

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

REGULAR MEETING AGENDA

Thursday, September 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. Consent Agenda

- A. Consideration of the Board of Supervisors' Regular Meeting Minutes from August 4, 2025 & August 18, 2025, Workshop Minutes.....Page 2
- B. Consideration of Operation and Maintenance July 2025.....Page 8
- C. Acceptance of the 2nd Quarterly Website Audit.....Page 53
- D. Acceptance of FY 2025 Audit Engagement Letter.....Page 65

4. Staff Reports

- A. District Counsel
- B. District Engineer
- C. District Manager
 - i. Community Inspection Report.....Page 70
 - ii. Aquatic Weed Control.....Page 75

5. Business Items

- A. Discussion on Inframark Contract
- B. Discussion on Landscaping Comparison Pricing
- C. Discussion on District Manager Spending Authorization Limits
- D. Discussion on Pool Vendor
- E. Discussion on Strongroom Access
- F. Discussion on Clubhouse Rental
- G. Consideration of Sidewalk Proposals.....Page 79
- H. Consideration of Mulch Proposals.....Page 82
- I. Discussion on Resident Suspension.....Page 83

6. Board of Supervisors' Requests and Comments

7. Adjournment

The next Workshop is scheduled for Monday, September 15, 2025, at 6:00 pm

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

The next Workshop is scheduled for Monday, October 20, 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

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Present and constituting a quorum were:

Also present were:

Lisa Castoria
Clay Wright
Christian Van Hellen
Residents

District Manager
Field Manager
Yellowstone

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

Call to Order/Roll Call

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

Public Comments Agenda Items

There being none, the next business item followed.

Public Hearing on Adopting Fiscal Year 2026 Final Budget & Levying O&M Assessments

A. Open Public Hearing on Adopting Fiscal Year 2026 Final Budget & Levying O&M Assessments

On MOTION by Mr. Bradford seconded by Mr. Roth with all in favor, open the public hearing, was approved. 5-0

Ms. Castoria discussed the budget with no edits or changes as well as no assessment increase.

C. Public Comments

There being none, the next item followed.

D. Consideration of Resolution 2025-05; Adopting Final Fiscal Year 2026 Budget

On MOTION by Mr. Bradford seconded by Mr. Roth, with all in favor, Resolution 2024-04; Adopting Final Fiscal Year 2026 Budget was adopted. 5-0

E. Consideration of Resolution 2025-06; Levying O&M Assessments

On MOTION by Mr. Bradford seconded by Mr. Roth, with all in favor, Resolution 2024-05; Levying O&M Assessments was adopted. 5-0

F. Close Public Hearing on Adopting Fiscal Year 2026 Final Budget & Levying O&M Assessments

On MOTION by Mr. Bradford seconded by Mr. Roth with all in favor, close the public hearing, was approved. 5-0

FOURTH ORDER OF BUSINESS**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 Expenditures June 2025**

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

Ms. Castoria stated reatification of item 6F has been completed.

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

FIFTH ORDER OF BUSINESS**Staff Reports****A. District Counsel****B. District Engineer**

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

C. District Manager**i. Community Inspection Reports****ii. First Choice Aquatics**

The Community Inspection Report and First Choice Aquatics was reviewed with no revisions or questions.

A discussion ensued with an update by Yellowstone representative regarding total of tree count 331, dog station have been installed, concrete removed, benches installed (the Board may decide to relocate them), and Neptune to repair dog gate.

The Board tables Yellowstone playground mulch, requested competitive proposals.

SIXTH ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2025-07; Setting Fiscal Year 2026 Annual Meeting Schedule

On MOTION by Ms. White seconded by Ms. Kiflom, with all in favor, Resolution 2025-07; Setting Fiscal Year 2025/2026 Meeting Schedule with budget workshops April & May, proposed budget on June, and public hearing on August of 2026, was adopted. 5-0

B. Consideration of Sidewalk Extension Proposal

On MOTION by Mr. Roth seconded by Mr. Bradford, with all in favor, appointing Mr. Roth to work with DM, request update proposal for 5x30 feet not to exceed \$3,500. Proposal to include excavation, sod, etc., was approved 5-0

C. Discussion on Pool Company

A discussion ensued.

D. Discussion of Landscaping RFP

No action taken, place on the workshop agenda.

E. Discussion on Clubhouse Furniture

No action taken, place on the workshop agenda.

F. Consideration of Pool Plumbing Repair

No action taken as this item was previously approved.

G. Discussion on FY 2026 Pool Monitoring

No further action taken. The Board decide to not plan for FY 2026 pool monitoring.

Under Separate Cover

On MOTION by Mr. Bradford seconded by Mr. Roth, with all in favor, the presented proposal for fence repair by Jayman \$975 and Neptune \$500 appointing Mr. Bradford not to exceed \$1,000 and requested historical repair invoices, was approved as discussed. 5-0

SEVENTH ORDER OF BUSINESS

**Board of Supervisors' Requests and
Comments**

The Board discussed and requested the following items.

- Follow up signs for entrance monuments.
- Discussion on police report and to suspend household amenity access.
- Mr. Bradford will follow up with Affordable Lock.
- Clubhouse rental/fob process being reassigned.

EIGHTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Bradford seconded by Mr. Roth, with all in favor, the meeting was adjourned at 7:10 p.m. 5-0
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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, August 18, 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

The following item was discussed during the August 18, 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 June 2025 Financials

A discussion ensued.

THIRD ORDER OF BUSINESS

Update on Clubhouse Rentals

A discussion ensued.

FOURTH ORDER OF BUSINESS

**Discussion on Landscaping
RFP/Comparison Pricing**

A discussion ensued.

FIFTH ORDER OF BUSINESS

**Discussion on Clubhouse & Pool
Furniture**

A discussion ensued.

SIXTH ORDER OF BUSINESS

Discussion on Pool Vendor

A discussion ensued.

SEVENTH ORDER OF BUSINESS

Discussion on Bench Locations

A discussion ensued.

EIGHTH ORDER OF BUSINESS

Audience Comments

There being none, the next order of business followed.

45 **NINTH ORDER OF BUSINESS**

Adjournment

46 There being no further business, the workshop was adjourned at 7:03 p.m.

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50 _____
Lisa Castoria

51 Assistant Secretary

Antonio Bradford

Chairperson

SUMMIT AT FERN HILL CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
HOME TEAM PEST DEFENSE, INC.	6/26/2025	110521477	\$197.90	\$197.90	PEST CONTROL
INFRAMARK LLC	7/3/2025	152768	\$1,000.00	\$1,000.00	MANAGEMENT FEE
Monthly Contract Subtotal			\$1,197.90	\$1,197.90	
Variable Contract					
INFRAMARK LLC	7/3/2025	152768	-\$266.66	-\$266.66	MANAGEMENT FEE
Variable Contract Subtotal			-\$266.66	-\$266.66	
Utilities					
INFRAMARK LLC	7/3/2025	152768	\$7,000.00	\$7,000.00	MANAGEMENT FEE
TECO TAMPA ELECTRIC ACH	7/8/2025	070825-7513-ACH	\$108.69	\$108.69	UTILITY SERVICES
TECO TAMPA ELECTRIC ACH	7/8/2025	070825-8520-ACH	\$480.29	\$480.29	UTILITY SERVICES
TECO TAMPA ELECTRIC ACH	7/8/2025	070825-7729-ACH	\$2,649.71	\$2,649.71	UTILITY SERVICES
TECO TAMPA ELECTRIC ACH	7/8/2025	070825-7901-ACH	\$874.65	\$874.65	UTILITY SERVICES
Utilities Subtotal			\$11,113.34	\$11,113.34	
Regular Services					
AFFORDABLE LOCK & SECUIRTY SOLUTIONS	7/1/2025	199635183	\$168.00	\$168.00	SECURITY
ANTONIO DEON BRADFORD, SR.	7/7/2025	AB-070725	\$200.00	\$200.00	BOARD 7/7/25
ANTONIO DEON BRADFORD, SR.	7/21/2025	AB-072125	\$200.00	\$200.00	BOARD 7/21/25
A-QUALITY POOL SERVICE	7/1/2025	977362	\$1,431.00	\$1,431.00	POOL SERVICE
FIRST CHOICE AQUATIC WEED MGMT LLC	7/8/2025	111745	\$445.00	\$445.00	AQUATIC MAINT
FRONTIER ACH	6/16/2025	061625-6205-ACH	\$168.90	\$168.90	internet
INFRAMARK LLC	7/1/2025	152937	\$735.00		MANAGEMENT FEE
INFRAMARK LLC	7/1/2025	152937	\$2,916.66		MANAGEMENT FEE
INFRAMARK LLC	7/1/2025	152937	\$1,000.00	\$4,651.66	MANAGEMENT FEE
INFRAMARK LLC	7/16/2025	154339	\$19.08	\$19.08	copies
INFRAMARK LLC	7/3/2025	152768	\$735.00		MANAGEMENT FEE

