

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

**DECEMBER 1, 2025
AGENDA PACKAGE**

TEAMS INFORMATION:

Meeting ID: 260 681 079 795 0 Passcode: 2vF2SC9d
Dial-in by phone +1 646-838-1601 Phone conference ID: 958 178 336#



2005 PAN AM CIRCLE, SUITE 300
TAMPA, FLORIDA 33607

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

Jamie Giuffre, District Manager
Kathryn "KC" Hopkinson, District Counsel
Phil Chang, District Engineer
Jason Liggett, Field Inspection Coordinator
Jonathan Sciortino, District Accountant
Catalina Martinez, District Admin Assistant

REGULAR MEETING AGENDA

Monday, December 1, 2025, at 6:00 p.m.

Join Teams Meeting

Meeting ID: 260 681 079 795 0 **Passcode:** 2vF2SC9d

Dial in by Phone: +1 646-838-1601 Conference ID: 958 178 336#

1. Call to Order/Roll Call

2. Motion to Approve Agenda

3. Public Comments on Agenda Items *Each individual has the opportunity to comment and is limited to three (3) minutes for such comment.*

4. Staff Reports

A. District Accountant

B. District Counsel

C. District Engineer

D. District Manager

i. Aquatic Weed ControlPage 3

ii. Explain the difference between Dissemination Services and Mail Distribution

iii. Discussion of Page 11 of Meritus Agreement in Comparison to Inframark Contract.....Page 7

E. Field Inspection.....Page 34

5. Business Items

A. Consideration of Resolution 2026-03; Authorization of Spending Limits.....Page 42

B. Consideration of Yellowstone Irrigation Down Zones Proposal #621768.....Page 44

6. Business Administration

A. Consideration of the Board of Supervisors' Regular Meeting Minutes from November 4, 2025 & November 17, 2025, Workshop Minutes.....Page 45

B. Consideration of Operation and Maintenance October 2025.....Page 50

7. Board of Supervisors' Requests and Comments

8. Adjournment

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

The next regular meeting will be held on Monday, January 5, 2026, 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







**AGREEMENT BETWEEN
SUMMIT AT FERN HILLCOMMUNITY DEVELOPMENT DISTRICT
AND MERITUS DISTRICTS
FOR MANAGEMENT AND FINANCIAL SERVICES**

THIS AGREEMENT, is made and entered into as of the 2nd day of April, 2015, by and between the SUMMIT AT FERN HILLCOMMUNITY DEVELOPMENT DISTRICT, (the "**District**"), whose mailing address is 5680 W. Cypress Street, Suite 5680A, Tampa, Florida 33607 and the firm of District Management Services, LLC, d/b/a Meritus Districts, (the "**Manager**"), whose mailing address is 5680 W. Cypress Street, Suite 5680A, Tampa, Florida 33607.

WITNESSETH:

WHEREAS, the District desires to employ the services of the Manager for the purpose of providing non-exclusive management, financial and miscellaneous services for the SUMMIT AT FERN HILLCOMMUNITY DEVELOPMENT DISTRICT as required to meet the needs of the District during the contract period; and

WHEREAS, the Manager desires to assist the District with such matters.

NOW, THEREFORE, in consideration of the mutual covenants and agreements expressed herein the parties agree as follows:

1. The District hereby engages the Manager for the services described in **Exhibit "A"** attached hereto and incorporated by reference herein (the "**Scope of Services**").
2. The District agrees to compensate the Manager in accordance with the fee schedule set forth in **Exhibit "B"** attached hereto and incorporated by reference herein (the "**Fee Schedule**"), which amount shall be payable in equal monthly installments no later than the last day of each month for which the services are provided, and may be amended annually as evidenced by the budget approved by the Board of Supervisors of the District (the "**Board**"). The total and cumulative amount of this Agreement shall not exceed the amount of funds annually budgeted for these services. In addition, the District agrees to compensate the Manager for reasonable, reimbursable expenses incurred during the course of performance of this Agreement, including, but not limited to, out-of-pocket expenses for travel, express mail, computerized research, word processing charges, long distance telephone, postage, photocopying, courier, and computer services as outlined within the Fee Schedule. The fees for the first and last month services under this agreement shall be pro-rated based upon the number of days in which the Manager provided services during that month.
3. Subject to the provisions for termination as set forth below, the term of this Agreement shall begin on the 2ND of April, 2015. This agreement shall be automatically renewable each Fiscal Year of the District (October 1 – September 30), unless otherwise terminated by either party. The Agreement may be terminated as follows:
 - a. Upon written notice by the District for "good cause" which shall include misfeasance, malfeasance, nonfeasance or dereliction of duties by Manager, unless Paragraph "C" of this section applies; or
 - b. Upon the dissolution or court-declared invalidity of the District; or

