29



Miscellaneous Credits

Sales Tax Credit - \$31.33

Total Current Month's Credits **-\$31.33**

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Payments:
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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

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

Statement Date: June 06, 2025

Amount Due: \$123.68

Due Date: June 27, 2025

Account #: 211000167513

DO NOT PAY. Your account will be drafted on June 27, 2025

Account Summary

Current Service Period: May 02, 2025 - June 02, 2025

Previous Amount Due	\$123.05
Payment(s) Received Since Last Statement	-\$114.52
Miscellaneous Credits	-\$8.53

Current Month's Charges \$123.68

Amount Due by June 27, 2025 \$123.68

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

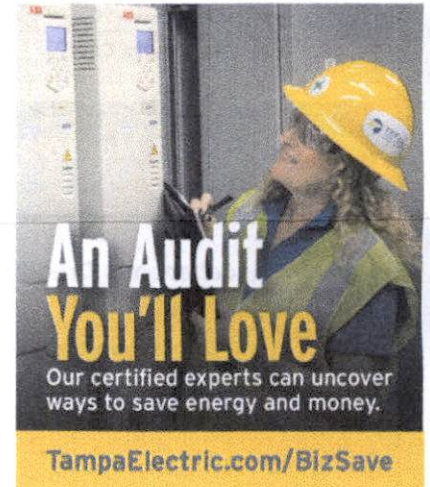
Your Energy Insight

Your average daily kWh used was **10.53% higher** than the same period last year.

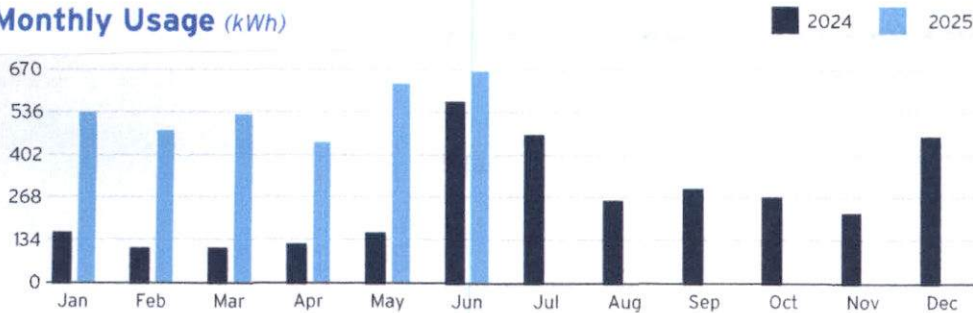
Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.



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.

Account #: 211000167513

Due Date: June 27, 2025



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

Amount Due: \$123.68

Payment Amount: \$ _____

646446097980

Your account will be
drafted on June 27, 2025

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

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

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



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

Account #: 211000167513
Statement Date: June 06, 2025
Charges Due: June 27, 2025

Meter Read

Service Period: May 02, 2025 - Jun 02, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000824160	06/02/2025	29,035	28,372	663 kWh	1	32 Days

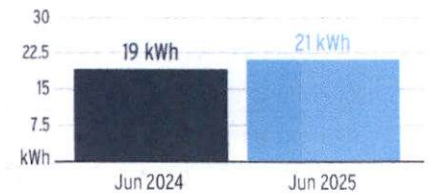
Charge Details



Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	663 kWh @ \$0.08641/kWh	\$57.29
Fuel Charge	663 kWh @ \$0.03391/kWh	\$22.48
Storm Protection Charge	663 kWh @ \$0.00577/kWh	\$3.83
Clean Energy Transition Mechanism	663 kWh @ \$0.00418/kWh	\$2.77
Storm Surcharge	663 kWh @ \$0.02121/kWh	\$14.06
Florida Gross Receipt Tax		\$3.09
Electric Service Cost		\$123.68

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$123.68



Miscellaneous Credits

Sales Tax Credit	-\$8.53
Total Current Month's Credits	-\$8.53

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

Ways To Pay Your Bill



Bank Draft

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In-Person

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

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

Phone:

Commercial Customer Care:
866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



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

Statement Date: June 06, 2025

Amount Due: \$617.59

Due Date: June 27, 2025

Account #: 211000167901

DO NOT PAY. Your account will be drafted on June 27, 2025

Account Summary

Current Service Period: May 02, 2025 - June 02, 2025

Previous Amount Due	\$429.03
Payment(s) Received Since Last Statement	-\$399.28
Miscellaneous Credits	-\$29.75
Current Month's Charges	\$617.59

Amount Due by June 27, 2025 \$617.59

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 **20.53% lower** than the same period last year.