SUMMIT AT FERN HILL CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
INFRAMARK LLC	7/3/2025	152768	\$2,916.66	\$3,651.66	MANAGEMENT FEE
INFRAMARK LLC	7/3/2025	152719	\$735.00		MANAGEMENT FEE
INFRAMARK LLC	7/3/2025	152719	\$2,916.66		MANAGEMENT FEE
INFRAMARK LLC	7/3/2025	152719	\$1,000.00	\$4,651.66	fields
MATTHEW CHARLES ROTH	7/7/2025	MR-070725	\$200.00	\$200.00	BOARD 7/7/25
MATTHEW CHARLES ROTH	7/21/2025	MR-072125	\$200.00	\$200.00	BOARD 7/21/25
SAMUEL LEN WENZEL JR.	7/7/2025	SW-070725	\$200.00	\$200.00	BOARD 7/7/25
SAMUEL LEN WENZEL JR.	7/21/2025	SW-072125	\$200.00	\$200.00	BOARD 7/21/25
STRALEY ROBIN VERICKER	6/20/2025	26729	\$1,128.50	\$1,128.50	LEGAL COUNSEL
TIEBE KIFLOM	7/7/2025	TK-070725	\$200.00	\$200.00	BOARD 7/7/25
TIEBE KIFLOM	7/21/2025	TK-072125	\$200.00	\$200.00	BOARD 7/21/25
TIMES PUBLISHING COMPANY	7/9/2025	43688-070225	\$801.00	\$801.00	LEGAL ADVERTISING
YELLOWSTONE LANDSCAPE	7/1/2025	954377	\$6,523.50	\$6,523.50	LANDSCAPE SERVICES
YONATAN DERAR	7/7/2025	YD-070725	\$200.00	\$200.00	BOARD 7/7/25
YONATAN DERAR	7/21/2025	YD-072125	\$200.00	\$200.00	BOARD 7/21/25
Regular Services Subtotal			\$25,639.96	\$25,639.96	
Additional Services					
A-QUALITY POOL SERVICE	6/26/2025	977392	\$1,269.66	\$1,269.66	POOL SERVICE r&m
A-QUALITY POOL SERVICE	7/1/2025	977402	\$39.03	\$39.03	POOL SERVICE r&m
FIRST CHOICE AQUATIC WEED MGMT LLC	7/15/2025	111823	\$3,260.00	\$3,260.00	AQUATIC MAINT r&m
HEDRICK AIR	7/24/2025	15334	\$250.00	\$250.00	ac repair
JAYMAN ENTERPRISES, LLC	7/23/2025	4106	\$850.00	\$850.00	R&M
JAYMAN ENTERPRISES, LLC	7/24/2025	4107	\$1,850.00	\$1,850.00	R&M GATE
SUMMIT AT FERN HILL CDD	6/18/2025	06182025-728	\$841.50		SERIES 2016 FY25 TAX DIST ID 728
SUMMIT AT FERN HILL CDD	6/18/2025	06182025-728	\$484.00	\$1,325.50	SERIES 2018 FY25 TAX DIST ID 728
Additional Services Subtotal			\$8,844.19	\$8,844.19	
TOTAL			\$46,528.73	\$46,528.73	



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

Invoice and detailed service report

INVOICE #: 110521477

WORK DATE: 06/26/2025

BILL-TO 2603060
Summit at Fernhill CDD C/O
Attn: Shawndell Meritus Districts
2005 Pan Am Cir
Suite 120
Tampa, FL 33607-2359
Phone: 813-397-5120 x310

LOCATION 2603060
Summit at Fernhill CDD
Attn: Lisa Castoria/Clubhouse
10340 Boggy Moss Dr
Riverview, FL 33578-9502
Phone: 813-608-8242
Mobile: 813-608-8242

Time In: 06/26/2025 01:48:00 PM
Time Out: 06/26/2025 02:22:53 PM

Customer Signature

Customer Unavailable to Sign
Technician Signature

Darian Cabanelas
License #:

Purchase Order	Terms	Service Description	Quantity	Unit Price	Amount
None	DUE UPON RECEIPT	Pest Control Service	1.00	197.90	197.90
Subtotal					197.90
Tax					0.00
Total					197.90
Total Due:					197.90

Today's Service Comments

Hello Mr/Mrs,

Today's 6-Point Advantage Service:

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

Today's Service Comments:

Today I completed your quarterly pest control service.

What I saw: Several spiderwebs around windows and eaves along the front of the clubhouse. A couple of mud daubers on some of the windows. I also noticed spiderwebs in the mailboxes area. I couldn't get inside because the code for the combo lock is not working.

What I did: Removed the spiderwebs and mud daubers. Sprayed along with the front and side perimeter of the clubhouse and also around the mailboxes. Applied granular bait in the landscape areas around the clubhouse and mailboxes.

What to expect: Please allow 5 to 7 days for the product to reach its full effectiveness. It is normal to see dead or dying pests during this time.

If you have any questions or concerns please feel free to contact the office or myself. Thank you for your business, Darian C.

Thank you for choosing HomeTeam Pest Defense as your service provider.
Your next scheduled service month will be in September 2025.

<p>We strive to ensure the best service for our valued customers, which may include occasional adjustments to service rates.</p>

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Intice 10		73079-6	10.0000%	n/a	Orthoboric Acid 10%	1.5000 Pound	1.5000 Pound
Areas Applied: Exterior perimeter							
Target Pests: Ants, Centipede, Roaches							

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



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

Invoice and detailed service report

INVOICE #: 110521477

WORK DATE: 06/26/2025

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Suspend Polyzone		101563-143	4.7500%	0.0300	Deltamethrin	12.0000 Fluid Ounce	0.0758 Fluid Ounce
Areas Applied: Exterior entry points							
Target Pests: Ants, Roaches, Spiders							
Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Tandem		100-1437	15.1000%	0.1300	Thiamethoxam 11.6%; Lambda-cyhalothrin 3.5%	2.0000 Gallon	0.0172 Gallon
Areas Applied: Exterior perimeter							
Target Pests: Ants, Roaches, Spiders							