- c. By either party, for any reason, upon sixty (60) days written notice provided; however, should this Agreement be terminated, Manager will take all reasonable and necessary actions to transfer all the books and records of the District in his possession in an orderly fashion to the District or its designee.
4. The Manager shall devote such time as is necessary to complete the duties and responsibilities assigned to the Manager under this Agreement.
5. The Manager shall indemnify and hold harmless the District from and against any and all liabilities, claims, losses, actions, damages, judgments, costs and expenses of whatever nature, including counsel fees and costs, incurred by reason of or arising out of any injury to or death of any person(s), damage to property, loss of use of any property, violations of law, or otherwise in connection with: (i) the acts or omissions of the Manager or its related parties relating in any way to the performance or nonperformance, as the case may be, of the services in connection with the Agreement or (ii) the failure by the Manager to comply with the requirements or provisions of the Agreement.
6. Prior to commencing the services under this Agreement, at all times during the term of this Agreement, the Manager shall maintain in full force and effect, at the Manager's expense, the following insurance: (i) Workers' Compensation insurance as required by applicable law, (ii) Commercial General Liability insurance, including personal injury, with limits not less than one million dollars (\$1,000,000) per occurrence, and (iii) Errors and Omissions insurance with limits not less than two million dollars (\$2,000,000). Manager shall require the insurers to give the District at least thirty (30) days prior written notice of modification or cancellation, and shall provide that the District be named as "a named additional insured". Upon execution of this Agreement, and thereafter from time to time upon request by the District, Manager shall provide the District with a certificate evidencing such insurance.
7. The signature on this Agreement by the Manager shall act as the execution of a truth-in-negotiation certificate certifying that the wage rates and costs used to determine the compensation provided for in the Agreement are accurate, complete and current as of the date of this Agreement.
8. The Manager represents that it presently has no interest and shall acquire no interest either direct or indirect, which would conflict in any manner with the performance of services required hereunder, as provided for in the standard set forth in Section 112.311, Florida Statutes. The Manager further represents that no person having any interest shall be employed for said performance.
9. The Manager shall promptly notify the District in writing by certified mail of all potential conflicts of interest for any prospective business association, interest or other circumstance which may influence or appear to influence the Manager's judgment or quality of services being provided hereunder. Such written notification shall identify the prospective business association, interest or circumstance, the nature of work that the Manager may undertake and request an opinion of the District as to whether the association, interest or circumstance would, in the opinion of the District, constitute a conflict of interest if entered into by the Manager. The District agrees to notify the Manager of its opinion by certified mail within thirty (30) days of receipt of notification by the Manager. If, in the opinion of the District, the prospective business association, interest or circumstance would not constitute a conflict of interest by the Manager, the District shall so state in its opinion and the association, interest, or circumstance shall not be deemed in conflict of interest with respect to services provided to the District by the Manager.

under the terms of this Agreement. This Agreement does not prohibit the Manager from performing services for any other special purpose-taxing district, and such Assignment shall not constitute a conflict of interest under this Agreement.