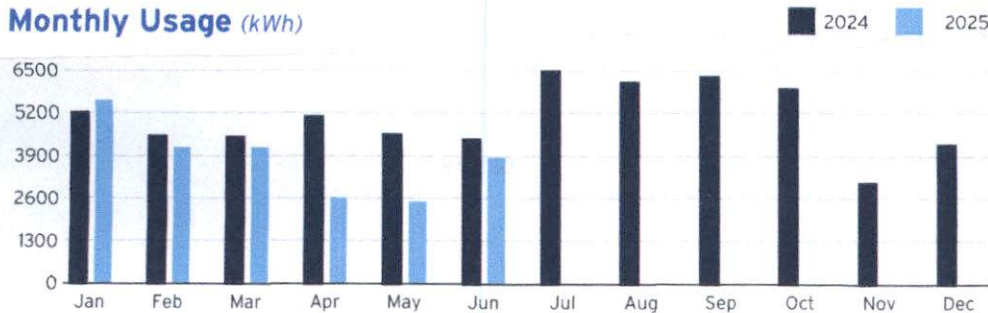
Your average daily kWh used was **44.58% higher** than it was in your previous period.



Scan here to view your account online.



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.

Account #: 211000167901

Due Date: June 27, 2025



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: \$617.59

Payment Amount: \$ _____

646446097982

Your account will be drafted on June 27, 2025

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: June 06, 2025
Charges Due: June 27, 2025

Meter Read

Service Period: May 02, 2025 - Jun 02, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000503846	06/02/2025	82,163	78,321	3,842 kWh	1	32 Days

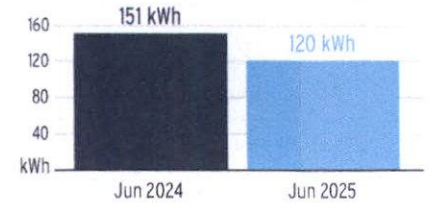
Charge Details



Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	3,842 kWh @ \$0.08641/kWh	\$331.99
Fuel Charge	3,842 kWh @ \$0.03391/kWh	\$130.28
Storm Protection Charge	3,842 kWh @ \$0.00577/kWh	\$22.17
Clean Energy Transition Mechanism	3,842 kWh @ \$0.00418/kWh	\$16.06
Storm Surcharge	3,842 kWh @ \$0.02121/kWh	\$81.49
Florida Gross Receipt Tax		\$15.44
Electric Service Cost		\$617.59

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$617.59



Miscellaneous Credits

Sales Tax Credit	-\$29.75
Total Current Month's Credits	-\$29.75

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

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com 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

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Affordable Lock & Security Solutions
1-888-999-LOCK (5625)
www.affordablelock.com

Licenses: EG13000564 HCLOC14001

Please Remit Payments To:
PO Box 31261
Tampa, FL 33631-3261

BILL TO

Summit At Fern Hill
10340 Boggy Moss Drive
Riverview, FL 33578 USA

INVOICE
198561152

INVOICE DATE
Jun 01, 2025

JOB ADDRESS

Summit At Fern Hill
10340 Boggy Moss Drive
Riverview, FL 33578 USA

Billing Date: 6/1/2025
Payment Term: NET 10
Due Date: 6/11/2025

TASK	DESCRIPTION	QTY	PRICE	TOTAL
BRI-SA 2	Brivo Standard Access Monthly Service - 4 Doors Or More - Per Month Per Door <i>Includes A Service Agreement*</i> <ul style="list-style-type: none">• Lifetime Warranty On All Installed Hardware *• Free Software Updates *• Annual System Check *• Internet Required• Minimum 36 Months Required - After 36 Months, Service Is Required To Access The System And Make System Updates*• Autopay Required*	6.00	\$28.00	\$168.00
<i>* Terms And Conditions Detailed In Service Agreement Contract</i>				

SUB-TOTAL	\$168.00
TAX 0%	\$0.00
TOTAL DUE	\$168.00
BALANCE DUE	\$168.00

Thank You For Choosing Affordable Lock & Security

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...

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

NOTE: Invoices over \$2,500 paid by credit card will be charged a 4% fee

Warranty Policy: 30 Days Labor and Manufacturer Warranty on Material

[Review Us Here!](#)

CUSTOMER AUTHORIZATION

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1.5% per month shall be applied for overdue amounts.

Sign here

Date

CUSTOMER ACKNOWLEDGEMENT

I find and agree that all work performed by Affordable Lock & Security has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.

Sign here

Date

Summit at Fern Hill CDD Regular Meeting
MEETING DATE: June 2, 2025
DMS Staff Signature Lisa Castoria

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Antonio Bradford	✓	Salary Accepted	\$200
Sam Wenzel	✓	Salary Accepted	\$200
Yonatan Derar	✓	Salary Accepted	\$200
Tiebe Kiflom	✓	Salary Accepted	\$200
Matthew Roth	✓	Salary Accepted	\$200

Summit at Fern Hill CDD Workshop Meeting

MEETING DATE: June 16, 2025

DMS Staff Signature Lisa Castoria

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Antonio Bradford	x	Salary Accepted	\$200
Sam Wenzel	x	Salary Accepted	\$200
Yonatan Derar	x	Salary Accepted	\$200
Tiebe Kiflom	x	Salary Accepted	\$200
Matthew Roth	x	Salary Accepted	\$200



A-Quality Pool Service
 3940 Trump Place
 Zephyrhills, FL 33542
 info@a-qualitypools.net
 813-453-5988