PRODUCTS APPLIED

Material	A.I. %	Finished Qty	Application Equipment	Time
EPA #	A.I. Concentration	Undiluted Qty	Application Method	Lot #
Suspend Polyzone	4.7500%	12.0000 Fluid Ounce	One Gallon Compressed Sprayer	2:17:02 PM
101563-143	0.03000000	0.0758 Fluid Ounce	Spot Treatment	
Target Pests: Ants, Roaches, Spiders				
Areas Applied: Exterior entry points				
Weather: 0°, 0 MPH				
Intice 10	10.0000%	1.5000 Pound	Spreader	2:16:36 PM
73079-6	n/a	1.5000 Pound	Broadcast	
Target Pests: Ants, Centipede, Roaches				
Areas Applied: Exterior perimeter				
Weather: 0°, 0 MPH				
Tandem	15.1000%	2.0000 Gallon	Backpack Compressed Sprayer	2:17:42 PM
100-1437	0.13000000	0.0172 Gallon	Perimeter	
Target Pests: Ants, Roaches, Spiders				
Areas Applied: Exterior perimeter				
Weather: 0°, 0 MPH				

GENERAL COMMENTS / INSTRUCTIONS

We strive to ensure the best service for our valued customers, which may include occasional adjustments to service rates. If you have questions about your service or invoice, please call us at the telephone number listed above. Pay online at www.pestdefense.com

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

152768

CUSTOMER ID

C2291

PO#

INVOICE

DATE

7/3/2025

NET TERMS

Net 30

DUE DATE

7/31/2025

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: June 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination Services	1	Ea	735.00		735.00
District Management	1	Ea	2,916.66		2,916.66
Field Management	1	Ea	1,000.00		1,000.00
Field Management (Retrobilling October-24 to April-25)	1	Ea	7,000.00		7,000.00
March & April Website Maintenance Credit	1	Ea	-266.66		-266.66
Subtotal					11,385.00

Subtotal	\$11,385.00
Tax	\$0.00
Total Due	\$11,385.00

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.



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

Statement Date: July 08, 2025

Amount Due: \$108.69

Due Date: July 29, 2025
Account #: 211000167513

DO NOT PAY. Your account will be drafted on July 29, 2025

Account Summary

Current Service Period: June 03, 2025 - July 01, 2025

Previous Amount Due	\$123.68
Payment(s) Received Since Last Statement	-\$123.68

Current Month's Charges	\$108.69
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Amount Due by July 29, 2025	\$108.69
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

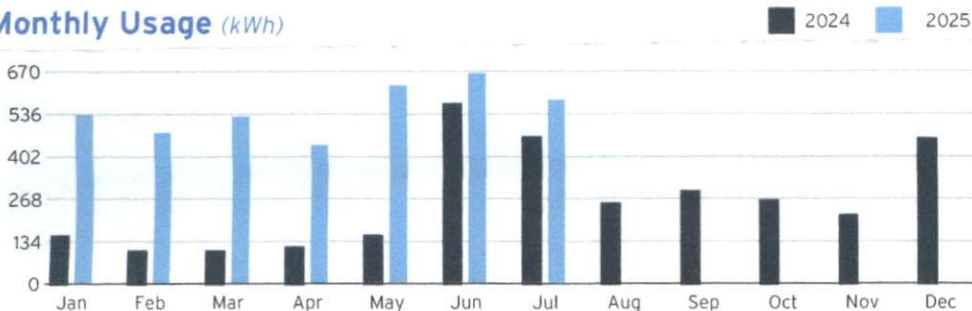
Your average daily kWh used was **33.33% higher** than the same period last year.

Your average daily kWh used was **4.76% lower** 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: July 29, 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: \$108.69

Payment Amount: \$ _____

605088221346

Your account will be
drafted on July 29, 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: July 08, 2025
Charges Due: July 29, 2025

Meter Read

Service Period: Jun 03, 2025 - Jul 01, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000824160	07/01/2025	29,614	29,035	579 kWh	1	29 Days

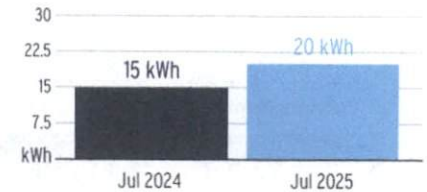
Charge Details



Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	579 kWh @ \$0.08641/kWh	\$50.03
Fuel Charge	579 kWh @ \$0.03391/kWh	\$19.63
Storm Protection Charge	579 kWh @ \$0.00577/kWh	\$3.34
Clean Energy Transition Mechanism	579 kWh @ \$0.00418/kWh	\$2.42
Storm Surcharge	579 kWh @ \$0.02121/kWh	\$12.28
Florida Gross Receipt Tax		\$2.72
Electric Service Cost		\$108.69

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$108.69

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

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



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

Statement Date: July 08, 2025

Amount Due: \$480.29

Due Date: July 29, 2025

Account #: 221007748520

DO NOT PAY. Your account will be drafted on July 29, 2025

Account Summary

Current Service Period: June 03, 2025 - July 01, 2025

Previous Amount Due	\$480.29
Payment(s) Received Since Last Statement	-\$480.29

Current Month's Charges	\$480.29
--------------------------------	-----------------

Amount Due by July 29, 2025	\$480.29
------------------------------------	-----------------

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



Scan here to view
your account online.



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



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

Account #: 221007748520

Due Date: July 29, 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: \$480.29

Payment Amount: \$ _____

643977001558

Your account will be
drafted on July 29, 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:
 FERN HILL 2 CONE GROVE RD
 LIGHTS, RIVERVIEW, FL 33578

Account #: 221007748520
Statement Date: July 08, 2025
Charges Due: July 29, 2025

Service Period: Jun 03, 2025 - Jul 01, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages

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

00000044-0000455-Page 12 of 18

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

Ways To Pay Your Bill

- Bank Draft**
 Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- In-Person**
 Find list of Payment Agents at TampaElectric.com
- Mail A Check**
Payments:
 TECO
 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.
- 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
FERN HL, PH 1A
RIVERVIEW, FL 33578-0000

Statement Date: July 08, 2025

Amount Due: \$2,649.71

Due Date: July 29, 2025

Account #: 211000167729

DO NOT PAY. Your account will be drafted on July 29, 2025

Account Summary

Current Service Period: June 03, 2025 - July 01, 2025

Previous Amount Due	\$2,649.71
Payment(s) Received Since Last Statement	-\$2,649.71

Current Month's Charges	\$2,649.71
-------------------------	------------

Amount Due by July 29, 2025	\$2,649.71
-----------------------------	------------

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



Scan here to view
your account online.



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



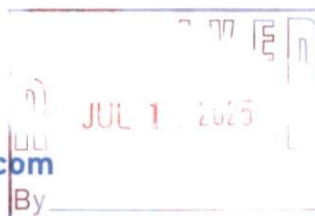
To ensure prompt credit, please return stub portion of this bill with your payment.



Pay your bill online at TampaElectric.com

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

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



Account #: 211000167729

Due Date: July 29, 2025

Amount Due: \$2,649.71

Payment Amount: \$ _____

605088221347

Your account will be
drafted on July 29, 2025

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

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

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



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

Account #: 211000167729
Statement Date: July 08, 2025
Charges Due: July 29, 2025

Service Period: Jun 03, 2025 - Jul 01, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages

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

00000044-0000451-Page 4 of 18

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

Ways To Pay Your Bill

- Bank Draft**
Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- In-Person**
Find list of Payment Agents at TampaElectric.com
- Mail A Check**
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
- 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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Amount Due: \$874.65

Due Date: July 29, 2025

Account #: 211000167901

DO NOT PAY. Your account will be drafted on July 29, 2025

Account Summary

Current Service Period: June 03, 2025 - July 01, 2025

Previous Amount Due \$617.59

Payment(s) Received Since Last Statement -\$617.59

Current Month's Charges \$874.65

Amount Due by July 29, 2025 \$874.65

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 **8.65% lower** than the same period last year.