10. The Manager warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Manager to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm other than a bona fide employee working solely for the Manager any fee, commission, percentage, gift or any other consideration contingent upon or resulting from the award or making of this Agreement.
11. The Manager warrants and represents that all of its employees are treated equally during employment without regard to race, color, physical handicap, religion, sex, age or national origin.
12. The Manager hereby represents and warrants that it has and will continue to conduct its business activities in a professional manner and that all services shall be performed by skilled and competent personnel to the highest professional standards.
13. The District acknowledges that the Manager is not an attorney and may not render legal advice or opinions. Although the Manager may participate in the accumulation of information necessary for use in documents required by the District in order to finalize any particular matters, such information shall be verified by the District as to its correctness provided, however, that the District shall not be required to verify the correctness of any information originated by the Manager or the correctness of any information originated by the Manager which the Manager has used to formulate its opinions and advice given to the District.
14. This Agreement shall be governed by the laws of the State of Florida. Any and all legal action necessary to enforce the Agreement will be held in Hillsborough County, Florida. No remedy herein conferred upon any party is intended to be exclusive of any other remedy and each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity or by statute or otherwise. No single or partial exercise by any party of any right, power, or remedy hereunder shall preclude any other or further exercise thereof.

In any action brought by either party for the enforcement of the obligations of the other party, the prevailing party shall be entitled to recover reasonable attorney's fees and costs.

15. All notices required in this Agreement shall be sent by certified mail, return receipt requested, and if sent to the District shall be mailed to the following parties:

**District Management Services, LLC,
D/b/a Meritus Districts
5680 W. CYPRESS STREET, SUITE 5680A
TAMPA, FLORIDA 33607
ATTENTION: BRIAN K. LAMB**

And

**SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT
5680 W. CYPRESS STREET, SUITE 5680A
TAMPA, FLORIDA 33607
ATTENTION: BRIAN K. LAMB**


with a copy to:

16. The foregoing terms and conditions constitute the entire Agreement between the parties hereto and any representation not contained herein shall be null and void and no force and effect. Further this Agreement may be amended only in writing upon mutual consent of the parties hereto. This Agreement supersedes and replaces all previous agreements between the Manager and the District
17. No amendments and/or modifications of this Agreement shall be valid unless in writing and signed by each of the parties. The District will consider price adjustments each twelve (12) month period to compensate for market conditions and the anticipated type and amount of work to be performed during the next twelve (12) month period. Such evidence of price adjustments will be approved by the District in its adopted Fiscal Year Budget.

(Intentionally left blank)

IN WITNESS WHEREOF, the Board of Supervisors of the SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT has made and executed this Contract on behalf of the District and the Manager have each, respectively, by an authorized person or agent, hereunder set their hands and seals on the date and year first above written.

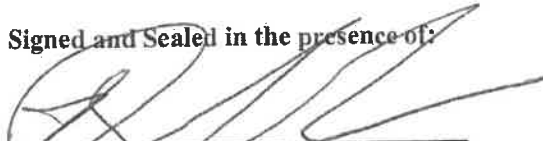
**BOARD OF SUPERVISORS
SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT**




Signature
Jeff Hines, Chairman
(Print Name)

4/2/15

Date


Signed and Sealed in the presence of:


Witness Signature
Brian G. Lab
(Print Name)



Witness Signature
Monica Alvarez
(Print Name)

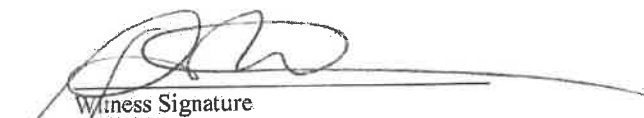
**DISTRICT MANAGEMENT SERVICES, LLC
D/b/a MERITUS DISTRICTS**



Agent Signature
_____, Manager
(Print Name)

4/2/15

Date



Witness Signature
Eric Davidson
(Print Name)



Witness Signature
Britany Supel
(Print Name)

ESTABLISHMENT CONTRACT AGREEMENT BETWEEN
SUMMIT AT FERN HILL DEVELOPMENT DISTRICT
And MERITUS DISTRICTS

THIS AGREEMENT, is made and entered into as of the _____th day of _____, 2015, by and between the SUMMIT AT FERN HILL DEVELOPMENT DISTRICT, (the "Client"), whose mailing address is 5680 W. Cypress Street, Suite 5680A, Tampa Florida, 33607 and the firm of DISTRICT MANAGEMENT SERVICES d/b/a MERITUS DISTRICTS (the "Consultant"), whose mailing address is 5680 W. Cypress Street, Suite 5680A, Tampa, Florida 33607.