Invoice

Invoice Date	Invoice #
6/2/2025	976890
Balance	\$1,431.00

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
	Net 20		6/20/2025			
Quantity	Description				Price Each	Amount
	JUNE Commercial Pool Service, MWF service				1,400.00	1,400.00
	- Enzymes are not included in rate					
	- Repairs under \$300 that are needed per DOH regulations and for proper operation of the pool will be replaced or repaired and billed accordingly.					
	Monthly Enzyme Treatment/Oil Eater				31.00	31.00
	- Needed for Summer months ONLY, May thru Sept and billed monthly					
	--All Applicable Taxes Included					
	Sales Tax				7.00%	0.00



INVOICE

Lisa Castoria
Summit at Fern Hill Community Development District
2654 Cypress Ridge Blvd.
Suite 101
Wesley Chapel, FL 33544

June 2, 2025
Project No: 00014696-00
Invoice No: 22556

Project 00014696-00 Summit at Fern Hill CDD District Engineering Services

Call into public workshop

Services current through May 23, 2025

Professional Personnel

	Hours	Rate	Amount	
Director I	.25	280.00	70.00	
Totals	.25		70.00	
Total Labor				70.00
		Total this Invoice		\$70.00

BBE/L
inframarkcms@payableslockbox.com; lisa.castoria@inframark.com

Billing Backup

BGE, Inc. Invoice 22556 Dated 6/2/2025 4:21:01 PM

Monday, June 2, 2025

Project00014696-00Summit at Fern Hill CDD District Engineering Services

Professional Personnel				Hours	Rate	Amount	
Director I							
Chang, Philip	5/19/2025			.25	280.00	70.00	
Totals				.25		70.00	
Total Labor							70.00
Total this Project							\$70.00
Total this Report							\$70.00

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

☒ Naiad ☐ _____

☒ Pickerelweed

☒ Soft Rush ☐



SUMMIT AT FERN HILL CDD Account Number:
813-741-2379-121620-5
 PIN:
1485

Billing Date:
May 16, 2025
 Billing Period:
May 16 - Jun 15, 2025

WAYS TO PAY YOUR BILL



Easy, simple, secure payments with
 Auto Pay at frontier.com/autopay



Download the
 MyFrontier® app



For help: Customer Service at frontier.com/helpcenter, chat at frontier.com/chat, or call us at 800-921-8102.
 Visually impaired/TTY customers, call 711.

PAYING YOUR BILL

You are responsible for all legitimate, undisputed charges on your bill. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. When making an online payment, please allow time for the transfer of funds. If funds are received after the due date, you may be charged a fee, your service may be interrupted, and you may incur a reconnection charge to restore service. A fee may be charged for a bank returned check. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating.

IMPORTANT MESSAGES

You must pay all basic local service charges to avoid basic service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services. Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment. Internet speed, if noted, is the maximum wired connection speed for selected tier; Wi-Fi speeds may vary; actual and average speed may be slower and depends on multiple factors. Performance details are at frontier.com/internetdisclosures.

SERVICE TERMS

Visit frontier.com/terms, frontier.com/tariffs or call Customer Service for information on tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your voice, Internet and/or video services including limitations of liability, early termination fees, the effective date of and billing for the termination of service(s) and other important information about your rights and obligations, and ours. Frontier's Terms include a binding arbitration provision to resolve customer disputes (frontier.com/terms/arbitration). **Video and Internet services are subscription-based and are billed one full month in advance. Video and/or Internet service subscription cancellations and any early termination fees are effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions.** By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration. By providing personal information to Frontier you are also agreeing to Frontier's Privacy Policy posted at frontier.com/privacy.



SUMMIT AT FERN HILL CDD

Account Number:
813-741-2379-121620-5

PIN:
1485

Billing Date:
May 16, 2025
Billing Period:
May 16 - Jun 15, 2025

Page 1/4

Hi SUMMIT AT FERN HILL CDD,

Thanks for choosing Frontier! Have questions about your bill? Visit us at frontier.com/billing to learn more.

Bill history

Previous balance	\$167.89
Payment received by May 16, thank you	-\$167.89

Service summary

	Previous month	Current month
Internet	\$145.99	\$145.99
Phone	\$13.00	\$13.00
Other	\$3.49	\$3.49
Taxes and Fees	\$5.41	\$5.41
Total services	\$167.89	\$167.89
Total balance		\$167.89

Total balance

\$167.89

Auto Pay is scheduled
Jun 09

Starting June 1, 2025, the monthly price for a printed bill, where applicable, will increase from \$3.49 to \$4.50. Remember, paperless billing is always free. Make the switch today! To learn more visit frontier.com/paperless.