Your average daily kWh used was **58.33% higher** than it was in your previous period.



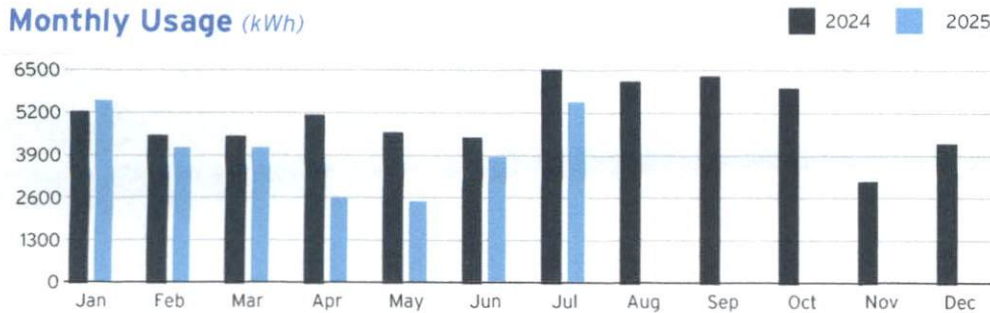
Scan here to view your account online.

STOP POWER SURGES!
50% OFF install
plus 1st month free!

Limited time offer at
TampaElectric.com/SurgeProtection

Zap Cap | **TECO**
SYSTEMS TAMPA ELECTRIC
AN EMERA COMPANY

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: July 29, 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: \$874.65

Payment Amount: \$ _____

605088221348

Your account will be
drafted on July 29, 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



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

Account #: 211000167901
Statement Date: July 08, 2025
Charges Due: July 29, 2025

Meter Read

Service Period: Jun 03, 2025 - Jul 01, 2025

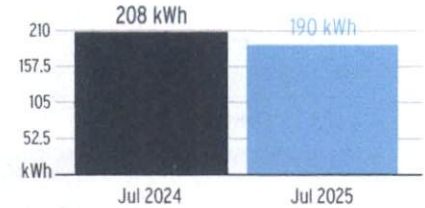
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000503846	07/01/2025	87,672		82,163		5,509 kWh	1	29 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
	Energy Charge	5,509 kWh @ \$0.08641/kWh	\$476.03
	Fuel Charge	5,509 kWh @ \$0.03391/kWh	\$186.81
	Storm Protection Charge	5,509 kWh @ \$0.00577/kWh	\$31.79
	Clean Energy Transition Mechanism	5,509 kWh @ \$0.00418/kWh	\$23.03
	Storm Surcharge	5,509 kWh @ \$0.02121/kWh	\$116.85
	Florida Gross Receipt Tax		\$21.87
	Electric Service Cost		\$874.65

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$874.65

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

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- In-Person**
Find list of Payment Agents at TampaElectric.com
- Mail A Check**
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111
- Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
Toll Free:
866-689-6469

Contact Us

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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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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
199635183

INVOICE DATE
Jul 01, 2025

JOB ADDRESS

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

Billing Date: 7/1/2025
Payment Term: NET 10
Due Date: 7/11/2025

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> • 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 * * Terms And Conditions Detailed In Service Agreement Contract	6.00	\$28.00	\$168.00

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: July 7, 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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Summit at Fern Hill

Board Meeting Date: Workshop 7/21/25

	Name	In Attendance Please X	Paid
1	Antonio Bradford	x	\$200
2	Matthew Roth	x	\$200
3	Tiebe Kiflom	x	\$200
4	Sam Wenzel	x	\$200
5	Yonatan Derar	x	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Lisa Castoria 7/22/2025

District Manager Signature Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****



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

Invoice

Invoice Date	Invoice #
7/1/2025	977362
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		7/20/2025			
Quantity	Description				Price Each	Amount
	JULY 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

Total	\$1,431.00
Payments/Credits	\$0.00
Balance Due	\$1,431.00



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

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

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 Jun 16, thank you		-\$167.89
Service summary		
	Previous month	Current month
 Internet	\$145.99	\$145.99
 Phone	\$13.00	\$13.00
 Other	\$3.49	↑\$4.50
 Taxes and Fees	\$5.41	\$5.41
Total services	\$167.89	\$168.90
Total balance		\$168.90

Total balance
\$168.90
Auto Pay is scheduled
Jul 10



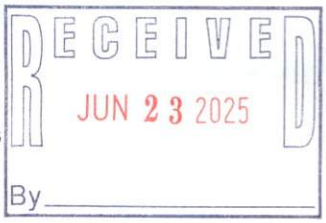
Starting this month, the price for the printed bill was increased from \$3.49 to \$4.50 for our internet customers. You can avoid paying this fee when you sign up for free Paperless Billing by visiting frontier.com/paperless.

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 06172025 NNNNNNNN 01 000999 0005

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.



39400681374123791216200000000000000000168905



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

PIN:
1485

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

Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. And for a limited time, you also get an 8-hour battery backup at no additional charge. Visit: business.frontier.com/internet-backup

 Internet		
Monthly Charges		
06.16-07.15	Business Fiber Internet 500	\$125.99
	1 Usable Static IP Address	\$20.00
Internet Total		\$145.99
 Phone		
Monthly Charges		
06.16-07.15	Federal Subscriber Line Charge - Bus	\$6.50
	Frontier Roadwork Recovery Surcharge	\$4.00
	Access Recovery Charge-Business	\$2.50
Phone Total		\$13.00
 Other Charges		
Monthly Charges		
06.16-07.15	Printed Bill Fee	\$4.50
Other Charges Total		\$4.50
 Taxes and Fees		
	Federal USF Recovery Charge	\$3.30
	Federal Excise Tax	\$0.40
Federal Taxes		\$3.70
	FL State Communications Services Tax	\$0.81
	County Communications Services Tax	\$0.78
	FL State Gross Receipts Tax	\$0.09
	FL State Gross Receipts Tax	\$0.03
State Taxes		\$1.71
Taxes and Fees Total		\$5.41
Total current month charges		\$168.90

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$18.41 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Starting this month, the price for a printed bill was increased from \$3.49 to \$4.50 for our internet customers. You can avoid paying this fee when you sign up for free Paperless Billing by visiting frontier.com/paperless.

NOTICE OF RATE INCREASE...

Effective with your next bill, your Static IP product will increase to \$25.00 per month, per line. Questions? Please contact customer service.





2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

152937

CUSTOMER ID

C2291

PO#

INVOICE

DATE

7/1/2025

NET TERMS

Due On Receipt

DUE DATE

7/1/2025

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: July 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination Services	1	Ea	735.00		735.00
District Management	1	Ea	2,916.66		2,916.66
Field Management	1	Ea	1,000.00		1,000.00
Subtotal					4,651.66

Subtotal

\$4,651.66

Tax

\$0.00

Total Due

\$4,651.66

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#

154339

CUSTOMER ID

C2291

PO#**DATE**

7/16/2025

NET TERMS

Due On Receipt

DUE DATE

7/16/2025

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: June 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	47	Ea	0.15		7.05
Postage	11	Ea	1.09		12.03
Subtotal					19.08

Subtotal	\$19.08
-----------------	---------

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

Total Due	\$19.08
------------------	---------

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

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

INVOICE

INVOICE#
152719

CUSTOMER ID
C2291

PO#

DATE
7/3/2025

NET TERMS
Net 30

DUE DATE
7/31/2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination Services	1	Ea	735.00		735.00
District Management	1	Ea	2,916.66		2,916.66
Field Services	1	Ea	1,000.00		1,000.00
Subtotal					4,651.66

Subtotal	\$4,651.66
Tax	\$0.00
Total Due	\$4,651.66

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.