PURPOSE:

The purpose of this engagement is for the Consultant to provide financial consulting services to the Client in order to establish a Community Development District (the "District") with Hillsborough County, as follows:

SCOPE OF SERVICES:

DISTRICT ESTABLISHMENT SERVICES:

- 1) Prepare Statement of Estimated Regulatory Costs in accordance with Chapters 190 and 120, Florida Statutes for inclusion in the Petition.
- 2) Preparation and coordination of the Petition to Create the District.
- 3) Presentations to Client staff and property owners regarding the District.
- 4) Attendance at all meetings, workshops and public hearings required determining the feasibility and structure of the District and obtaining governmental approval.
- 5) Assist in the lobbying effort with staff and officials.
- 6) Presentation of the Petition to Hillsborough County Board of County Commissioners.
- 7) Prepare for and conduct the Organizational Meeting for the District, including coordination of legal publications and notices.
- 8) Any additional services, such as financial modeling or cash flow analysis will be performed on an as requested basis when authorized by the Client.

TIME AND FEE SCHEDULE:

All services will be completed on a timely basis in conjunction with the timeframes set forth by the Client and the finance team.

DISTRICT ESTABLISHMENT SERVICES will be billed as follows:

- 1) Preparation of the Statement of Estimated Regulatory Costs will be billed on a lump sum basis of \$7,500.
- 2) Preparation and coordination of the Establishment Petition to the County will be billed on a lump sum basis of \$9,000.¹
- 3) Items 3 thru 6 above, which encompass the research, submittal, lobbying, and presentation to Hillsborough County Board of County Commissioners, this fee will be billed at a lump sum of \$7,500. These services will be performed as needed throughout the establishment process.
- 4) Preparing and conducting the Organizational Meeting for the District will be billed on a lump sum basis of \$4,500. This meeting will occur within thirty (30) days after the District's establishment date.
- 5) Preparation of the Financial Analysis and Review with County Debt Manager will be billed on a lump sum basis of \$5,500.

¹ This item shall be completed within sixty (60) days of contract date, providing all parties and other consultants involved are able to furnish necessary professional services.

- 6) All other District Establishment Services will be billed on an hourly basis at our standard rate of \$175/hour. The professional fees outlined above and project-related out-of-pocket expenses will be billed at cost. These expenses include, but are not limited to: airfare, mileage, public transportation/parking, lodging, meals, reproduction, long distance telephone, facsimile transmission, postage, administrative support, computer charges and express mail. Fees for these services will be invoiced on a monthly basis and will be due and payable when invoiced.
- 7) An initial retainer of \$5,000 is required for the Consultant to begin the activities outlined in this contract, and is due upon acceptance and signing of this contract.

Agency and Other Associated Fees will be paid as follows:

- 1) The Client will need to provide the Consultant with the initial filing fee payable to the applicable agency prior to filing with said agency.
- 2) Any other applicable fees resulting from the establishment process must be paid by the Client.

CLIENT RESPONSIBILITIES:

The Client shall furnish all appropriate maps, data, and information relative to the project necessary for the Consultant to perform the duties of this Contract. In addition, the Client shall provide timely services of its staff, deemed necessary as the project progresses. Expenses incurred in providing this support shall be the sole responsibility of the Client.

The Client may terminate the Consultant's work on this project by giving a thirty (30) day written notice of cancellation. A final invoice will be issued on the last day services are provided and will be due on receipt. The final invoice will include all fees as applicable and as noted in the fee schedule above.

NON-CONTINGENCY:

The payment of fees and expenses as outlined in this Contract are not contingent upon any circumstance not specifically outlined in this Contract and are not contingent upon the successful adoption of an ordinance/rule to establish the District.

GENERAL TERMS AND CONDITIONS:

- 1) All invoices are due and payable upon receipt. For invoices not paid within fifteen (15) days of receipt, interest on the balance due will be charged at the maximum legally permissible rate.
- 2) In the event collection proceedings become necessary, the Client agrees to pay all costs including attorney's fees.
- 3) Abandonment or suspension of the project shall not relieve the Client of monies due for services rendered to the date of such abandonment or suspension. Such services shall be billed at the applicable stated hourly rates or full lump sum amounts and will be immediately due and payable upon determination that the project has been abandoned or suspended and that the Consultant has performed the services as outlined herein.
- 4) Ownership of all reports, studies, and data as an instrument of service, is that of the Client. However, the consultant has right to turn over originals and copies in a format (PDF), which protects the Consultant's formulas and process.