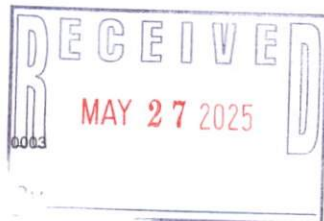
Earn more. Get started with a business referral and earn up to \$325 per referral. Learn more: <https://www.businessreferralrewards.com>



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

6790 0107 NO RP 16 05192025 NNNNNNNN 01 001041 0003

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



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



8940008137412379121620000000000000000167895



SUMMIT AT FERN HILL CDD

Account Number:

813-741-2379-121620-5

PIN:

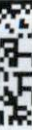
1485

Billing Date:

May 16, 2025

Billing Period:

May 16 - Jun 15, 2025





INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

150125

DATE

5/28/2025

BILL TO

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

CUSTOMER ID

C2291

NET TERMS

Net 30

PO#**DUE DATE**

6/27/2025

Services provided for the Month of: April 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	32	Ea	0.15		4.80
Subtotal					4.80

Subtotal

\$4.80

Tax

\$0.00

Total Due

\$4.80

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.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

151868

CUSTOMER ID

C2291

PO#

INVOICE

DATE

6/17/2025

NET TERMS

Net 30

DUE DATE

7/17/2025

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: May 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Lisa M Castoria 04-18-25 AMAZON MKTPL*JB1VV77F3 : \$28.74	1	Ea	28.74		28.74
B/W Copies	40	Ea	0.15		6.00
Postage	1	Ea	11.06		11.06
Subtotal					45.80

Subtotal	\$45.80
-----------------	---------

Tax	\$0.00
------------	--------

Total Due	\$45.80
------------------	---------

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.

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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.

Summit at Fern Hill CDD Regular Meeting
MEETING DATE: June 2, 2025
DMS Staff Signature Lisa Castoria

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Antonio Bradford	✓	Salary Accepted	\$200
Sam Wenzel	✓	Salary Accepted	\$200
Yonatan Derar	✓	Salary Accepted	\$200
Tiebe Kiflom	✓	Salary Accepted	\$200
Matthew Roth	✓	Salary Accepted	\$200

Summit at Fern Hill CDD Workshop Meeting

MEETING DATE: June 16, 2025

DMS Staff Signature Lisa Castoria

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Antonio Bradford	x	Salary Accepted	\$200
Sam Wenzel	x	Salary Accepted	\$200
Yonatan Derar	x	Salary Accepted	\$200
Tiebe Kiflom	x	Salary Accepted	\$200
Matthew Roth	x	Salary Accepted	\$200

Bill To

Summit at Fern Hill CDD
2005 Pan AM Circle Ste 300
Tampa FL 33607
United States

Total Due: \$3,125.00**Due Date:** 7/18/2025

Terms	Due Date	Purchase Order	Service Start	Service End
Net 30	7/18/2025		6/6/2025	6/5/2026

Item	Amount
SchoolNow CMS Full-featured websites and intranet with unlimited storage and users	\$60.00
SchoolNow ADA Monthly reporting, error correction and training resources	\$938.00
SchoolNow Implementation One time fee for Website design, remediation and launch, SIS integration and data set-up	\$1,512.00
SchoolNow Service Fee Annual service fee for website hosting	\$615.00

Subtotal \$3,125.00**Tax Total** \$0.00**Total** \$3,125.00**Amount Paid** \$0.00**Amount Due** \$3,125.00**For Payment by EFT:****Remittance Contact:** ar@schoolstatus.com**Bank Name:** Stifel Bank**Bank Address:** 8000 Maryland Avenue Ste 100, Clayton, Missouri 63105**Routing #:** 081018998**Account #:** 16763806**SWIFT:** STLFUS44XXX**Please include the invoice number in the description if possible.****For Payment by Check:**

SchoolStatus, LLC

P.O. Box 771470

St. Louis, MO 63177-9816

United States

[Click here](#) to view our W-9.

Summit at Fern Hill CDD Regular Meeting
MEETING DATE: June 2, 2025
DMS Staff Signature Lisa Castoria

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Antonio Bradford	✓	Salary Accepted	\$200
Sam Wenzel	✓	Salary Accepted	\$200
Yonatan Derar	✓	Salary Accepted	\$200
Tiebe Kiflom	✓	Salary Accepted	\$200
Matthew Roth	✓	Salary Accepted	\$200

Summit at Fern Hill CDD Workshop Meeting

MEETING DATE: June 16, 2025

DMS Staff Signature Lisa Castoria

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Antonio Bradford	x	Salary Accepted	\$200
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Yonatan Derar	x	Salary Accepted	\$200
Tiebe Kiflom	x	Salary Accepted	\$200
Matthew Roth	x	Salary Accepted	\$200



MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

7691400



000001672 02 SP 106481281303897 P


Attn- Brian Lamb
2005 Pan AM Circle Ste 300
Tampa, FL 33607
United States





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7691400
Account Number: 245150000
Invoice Date: 03/25/2025
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

██████████
██████████

Attn- Brian Lamb
2005 Pan AM Circle Ste 300
Tampa, FL 33607
United States
.