Summit at Fern Hill CDD Regular Meeting

MEETING DATE: July 7, 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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	<u>Summit at Fern Hill</u>
Board Meeting Date:	<u>Workshop 7/21/25</u>

	Name	In Attendance Please X	Paid
1	Antonio Bradford	x	\$200
2	Matthew Roth	x	\$200
3	Tiebe Kiflom	x	\$200
4	Sam Wenzel	x	\$200
5	Yonatan Derar	x	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

<u>Lisa Castoria</u>	<u>7/22/2025</u>
District Manager Signature	Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****

Summit at Fern Hill CDD Regular Meeting

MEETING DATE: July 7, 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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	<u>Summit at Fern Hill</u>
Board Meeting Date:	<u>Workshop 7/21/25</u>

	Name	In Attendance Please X	Paid
1	Antonio Bradford	x	\$200
2	Matthew Roth	x	\$200
3	Tiebe Kiflom	x	\$200
4	Sam Wenzel	x	\$200
5	Yonatan Derar	x	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

<u>Lisa Castoria</u>	<u>7/22/2025</u>
District Manager Signature	Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Summit at Fern Hill CDD
2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33607

June 20, 2025

Client: 001462

Matter: 000001

Invoice #: 26729

Page: 1

RE: General

For Professional Services Rendered Through May 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
5/1/2025	KCH	EMAIL WITH L.CASTORIA REGARDING FLORIDA NATIVE.	0.2	\$61.00
5/2/2025	KCH	REVIEW LANDSCAPE MAINTENANCE AGREEMENT WITH YELLOWSTONE; REVIEW WATER RESTRICTIONS WARNING NOTICE FROM COUNTY; EMAILS AND PHONE CALL WITH L.CASTORIA REGARDING SAME.	0.4	\$122.00
5/5/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING VIA TEAMS.	0.8	\$244.00
5/6/2025	KCH	PREPARE PLANTING SERVICES AGREEMENT WITH AQUATIC WEED CONTROL FOR POND 1; REVIEW AGREEMENT WITH FIRST CHOICE AND REVIEW REPORTS OBTAINED FROM ANDARRA REGARDING POND 1 AND FLORIDA NATIVE'S PLANTING OF SAME; REVIEW EMAILS FROM L.CASTORIA REGARDING INDEFINITE SUSPENSION OF RESIDENT AMENITY ACCESS; REVIEW DRAFT LETTER TO RESIDENT REGARDING SAME.	1.5	\$457.50
5/12/2025	KCH	PHONE CALL TO CHAIR REGARDING INDEFINITE REVOCATION OF RESIDENT'S AMENITY ACCESS; EMAILS WITH L.CASTORIA REGARDING SAME.	0.4	\$122.00
5/29/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$122.00
Total Professional Services			3.7	\$1,128.50

June 20, 2025
Client: 001462
Matter: 000001
Invoice #: 26729

Page: 2

Total Services	\$1,128.50	
Total Disbursements	\$0.00	
Total Current Charges		\$1,128.50
Previous Balance		\$1,262.16
Less Payments		(\$1,262.16)
PAY THIS AMOUNT		\$1,128.50

Please Include Invoice Number on all Correspondence

Summit at Fern Hill CDD Regular Meeting

MEETING DATE: July 7, 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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	<u>Summit at Fern Hill</u>
Board Meeting Date:	<u>Workshop 7/21/25</u>

	Name	In Attendance Please X	Paid
1	Antonio Bradford	x	\$200
2	Matthew Roth	x	\$200
3	Tiebe Kiflom	x	\$200
4	Sam Wenzel	x	\$200
5	Yonatan Derar	x	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

<u>Lisa Castoria</u>	<u>7/22/2025</u>
District Manager Signature	Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****

Tampa Bay Times

tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355
Fed Tax ID 59-0482470

DVERTISING INVOICE

vertising Run Dates	Advertiser Name	
7/2/25-7/9/25	SUMMIT AT FERN HILL	
Billing Date	Sales Rep	Customer Account
7/9/2025	Deirdre Bonett	TB61106
Total Amount Due	Invoice Number	
\$801.00	43688-070225	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
7/2/25	7/9/25	43688	Baylink Hillsborough , tampabay.com	Legal-CLS 2 col	BUDGET HEARING Affidavit Fee	4	1.00x49.00 L	\$799.00 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355

Advertising Run Dates	A vertiser Name	
7/2/25-7/9/25	SUMMIT AT FERN HILL	
Billing Date	Sales Rep	Customer Account
7/9/2025	Deirdre Bonett	TB61106
Total Amount Due	Invoice Number	
\$801.00	43688-070225	

DO OT SE D CASH BY M IL

PLEASE MAKE CHECK PAYABLE TO: TIMES P BLISHING COMPANY

SUMMIT AT FERN HILL
c/o INFRAMARK
2005 Pan Am Cir Ste 300
Tampa, FL 33607-6008

REMIT TO:
Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss

COUNTY OF HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter BUDGET HEARING was published in said newspaper by print in the issues of 07/02/25, 07/09/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

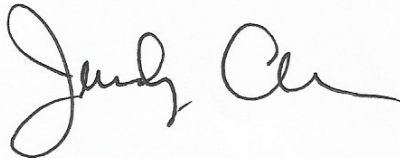
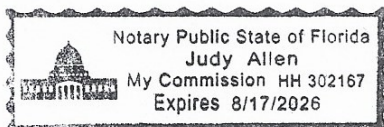
Signature of Affiant 

Sworn to and subscribed before me this 07/09/2025

Signature of Notary of Public

Personally known ☒ or produced identification.

Type of identification produced _____

NOTICE OF PUBLIC HEARING AND BOARD OF SUPERVISORS MEETING OF THE SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Summit Fern Hill Community Development District (the "District") will hold a public hearing and a meeting on August 4, 2025, at 6:00 p.m. at the Summit at Fern Hill Clubhouse located at 10340 Boggy Moss Drive, Riverview, Florida 33578.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting <https://www.summitfernhillcdd.com/> or may be obtained by contacting the District Manager's office via email at lisa.castoria@inframark.com or via phone at 656-223-7011.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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
Run Date: July 2, 2025, and July 9, 2025

43688



INVOICE

INVOICE #	INVOICE DATE
954377	7/1/2025
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 31, 2025

Invoice Amount: \$6,523.50

Description	Current Amount
Monthly Landscape Maintenance July 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: July 7, 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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	<u>Summit at Fern Hill</u>
Board Meeting Date:	<u>Workshop 7/21/25</u>

	Name	In Attendance Please X	Paid
1	Antonio Bradford	x	\$200
2	Matthew Roth	x	\$200
3	Tiebe Kiflom	x	\$200
4	Sam Wenzel	x	\$200
5	Yonatan Derar	x	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

<u>Lisa Castoria</u>	<u>7/22/2025</u>
District Manager Signature	Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****



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

Invoice

Invoice Date	Invoice #
6/26/2025	977392
Balance	\$1,269.66

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		7/4/2025			
Quantity	Description				Price Each	Amount
	29- 13.5"x24" ANTHONY RECTANGULAR DE FILTER GRID Field Shop Materials & Supplies -All Applicable Taxes and/or Labor Included -Quote #4372 -Completed 06/26/25				1,269.66	1,269.66
					Total \$1,269.66	
					Payments/Credits	\$0.00
					Balance Due	\$1,269.66



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

Invoice

Invoice Date	Invoice #
7/1/2025	977402
Balance	\$39.03

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		7/9/2025			
Quantity	Description				Price Each	Amount
	JUNE REPAIRS					
1	Stenner Squeeze Tube in Chemical Feeder - Installed #2 Squeeze Tube In Acid Stenner Feeder -All Applicable Taxes Included -Completed 06/27/2025				39.03	39.03

Total \$39.03

Payments/Credits \$0.00

Balance Due \$39.03

Thank you for choosing A-Quality Pool Service!