- 5) The Client assumes full responsibility for damages awarded to third parties due to misuse by the Client of the reports, in addition to any damages arising to the Consultant from said misuse by the Client. The Client shall have no responsibility for misuse of reports by third parties.
- 6) This Contract shall be interpreted in accordance with and shall be governed by the laws of the State of Florida. Any court proceedings or hearings will be held in Hillsborough County, Florida.
- 7) In the event that any provision of this contract shall be determined to be unenforceable or invalid by a Court of Law, such unenforceability or invalidity shall not affect the remaining provisions of the Contract, which shall remain in full force and effect.
- 8) The Consultant shall have no obligation to advance funds to or in behalf of the Client for any purpose.
- 9) Subject to the provisions for termination as set forth below, the term of this Agreement shall begin on April 2, 2015, and shall continue until the proposed district has been established, unless otherwise terminated by either party. The Agreement may be terminated by either party, for any reason, upon 60 days written notice provided; however, should this Agreement be terminated, a final invoice will be issued on the last day services are provided and will be due on receipt. The final invoice will include all fees as applicable and as noted in the fee schedule above.

This Contract shall represent the entire agreement between the Consultant and the Client. Both Consultant and Client understand and agree with the terms and conditions as set forth herein.

ACCEPTED BY:

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

BY:

PRINT NAME/TITLE:

DATE:

MERITUS DISTRICTS

BY:

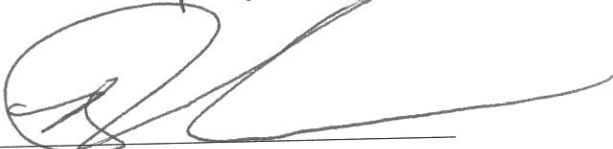
PRINT NAME/TITLE:

DATE:



JEFF HUIUS, CHAIR

4/22/15



BRIAN LAMB

4/22/15

Exhibit "A"

Scope of Services

A. Management Services

1. District Management Services - District Management Services to be provided to the CDD shall include the following:

- Attending all meetings of the Board of Supervisors ("Board") and provide the Board with meaningful dialogue of the issues before the Board for action.
- Prepare and mail all board agendas and/or meeting books in advance of the meetings.
- Identification of significant policies, including analysis of policy implementation with administrative and financial impact statement and effect on the District.
- Preparation of District Budget.
- Implementation of budget directives.
- Preparation of specifications and coordination for the following services:
 - Insurance, General Liability along with Directors and Officers Liability
 - Independent Auditor Services
 - Such other services as may be identified from time to time
- Provide all required annual disclosure information to the local government in the County in which the District resides:
 - Public Facilities Report
 - Designation of Registered Office and Registered Agent
 - Public Meeting Schedule
 - Audited Financial Statement
 - Ensure compliance with the following statutory requirements:
 - Facilitate, provide workspace and all documentation needed for Annual Financial Audit
 - Annual Financial Report
 - Public Depositor Report
 - Proposed Budget
 - Maintain and coordinate with District Engineer and Counsel for the compilation of District Map and Amendments
 - Public Facilities Report
 - Registered Office and Registered Agent
 - Regular Public Meeting Schedule
 - Provide Oath of Office and notary public for all newly elected members of the Board
 - Update District reporting requirements as the legislature periodically updates reporting requirements

2. Administrative Services - Recording Secretary Services to be provided to the District shall include the following:

- Prepare all Board Agendas and coordinate receipt of sufficient material for Board of Supervisors to make informed policy decisions
- Prepare and advertise all notices of meetings in an authorized newspaper of general circulation in the County in which the District is located
- Record and prepare minutes of all meetings of the Board of Supervisors including regular meetings, special meetings, workshops and public hearings
- Record meetings of the Board to maintain an accurate public record
- Maintain minutes and resolutions in perpetuity for the District and send to the appropriate governmental agencies in accordance with Florida Law
- Maintain District Seal
- Postage and Reproduction
- Printing and Binding of documents
- Satisfying public records requests in a timely manner