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT 2016

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$4,256.13

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

**SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT
DISTRICT 2016**

Invoice Number: 7691400
Account Number: 245150000
Current Due: \$4,256.13

Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 245150000
Invoice # 7691400
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7691400
Invoice Date: 03/25/2025
Account Number: 245150000
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT
DISTRICT 2016

Accounts Included 245150000 245150001 245150002 245150003 245150004 245150005
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP				
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,950.00	100.00%	\$3,950.00
Subtotal Administration Fees - In Advance 03/01/2025 - 02/28/2026				\$3,950.00
Incidental Expenses 03/01/2025 to 02/28/2026	3,950.00	0.0775		\$306.13
Subtotal Incidental Expenses				\$306.13
TOTAL AMOUNT DUE				\$4,256.13





INVOICE

INVOICE #	INVOICE DATE
934248	6/2/2025
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 Street
Riverview, FL 33578

Invoice Due Date: July 2, 2025

Invoice Amount: \$6,523.50

Description	Current Amount
Monthly Landscape Maintenance June 2025	\$6,523.50

Invoice Total

\$6,523.50

Excellence

IN COMMERCIAL LANDSCAPING

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

Summit at Fern Hill CDD Regular Meeting
MEETING DATE: June 2, 2025
DMS Staff Signature Lisa Castoria

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Antonio Bradford	✓	Salary Accepted	\$200
Sam Wenzel	✓	Salary Accepted	\$200
Yonatan Derar	✓	Salary Accepted	\$200
Tiebe Kiflom	✓	Salary Accepted	\$200
Matthew Roth	✓	Salary Accepted	\$200

Summit at Fern Hill CDD Workshop Meeting

MEETING DATE: June 16, 2025

DMS Staff Signature Lisa Castoria

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Antonio Bradford	x	Salary Accepted	\$200
Sam Wenzel	x	Salary Accepted	\$200
Yonatan Derar	x	Salary Accepted	\$200
Tiebe Kiflom	x	Salary Accepted	\$200
Matthew Roth	x	Salary Accepted	\$200



A-Quality Pool Service
3940 Trump Place
Zephyrhills, FL 33542
info@a-qualitypools.net
813-453-5988

Invoice

Invoice Date	Invoice #
6/2/2025	976931
Balance	\$68.24

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		6/10/2025			
Quantity	Description				Price Each	Amount
	MAY REPAIRS Installed: - Pressure Gauge - Oil-Filled Suction Gauge - Pump Lid O-Ring -All Applicable Taxes Included -Completed 05/22/2025				68.24	68.24
					Total \$68.24	
					Payments/Credits	\$0.00
					Balance Due	\$68.24

CHECK REQUEST FORM

District Name: Summit at Fern Hill

Date: 6/17/25

Invoice Number: SW 061725

Please issue a check to:

Vendor Name: Samuel Wenzel

Vendor No.:

Check amount: \$200.00

Please code to:
.

Check Description/Reason: Clubhouse Deposit Refund

Mailing instructions:

Samuel Wenzel

10613 Fuzzy Cattail St.

Riverview, FL 33578

Due Date for Check: 6/17/2025

Requestor: Teresa Farlow

Manager's review:



WESTERN UNION FINANCIAL SERVICES INC. - ISSUER - Denver, Colorado

Payable at Wells Fargo Bank Grand Junction - Downtown, N.A., Grand Junction, Colorado

**MONEY
ORDER™**

19-727938882

A 325618 D 052225
 T 1643 15
 197279388820 L 001032

\$ 200.00

PAY EXACTLY

TWO HUNDRED DOLLARS AND NO CENTS

PAY TO THE
ORDER OF

Summit at Fern Hill CD

Wenzel - Charge Deposit

Samuel Wenzel - 10613 Fuzzy Cartail St, Riverview, FL

PURCHASER'S SIGNATURE

PURCHASER BY SIGNING YOU AGREE TO THE TERMS ON THE REVERSE SIDE
 MOBILE DEPOSIT PROHIBITED

⑆102100400⑆ 40197279388820⑈

B. Party 6/7/25

Just became
a board member



Date of Reservation: June 7, 2025
Time From: 12pm to 3pm
Type of Function: Kid's Birthday Party
Number of Persons Planning to Attend: 25 (DO NOT EXCEED 30)
Total Rental Fee: \$50.00
Total Refundable Deposit: \$200.00

has access
813-600-9831

THE SUMMIT AT FERN HILL Clubhouse Rental Agreement

THIS CLUBHOUSE RENTAL AGREEMENT (the "**Agreement**") is made on this 23 day of May, 2025, by and between THE SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT., a local unit of special-purpose government organized and existing pursuant to Chapter 190, Florida Statutes (the "**CDD**"), located at 10340 Boggy Moss Drive, Riverview, FL 33578 and Samuel Wenzel ("**Homeowner**"), residing at 10617 Purity Cathedral St, Riverview, Florida 33578.