Aquatic Weed Control, Inc.

P.O. Box 593258
Orlando, FL 32859

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

Invoice

Date	Invoice #
7/15/2025	111823

Bill To

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

Customer P.O. No.	Payment Terms	Due Date
	Net 30	8/14/2025

Description	Amount
Supply, deliver and install 1,360 plants. Completed 7/14/2025	3,260.00

Thank you for your business.

Total	\$3,260.00
Payments/Credits	\$0.00
Balance Due	\$3,260.00



Hedrick Air

Quality Air Solutions You Can Trust

Residential/Commercial Air Conditioning, Heating and Ventilation

Phone: 813-758-0755

matth@hedrickair.com

7618 Fort King Rd. Zephyrhills, FL 33541

LIC# CMC1250559

WORK ORDER / INVOICE

INVOICE NO.: 15334

DATE: 07/24/2025

Customer Name:	Summit at Fern Hill	P.O. # :	Email:		
Street Address:			Job Site Address:		
City/State/Zip:			I.D. MAKE:	MODEL#:	SERIAL#:
Phone:			O.D. MAKE:	MODEL#:	SERIAL#:
Check List	Work Performed:				
COMPRESSOR	Found the run capacitor in the condenser has failed, replaced with new 45+5 run capacitor. Once overloads closed turned condenser on and found condenser fan motor making noise recommend replacing fan motor.				
SUCT / PSIG					
DISC / PSIG					
VOLTS					
AMPS / RATED					
CONTRACTOR PTS:					
FAN A.:					
SUPERHEAT:					
SUBCOOLING:					
CONDENSER COIL					
CLEAN					
FIN CONDITION					
		Terms: Due Upon Completion	QTY	ITEM/PART DESCRIPTION	PRICE
					Total
AMBIENT F	I acknowledge that the above described work has been performed in a manner satisfactory to me. In the event payment is not made as agreed, purchaser agrees to pay all costs associated with collection, including a reasonable amount of attorney's fees. Any unpaid amounts shall accrue interest at the highest legal rate allowed by law in the state of Florida. There will be a \$25.00 returned check fee.		2.0	Labor	\$100.00
REFRIGERENT			1.0	45+5 run capacitor	\$50.00
LEAK					0.00
O.K.					0.00
FAN AND MOTOR					0.00
AMPS / RATED					0.00
CONTR. PTS					0.00
BLWR ASSN CLEAN					0.00
LUBRICATION					0.00
TOTALS S.P.:					0.00
ELEC. HEAT STRIPS					0.00
INSPECT CONNECT.					0.00
AMPS / RATED					
EVAPORATOR COIL					
CLEAN					
		Customer Signature:			
		Technician Signature:			
		<i>Michael</i>			
		TIME ON JOB:			
AIR IN F	Time in: 02:03 PM Time out: 04:06 PM				
AIR OUT F	Total hrs: 2:02 Tech:				
CONDENSATE AREA	Time in: Time out: Total hrs:				
INSPECTED PAN	Tech:				
INSPECTED DRAIN					
FLOAT SWITCH					
AIR FILTER					
VOLTS					
AMPS / RATED					
AMPS / RATED					
		WARRANTY & SERVICE: All materials, parts and equipment are warranted by the manufacturer or suppliers written warranty only. All labor performed by the above named company is warranted for 30 days or as otherwise indicated in writing on this form. Agreement to Release, Idemnity and Assumption Risk. In exchange for Air Conditioning services to be rendered by the above company, customer certifies and agrees the a/c services may have risk of mold and customer expressly intends to assume the risk of damages and injury, if any, resulting from any and all mold related damages resulting from a/c services.			
		Total \$250.00 Make all checks payable to: Hedrick Air LLC THANK YOU FOR YOUR BUSINESS!			

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

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

Invoice

Date	Invoice #
7/23/2025	4106

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

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Repair damaged Foam at Pillar Using a mold border attached to the corner. Spray new foam to the damaged area and let sit for 24 hours Once molded and dried, We will start to shape the area to try and match the pillar shape and angles. Once shaped the area will need to be sanded and prepped for painting. Painting to match existing as close as possible. Price includes all labor and materials	850.00	850.00
All work is complete!		Total	\$850.00

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

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

Invoice

Date	Invoice #
7/24/2025	4107

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

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Replace damaged Foam with Pavers at the front monument Demo and remove all foam from monument base area and dispose Smooth out area to prepare for Paver installation Install Pavers similar tot he the other monuments. These pavers are a little bigger as the monument is as well. Using a Construction adhesive attach the pavers to the ledge to secure Price includes all labor and materials	1,850.00	1,850.00
All work is complete!		Total	\$1,850.00

SUMMIT AT FERN HILL CDD

DISTRICT CHECK REQUEST

Today's Date 6/18/2025

Payable To Summit at Fern Hill CDD

Check Amount \$841.50

Check Description Series 2016 - FY 25 Tax Dist. ID Dist 728

Check Amount \$484.00

Check Description Series 2018 - FY 25 Tax Dist. ID Dist 728

Special Instructions Do not mail. Please give to Eric

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

ERIC

Authorization

DM	
Fund	<u>001</u>
G/L	<u>20702</u>
Object Code	
Chk #	_____ Date _____

SUMMIT AT FERN HILL CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2025, Tax Year 2024

	Dollar Amounts	Fiscal Year 2025 Percentages	
Net O&M	\$ 587,200.12	60.24%	0.602400
Net DS 16	\$ 246,015.00	25.24%	0.252400
Net DS 18	\$ 141,500.24	14.52%	0.145200
Net Total	974,715.36	100.00%	1.000000

100%

200

201

Date Received	Amount Received	60.24% Raw Numbers Operations Revenue	60.24% Rounded Operations Revenue	25.24% Raw Numbers 2016 Debt Service Revenue	25.24% Rounded 2016 Debt Service Revenue	14.52% Raw Numbers 2018 Debt Service Revenue	14.52% Rounded 2018 Debt Service Revenue	Proof	Date Transferred / Distribution ID	Notes / CDD check #
11/6/2024	1,446.63	871.50	871.50	365.12	365.12	210.01	210.01	-	Dist 695	2633/2628
11/14/2024	30,927.32	18,631.62	18,631.62	7,805.96	7,805.96	4,489.74	4,489.74	-	Dist 697	2628
11/22/2024	6,214.88	3,744.05	3,744.05	1,568.62	1,568.62	902.22	902.22	(0.01)	Dist 698	2628
12/6/2024	687,780.47	414,341.25	414,341.25	173,593.56	173,593.56	99,845.66	99,845.66	-	Dist 706	
12/16/2024	78,844.52	47,498.49	47,498.49	19,900.10	19,900.10	11,445.92	11,445.92	0.01	Dist 707	
1/7/2025	116,318.68	70,074.14	70,074.14	29,358.46	29,358.46	16,886.08	16,886.08	-	Dist 709	2639
12/3/2024	34,484.22	20,774.41	20,774.41	8,703.71	8,703.71	5,006.10	5,006.10	-	Dist 700	
2/7/2025	6,214.89	3,744.05	3,744.05	1,568.62	1,568.62	902.22	902.22	-	Dist 713	2644
3/10/2025	3,204.55	1,930.52	1,930.52	808.82	808.82	465.21	465.21	-	Dist 716	2659
4/7/2025	7,431.09	4,476.73	4,476.73	1,875.58	1,875.58	1,078.78	1,078.78	-	Dist 719	2662
6/18/2025	3,334.02	2,008.52	2,008.52	841.50	841.50	484.00	484.00	-	Dist 728	
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
TOTAL	976,201.27	588,095.28	588,095.28	246,390.04	246,390.05	141,715.95	141,715.94	0.00		
Net Total on Roll	974,715.36		587,200.12		246,015.00		141,500.24			
Collection Surplus / (Deficit)	1,485.91		895.16		375.05		215.70			