3. Website Development/Maintenance

- Home Page - News, Events and a brief introduction explaining different municipal and non-profit entities (Homeowners Association) involved within the community and its operations.
- Government - Information listing State, County and City (if applicable) involvement with contact information/links.
- Community Development District - Levels of service explanation, responsibilities, budget, monthly agenda/minutes and contact information. Retroactive from the beginning of the current fiscal year.
- Homeowner Association - Information listing explanation, responsibilities, and contact information (as provided by the current HOA Manager).
- Community Events - View events listed on a community calendar.
- Maintain SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT calendar and post all CDD meetings in advance of the meeting date.
- Post monthly meeting books on the District website, which will include proposed meeting minutes.
- Post final meeting minutes on the District website within 30 days of approval by the Board
- Contact CDD Representatives - Submit an inquiry via web e-mail form to designated personnel.

4. Personnel Management Services

- Maintain and update job descriptions for all staff positions
- Provide administrative support for the hiring and management of employees to include obtaining background checks and drug tests, managing employee benefits, maintaining current personnel manual and delivery of payroll checks and insuring all payroll taxes, reports and employee forms are submitted or delivered on time.
- Mediate Employee disputes
- Hiring of key employee staff with input and/or approval from the Board as desired.
- District Manager will conduct an annual review of all supervisory personnel
- District Manager will conduct monthly staff meeting to provide consulting and over-site of resident services and operations.

5. Facilities Management

- Protect and monitor the maintenance and repair of District facilities to include; all structures, improvements and facilities on District land including landscaping, drainage, wetlands, clubhouse and amenities.
- Maintain a task list to insure the prompt and complete resolution of repairs, improvements and significant issues as identified by DMS and/or approved or directed by the Board of Supervisors.
- Develop, maintain and update a Reserve for Repair and Replacement Schedule to identify, plan and fund major capital repairs or replacements as needed. Include annual review and adjustment of the schedule in annual budget presentation.
- Solicit proposals and/or bids, provide analyses for the Board and oversee all projects which are identified on the Repair and Replacement Schedule or over \$5,000.00 in value.
- Create and maintain site maps and log explaining location of District facilities and insurance information.
- Provide on-call services for emergencies.

6. Field Services

- Monitor all Landscaping, Irrigation, Wetland and Pond Maintenance Contracts for compliance issues and meet with vendors on-site to resolve failures or disputes raised or identified.
- Provide in-house expertise to provide vendor and staff oversight as it pertains to the maintenance of the District's landscaping, aquatics, and facilities.
- Within the first 30 days of the Agreement, evaluate the performance of all existing operational vendors, the scopes of services under which maintenance is currently conducted, and provide the Board with a report and recommendations.
- Develop and manage Requests for Proposals to include attendance at pre-bid meetings, bid openings and evaluation and recommendations to the Board.
- The Operations Manager will personally conduct monthly inspections of all landscaping, facilities and staff and provide reports to the Board.

- Once per month, the Operations Manager will conduct a walk-through with each major vendor. At a minimum, these vendors shall include the landscape maintenance vendor, aquatics vendor, pool maintenance vendor, and any other vendor as requested by the Board.
- All tasks and directives to the District's vendors shall be tracked and updated through an action item database specifically tailored to the District's needs.
- The Field Operations Inspector shall conduct community inspections on a minimum of once a month and work with the site employee to develop skills necessary to oversee pool maintenance, access card maintenance and contract compliance. The purpose of the inspections are to identify any community deficiencies, be available to assist the District's employees in their daily tasks, report on vendor progress, and communicate community status and issues to the Operations Manager.
- Schedule and meet with residents and the appropriate staff members and/or vendors to provide direction, assistance and or recommendations as appropriate in response to requests for information or assistance.
- Provide warning letters, cease and desist notices, and other appropriate communication in response to violations of rules and policies relating to conservation lands and SWFWMD compliance issues and community rule violations.
- Oversee the process of enforcement of parking rules and other directives as identified by the Board of Supervisors relating to the parks and other District lands.
- Schedule tasks for ongoing maintenance or repair of District lands and facilities and verify completion or progress. Use web-based task management program and keep current.
- Develop proposals and suggestions for improvements to the efficiency and/or quality of maintenance programs.
- Provide a monthly update to the District Manager for inclusion in his management report to the Board.