In consideration of the mutual agreements of the parties set forth in this Agreement and other good and valuable consideration the receipt and sufficiency of which is acknowledged, the parties agree as follows:

1. The CDD is not responsible for the loss or injuries sustained to any resident or guest who attends this function. The CDD, Home Encounter LLC, a Florida limited liability company (the "**Management Company**"), their members, employees and other representatives will in no way be liable for loss, damages, or injuries to any resident or guest in connection with this event. Homeowner assumes full responsibility and liability for any claims arising at the above stated activity. Homeowner(s) shall indemnify and hold harmless the CDD, The Summit at Fern Hill Community Association, Inc., Lennar Homes, LLC, a Florida limited liability company, Lennar Corporation, a Delaware corporation, and their respective affiliates, managers, members, employees, officers, directors, trustees, shareholders, counsel, representatives and agents (the "**Released Parties**"), from and against any and all damages, liens, liabilities, penalties, interest, losses, demands, actions, causes of action, claims, costs and expenses (including reasonable attorneys' fees, including the cost of in-house counsel and appeals) arising from or related to Homeowner's and its guests' and invitees' use of the Clubhouse and related facilities, entry onto the Clubhouse and related facilities and any other acts by Homeowner or its guest' and invitees with respect to the use of the Clubhouse and related facilities or otherwise. It is expressly agreed by Homeowner and the CDD that any of the Released Parties, which are not parties to this Agreement are intended by the Homeowner and the CDD to be third party beneficiaries to this Section 1 and shall have the right to enforce the provisions of this Agreement.
2. Homeowner agrees to return the premises to a neat, clean and orderly condition, and is responsible for removing all trash and garbage created as a result of this activity. All trash and garbage MUST be removed and taken and removed from the premises immediately after the event.
3. Homeowner understands and agrees that the \$200.00 refundable deposit will be returned ONLY after it has been verified that the facility has been left clean and orderly, all inventory accounted for, and all rules have been complied with. Following event, a representative of the CDD must walk through facility with the Homeowner to ensure it was left clean and orderly before authorization is made to return deposit.
4. Should facility not be left clean and orderly, and the cost to clean or repair facility exceeds the deposit, the Homeowner will be billed for the difference and required to pay same within 30 days. Should Homeowner continue to utilize Clubhouse and leave facility not in a clean or orderly state, the CDD reserves the right to deny rental of facility to the Homeowner in the future.
5. Homeowner agrees that rental of the Clubhouse does **not** include the exclusive use of the pool.

6. Homeowner agrees that rental time **cannot** exceed 10:00 pm.
7. Alcohol is not allowed in the Clubhouse or on any of the Clubhouse property, including but not limited to, the pool area.
8. Prior to receiving the Clubhouse key, each Homeowner will be required to sign this Agreement. Homeowner can obtain these documents from the Management Company at (813) 873-7300.
9. A lost Clubhouse key will result in the loss of your deposit. Key must be returned within 48 hours after rental date.
10. Homeowner agrees and understands that a minimum of five (5) calendar days' cancellation notice, prior to rental, is required. If cancellation notice is given less than five (5) calendar days prior to rental, the fifty-dollar (\$50.00) rental fee will not be refunded.
11. If any commercial services will be used (i.e., moon walk or caterer) the commercial entity will be required to provide a certificate of insurance naming the CDD, as an additional named insured. This certificate shall be delivered to the Management Company a minimum of forty-eight (48) hours prior to the event.
12. Should an event occur in the evening, Homeowner shall make arrangements with the opening of the gate for attendees at the event at the Clubhouse. For security purposes, Homeowner shall not place any item that allows gate to remain open.
13. Homeowner agrees to abide by the Clean-Up Checklist that is attached hereto as **Exhibit A** and made a part hereof. Said Checklist is also posted in the Storage Closet.
14. By signing this Agreement, you are hereby acknowledging your understanding and acceptance of the terms and conditions herein.

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year first written above.

HOMEOWNER:


Name: Samuel Wenzel

Name: _____

CDD:

THE SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government organized and existing pursuant to Chapter 190, Florida Statutes

By: _____

Name: _____

Title: _____

Mail two (2) checks (one for rental fee; one for deposit) and completed application to:

**Summit at Fern Hill CDD
c/o Inframark, LLC
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
Contact: Monica Alvarez
Phone: (813) 873-7300 Ext. 325
Email: monica.alvarez@inframark.com**



INVOICE

INVOICE #	INVOICE DATE
934997	6/12/2025
TERMS	PO NUMBER
Net 30	

Bill To:

Summit at Fern Hill (TM)
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 (TM)

Address: 10612 Fuzzy Cattail St
Riverview, FL 33578

Invoice Due Date: July 12, 2025

Invoice Amount: \$1,383.40

Description	Current Amount
Irrigation Inspection Made on 5/19/25	
Irrigation Repairs	\$1,383.40

Invoice Total **\$1,383.40**

Excellence
IN COMMERCIAL LANDSCAPING

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

Fifth Order of Business

5Ci.

SUMMIT AT FERN HILL CDD

Field Inspection - July 2025

Monday, July 28, 2025

Prepared For Summit At Fern Hill Board Of Supervisors

21 Items Identified

ITEM 1

Assigned To: Aquatic Weed Control

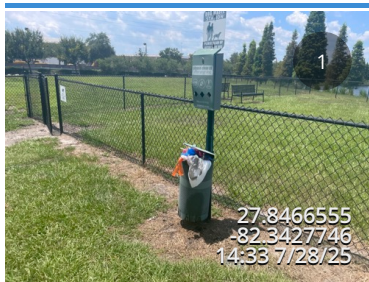
Aquatic plants have been installed per the approved proposal in pond 1.