Quarterly Compliance Audit Report

Summit at Fern Hill

Date: July 2025 - 2nd Quarter
Prepared for: Sandra Demarco
Developer: Inframark
Insurance agency:



Preparer:
Susan Morgan - *SchoolStatus Compliance*
ADA Website Accessibility and Florida F.S. 189.069 Requirements

Table of Contents

Compliance Audit

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<i>ADA Accessibility</i>	2
Florida Statute Compliance	3
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Florida F.S. 189.069 Requirements	5

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Accessibility overview	6
ADA Compliance Categories	7
Web Accessibility Glossary	11

Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

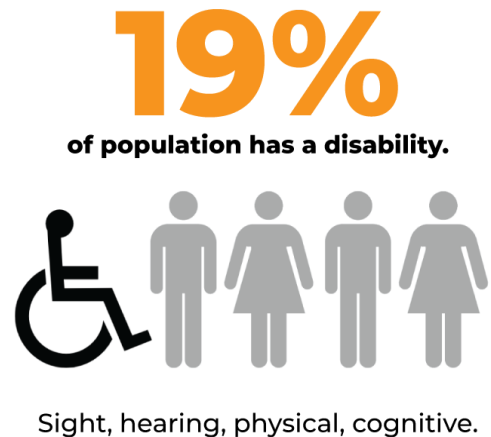
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
N/A	Public Facilities Report, if applicable
Passed	Link to Financial Services
X	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

August 8, 2025

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

We are pleased to confirm our understanding of the services we are to provide Summit at Fern Hill Community Development District, Hillsborough County, Florida ("the District") for the fiscal year ended September 30, 2025. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Summit at Fern Hill Community Development District as of and for the fiscal year ended September 30, 2025. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2025 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$6,000 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

Grau & Associates and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees. Grau agrees and acknowledges that the District is a public employer subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, Florida Statutes apply to this Agreement. If the District has a good faith belief that the Grau has knowingly hired, recruited or referred an alien who is not authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. If the District has a good faith belief that a subcontractor performing work under this

Agreement knowingly hired, recruited or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify Grau and order Grau to immediately terminate the contract with the subcontractor. Grau shall be liable for any additional costs incurred by the District as a result of the termination of a contract based on Grau's failure to comply with E-Verify requirements evidenced herein.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Summit at Fern Hill Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Summit at Fern Hill Community Development District.

By: _____

Title: _____

Date: _____



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791



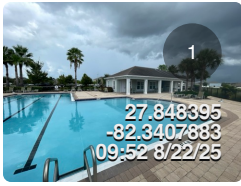
Summit At Fern Hill

Field Inspection - August 2025

Friday, August 22, 2025

Prepared For Summit At Fern Hill CDD Board Of Supervisors

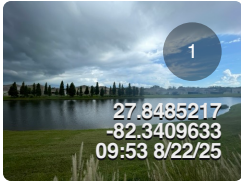
22 Items Identified



Item 1

Assigned To: Neptune/A-Quality Pools

The pool is clean and the patio furniture is well organized.



Item 2

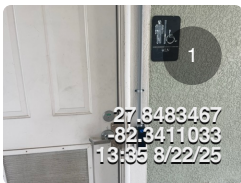
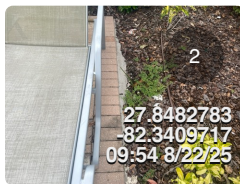
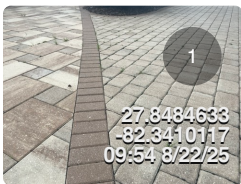
Assigned To: Aquatic Weed Control

Pond 4 looks good.

Item 3

Assigned To: Yellowstone Landscaping

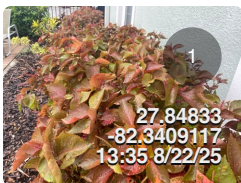
Spray weeds in the pavers and around the patio at the clubhouse.



Item 4

Assigned To: Affordable Lock And Security

The lock on the men's restroom is scheduled for repair on 8/26.



Item 5

Assigned To: Yellowstone Landscaping

Flowering Copperleaf need to be pruned to promote foliage growth.



Item 6

Assigned To: Yellowstone Landscaping

Pull the weeds from the Coontie Palms around the clubhouse.



Item 7

Assigned To: Yellowstone Landscaping

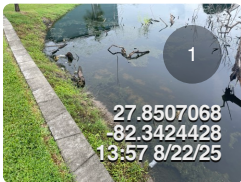
The buffer zone behind the fence in the north side of Crested Fringe Dr is severely overgrown and needs to be maintained ASAP.



Item 8

Assigned To: Yellowstone Landscaping

Broken irrigation line has been repaired and sod has been patched at Boggy Moss Dr.



Item 9

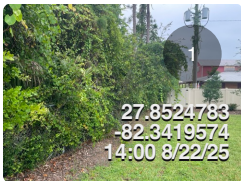
Assigned To: Aquatic Weed Control

Remove the trash from pond 7.

Item 10

Assigned To: Yellowstone Landscaping

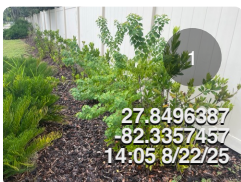
Cut back the conservation overgrowth and treat/pull the weeds at the end of Golden Wonder Ln.



Item 11

Assigned To: Yellowstone Landscaping

Weeds and Travelers need to be removed along the bend on Strawberry Tetra Dr.

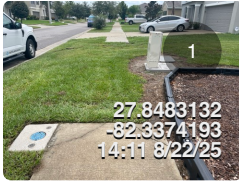




Item 12

Assigned To: District Manager

Debris piled up on CDD property next to 10259 Strawberry Tetra Dr needs to be removed.



Item 13

Assigned To: Inframark

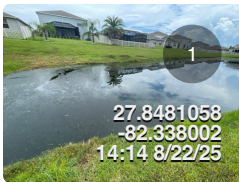
Sidewalk extension proposals need to be updated to reflect 5ft width.



Item 14

Assigned To: Yellowstone Landscaping

Please provide a proposal for mulch at the playground.



Item 15

Assigned To: Aquatic Weed Control

Filamentous algae and trash in pond 5 needs to be addressed.



Item 16

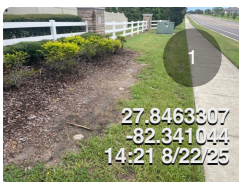
Assigned To: Yellowstone Landscaping

Remove the dead magnolia along Cone Grove Rd.

Item 17

Assigned To: Jayman Enterprises

The four benches at Fuzzy Cattail St will be moved to the east side of the entrance.

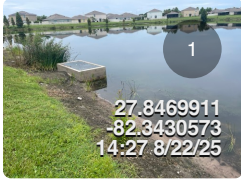




Item 18

Assigned To: Mike's Signs

Signs have been proposed and approved for installation to keep residents out of the landscaping at the monuments.