ITEM 2

Assigned To: Aquatic Weed Control

Trash and Filamentous algae in pond 2.



ITEM 3

Assigned To: Yellowstone

Doggy station needs to be emptied.



ITEM 4

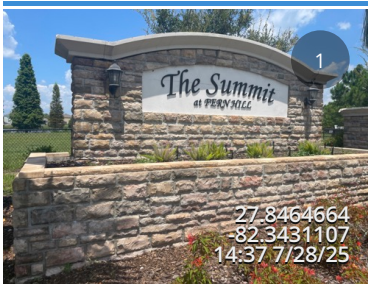
Assigned To: Neptune

Please repair the gate at the dog park, provide a proposal if needed.

ITEM 5

Assigned To: Yellowstone

The landscaping at the front monument looks good overall. Please make sure to trim the seed pods off of the Bismarcks.



ITEM 6

Assigned To: Jayman Enterprises

The foam trim has been replaced with pavers.



ITEM 7

Assigned To: District Manager

Proposals have been requested to repair the fence again on Cone Grove Rd.

ITEM 8

Assigned To: Jayman Enterprises

The benches were moved as requested. Exposed bolts need to be removed from their original location.





ITEM 9

Assigned To: Yellowstone

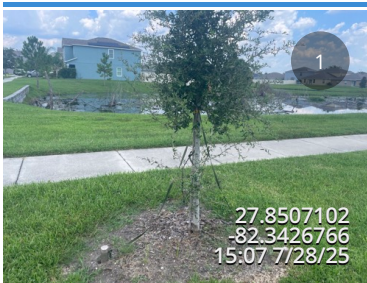
The Fuzzy Cattail St monuments look good. Please remove the seed pods here as well.



ITEM 10

Assigned To: Yellowstone

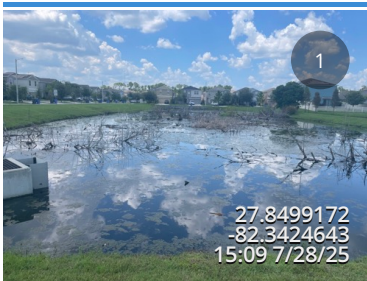
The landscaping at the end of Golden Wonder Ln looks good.



ITEM 11

Assigned To: Yellowstone

Please trim the suckers off of the new oak trees along Boggy Moss Dr.



ITEM 12

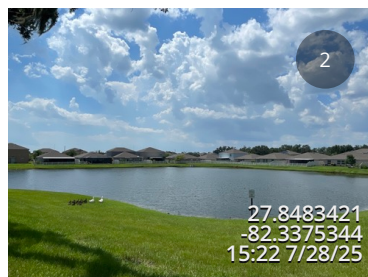
Assigned To: Aquatic Weed Control

Filamentous algae needs to be treated in pond 7.

ITEM 13

Assigned To: Aquatic Weed Control

The rest of the ponds look good.





ITEM 14

Assigned To: Yellowstone

The drainage easement behind the homes on Crested Fringe Dr is very overgrown and needs to be mowed.



ITEM 15

Assigned To: Inframark

Proposals have been tabled to extend the sidewalk in front of the playground.



ITEM 16

Assigned To: Inframark

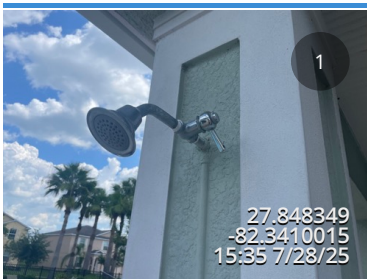
New mulch is needed at the playground to bring it up to code.



ITEM 17

Assigned To: Neptune

Benches have been moved to cover the exposed bolts at the playground.



ITEM 18

Assigned To: Neptune

Please install a new shower chain.



ITEM 19

Assigned To: Yellowstone

Please blow mulch back into the landscaping beds around the pool.



ITEM 20

Assigned To: Neptune

The ceiling panels have been fixed at the clubhouse.



ITEM 21

Assigned To: Hedrick Air

The a/c at the clubhouse is scheduled for repair on 7/29.

5Cii

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







Sixth Order of Business

6A

RESOLUTION 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATE, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS FOR THE FISCAL YEAR 2025/2026, AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

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

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

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

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

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

Section 1. Regular meetings of the Board of Supervisors of the District, for the Fiscal Year 2025/2026, shall be held as provided on the schedule attached as **Exhibit A**.

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

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

PASSED AND ADOPTED THIS 4TH DAY OF AUGUST 2025.

**SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT**

CHAIRMAN\ VICE-CHAIRMAN

ATTEST:

ASSISSTANT SECRETARY

NOTICE OF MEETINGS
SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

As required by Chapter 189 Florida Statutes, notice is being given that the Board of Supervisors of the Summit at Fern Hill Community Development District will hold their regular meetings for Fiscal Year 2026 on the **first Monday of every month** and the Workshop on the **third Monday of every month** as listed below at **6:00 p.m.** at the Summit at Fern Hill Clubhouse located at 10340 Boggy Moss Drive, Riverview, FL 33578.

FISCAL YEAR 2026

MEETINGS

October 6, 2025
November 3, 2025
December 1, 2025
January 5, 2026
February 2, 2026
March 2, 2026
April 6, 2026
May 4, 2026
June 9, 2026
July 6, 2026
August 3, 2026
September 8, 2026

WORKSHOPS

October 20, 2025
November 17, 2025
December 15, 2025
January 26, 2026
February 16, 2026
March 16, 2025
April 20, 2026
May 18, 2026
June 15, 2026
July 20, 2026
August 17, 2026
September 21, 2026

*** = Meetings may be subject to change location depending on meeting facility availability.**

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodation at this meeting because of a disability or physical impairment should contact the District Office at (813) 873-7300 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Lisa Castoria,
District Manager

6B



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-



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

PROPOSAL

Summit at Fern Hill CDD

Fairy Moss Sidewalk

6/18/2025

**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

6F

A-QUALITY POOL SERVICE

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



QUOTATION

Quote Number: 4560
Prepared On: 7/23/2025
Prepared By: Jake G
Valid Until: 8/12/2025
Status: Pending Approval

Customer

The Summit at Fern Hill CDD- tax exempt
C/O Lisa Castoria
10340 Boggy Moss Dr.
Riverview FL 33578
lisa.castoria@inframark.com; InframarkCMS@payableslockbox.com
656-223-7011

Overview

Repair of the plumbing for pump #2

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
2	Flange 3" Van Stone Glass Filled Socket	\$58.25	\$116.50
1	3" SCH40 PVC 90 ELBOW LASCO	\$13.90	\$13.90
2	3" Sch40 PVC Coupling Lasco	\$23.31	\$46.62
1	Whisperflo XG Union PKG 2.5" No Tap Pentair	\$189.08	\$189.08
Parts Total			\$366.10
Installation Labor Total			\$310.00
Subtotal			\$676.10

Price quoted includes all applicable tax and labor. Total payment with options listed below.

Payments Due (\$676.10 + applicable fees)

\$676.10 + applicable fees due Upon Job Completion

Payment by Check Mailed

Total \$676.10

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

This Quote is not an Invoice. Pricing listed above is not finalized until a formal Invoice is provided.

6G.

Summit at Fern Hill Community Development District - Work Authorization No. 1

In accordance with the terms of the Agreement for Management and Financial Services dated April 2, 2015 (the "Agreement") between Inframark, LLC (the "Manager"). As successor in interest to District Management Services, LLC, d/b/a Meritus Districts, and Summit at Fern Hill Community Development District (the "District"), the Manager agrees to provide the following services for the District:

I. **WORK AUTHORIZATION TERM:** This Work Authorization shall be effective as of May 26, 2025 and shall terminate on September 1, 2025.

II. **DESCRIPTION OF SERVICES**

- a. During the Term of this Work Authorization, the Manager shall perform the following services for the District's pool and amenity area for 56 hours per week:
 - i. Unlock the gates for District's pool and amenity area at the opening time in the morning each day and close said gates at the closing time each day;
 - ii. Provide staff during the hours the District's pool and amenity area is open each day at the District's pool and amenity area to check resident's IDs for access to the District's pool and amenity area;
 - iii. Perform janitorial upkeep, such as emptying garbage cans as necessary, cleaning tables, benches, and chairs, and moving pool furniture back to proper locations, for the District's pool and amenity area; and
 - iv. Perform pool testing during peak hours.
- b. For the avoidance of doubt, Manager shall not be responsible for performing any lifeguard or similar services or supervising or overseeing lifeguards hired by the District, evaluating lifeguard service providers, performing any aquatics or pool operations or maintaining and repairing the aquatics, pool, and their related appurtenances, or developing pool and aquatics rules or policies.

III. **COMPENSATION:**

- a. The District agrees to pay the Manager \$20,996.40 for the services provided under this Work Authorization, which shall be paid in 3 monthly installments (June, July and August) of \$6,998.80. District shall make said monthly payments within thirty (30) days of issuance of invoices by Manager.

IV. **MANAGER LIABILITY:**

- a. Manager's maximum liability to District for any claims or liability arising out of, or related to, the services provided under this Work Authorization shall not exceed an amount equal to the Compensation paid to Manager by District under this Work Authorization.
- b. Under no circumstances shall the Manager be responsible for any damages, losses, settlement, payment deficiencies, liabilities, costs and expenses arising directly or indirectly because of the execution or



implementation of instruction or directions provided by the District or any of its directors, officers, employees, agents, or representatives.

V. MISCELLANEOUS:

- a. Except as stated to the contrary herein, the other terms and conditions of the Agreement, as amended, shall govern this Work Authorization to the extent that same are applicable to the manufacture and delivery of the parts, materials, and equipment provided hereunder.

Offered by:

Accepted by:

INFRAMARK, LLC

**SUMMIT AT FERN HILL COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____