Item 19

Assigned To: Aquatic Weed Control

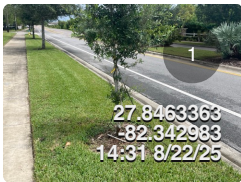
The new aquatic plantings in pond 1 are establishing well.



Item 20

Assigned To: Neptune

The dog park gate has been repaired.



Item 21

Assigned To: Yellowstone Landscaping

Prune the suckers off of the oak trees.



Item 22

Assigned To: Yellowstone Landscaping

Landscaping and turf around the Cone Grove Rd monument is vibrant and healthy.







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

8/28/2025

**Construct 30' of 5' wide x 4" thick concrete sidewalk at
10415 Fairy Moss Lane.**

Scope includes excavation and removal of grass and soil

TOTAL \$4,500

EZ Mulch
PO Box 550512
Jacksonville, FL 32255 US
+19042545366
AR@EZ-Mulch.com

Estimate



ADDRESS
Inframark 630 Kingsley Ave. Suite B Orange Park, FL 32073

SHIP TO
Summit at Fern Hill 10413 Fairy Moss Ln Riverview, FL 33578

ESTIMATE #	DATE	
4528	08/26/2025	

PROJECT STATUS
4 Pending

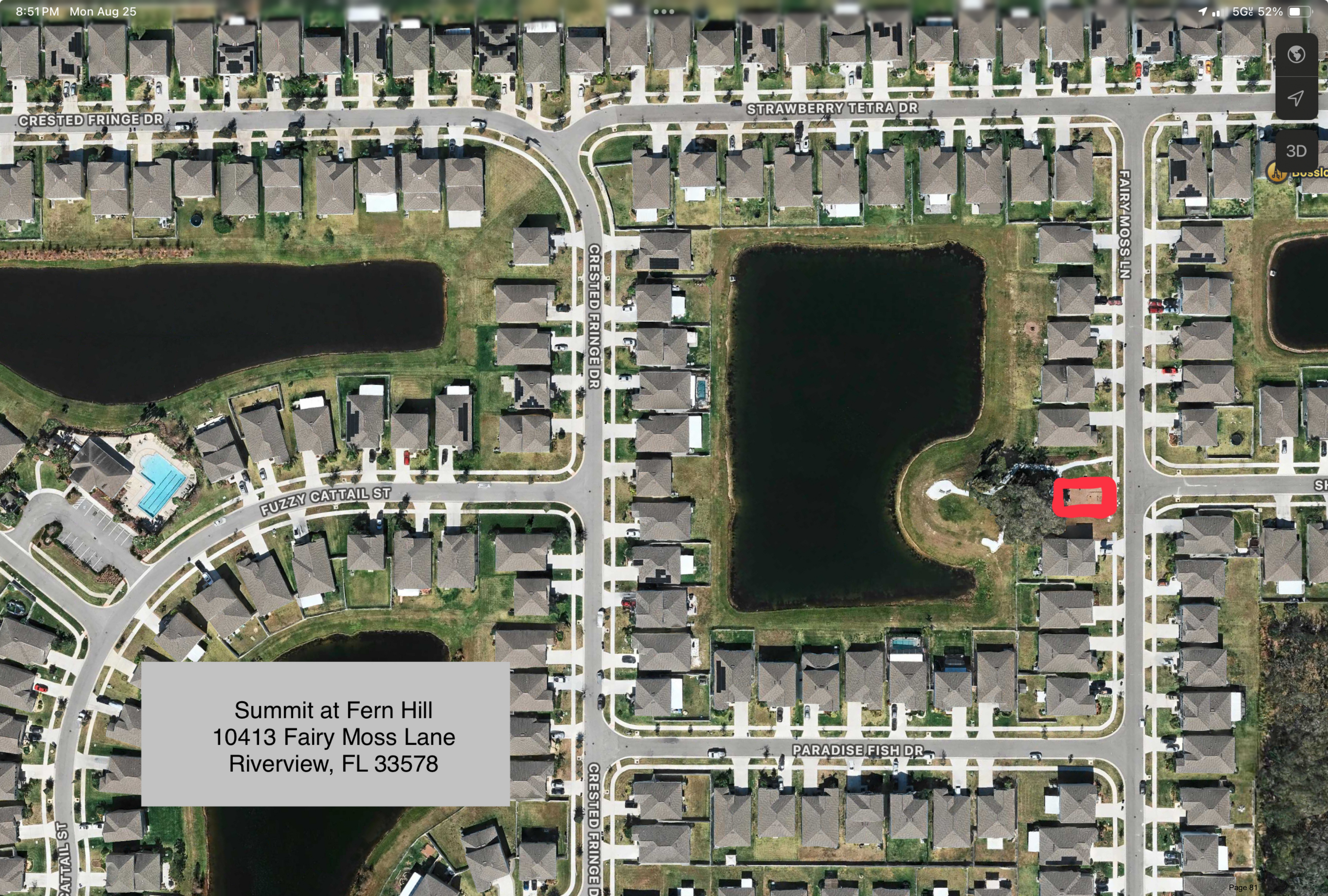
DATE	PRODUCT / SERVICE	DESCRIPTION	AMOUNT
	Playground Chips - TPA	Installation of Certified Playground mulch as directed and indicated on the approved map with a total installed amount of 51 yards. Summit at Fern Hill 10413 Fairy Moss Ln Riverview, FL 33578 Clay Wright - 813.323.4957 Clay.Wright@Inframark.com	2,550.00

We appreciate your payment. If you choose this method of payment, please send remittance notification to ar@fcmindustries.com.
Thank you for the opportunity to bid your project. We look forward to working with you soon!

TOTAL **\$2,550.00**

Please note that there is a 3% surcharge on all credit card payments. All estimates are valid for 90days.

Accepted By _____ Accepted Date _____



Summit at Fern Hill
10413 Fairy Moss Lane
Riverview, FL 33578



Proposal #: 588365

Date: 8/4/2025

From: Chris Van Helden

**Landscape Enhancement Proposal for
Summit at Fern Hill**

Lisa Castoria
Inframark
2654 Cypress Ridge Blvd.
Suite 101
Wesley Chapel, FL 33544
lisa.castoria@inframark.com

LOCATION OF PROPERTY

10612 Fuzzy Cattail Street
Riverview, FL 33578

Playground Mulch

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Install Playground Mulch	38	\$75.00	\$2,850.00

Install Playground Mulch

- Installation of Playground Mulch to come to ADA Compliance

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

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

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Summit at Fern Hill

Subtotal	\$2,850.00
Sales Tax	\$0.00
Proposal Total	\$2,850.00

THIS IS NOT AN INVOICE

Summit at Fern Hill Community Development District

c/o Inframark, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607

August 29, 2025

Resident
10224 Strawberry Tetra
Riverview, FL 33578

Subject: Suspension of CDD Amenity Access

We regret to inform you that your access to the Summit at Fern Hill Community Development District (CDD) amenities has been suspended for a period of 30 days due to an incident involving a young man who resides at 10224 Strawberry Tetra. On July 30, 2025 at approximately 2:40 P.M., the young man drove a motorized bike through the gate of the pool/amenity center causing significant damage. This suspension is effective immediately.

At the next regular CDD Board of Supervisors meeting, scheduled for September 4, 2025, at 6:00 PM at the Summit at Fern Hill Clubhouse, located at 10340 Boggy Moss Drive, Riverview, FL 33578, the Board will review this incident and determine if an extended suspension period is warranted. You are welcome to attend this meeting should you wish to provide any relevant information or discuss the matter further.

Sincerely,

Lisa Castoria

Lisa Castoria
District Manager
lisa.castoria@inframark.com

Please contact me if you have any questions regarding this letter.