7. Miscellaneous Services - Miscellaneous Services provided to the District shall include the following:

- Rentals and Leases - Storage and control of public records

B. Financial Services

1. Accounting - Accounting Services to be provided to the District shall include the following:

- Prepare a Budget that achieves maximum cost-to-benefit equity for approval
- Submit a Preliminary Budget to Board in accordance with Chapter 190, Florida Statutes
- Modify Preliminary Budget for consideration by Board at the District's advertised Public Hearing
- Prepare a Budget and Assessment Resolutions as required by Chapter 190, Florida Statutes
- Establish Budget Public Hearing(s) and dates
- Establish Board workshop dates (if required)
- Coordinate Budget preparation with District Board, Engineer and Attorney
- Prepare Budget Resolution approving the District Manager's Budget and authorization to set public hearing
- Prepare Budget Resolution adopting the District Manager's Budget, as modified by the Board
- Prepare Assessment Resolution levying the assessments on the property in the District and assessment roils, unless the preparation of the assessment roles is separately contracted out by the District
- Prepare and maintain a property database by using information obtained by local Property Appraiser secured roil
- Review and compare information received from the Property Appraiser to prior years' roils, to ensure that the District roils are in compliance with the law and all pertinent information is reviewed to prepare accurate assessments
- Periodically update the database for all activity such as transfer of title, payment of annual assessment, prepayment of principal
- Act as the primary contact to answer Property Owner questions regarding special assessments, tax, bills, etc.
- Provide payoff information to Property Owner upon request
- Upon adoption of the budget and assessments, coordinate with the office of the Property Appraiser and Tax Collector to ensure correct application of assessments and receipt of District funds
- Attend workshop(s) and public hearing(s) and be available to answer questions by the Board and the public.
- Prepare and coordinate applications for:
 - Federal I.D. Number
 - Tax Exemption Certificate

- Establish and maintain Government Fund Accounting System in accordance with the Uniform Accounting System prescribed by Department of Banking and Finance for Government Accounting, Generally Accepted Accounting Principles (GAAP) and Government Accounting Standards Board (GASB)
- Prepare Required Investment Policies and Procedures pursuant to Chapter 218, Florida Statutes
- Prepare Annual Financial Report for Units of Local Government and Distribution to the State Comptroller
- Prepare Public Depositor's Report and distribution to State Treasurer
- Coordinate and Distribute Annual Public Facilities Report and distribution to appropriate agencies
- Administer purchase order system and periodic payment of invoices
- Coordinate tax collection and miscellaneous receivables
- Prepare bid specifications for the purchase of services and commodities pursuant to Florida Statutes
- Prepare all required schedules for year-end audit
- Prepare schedule of Bank Reconciliations
- Prepare cash and Investment Confirmations for distribution to Authorized Public Depositories and Trustee of District Bond Issues
- Prepare analysis of Accounts Receivable
- Prepare schedule of Inter-fund Accounts
- Prepare schedule of Payables from the Governments
- Prepare schedule of all Prepaid Expenses
- Prepare debt Confirmation Schedules
- Prepare schedule of Accounts Payable
- Prepare schedule of Changes in Fund Balances
- Prepare schedule of Assessment Revenue compared to Budget
- Prepare schedule of Interest Income and provide Reasonableness Test
- Prepare schedule of Investments and Accrued Interest
- Prepare analysis of All Other Revenue
- Prepare analysis of Interest expenses and Calculate Accrued Interest Expense at Year End
- Prepare schedule of Operating Transfers
- Prepare schedule of Cash Receipts and Cash Disbursements
- Prepare analysis of Cost of Development and Construction in Progress
- Prepare analysis of Reserves for Encumbrances
- Prepare analysis of Retainage Payable
- Prepare Amortization and Depreciation Schedules
- Prepare General Fixed Asset and General Long-Term Debt Account Groups
- General Fixed Asset Accounting
- Assets constructed by or donated to the District for maintenance
- Prepare inventory of District property in accordance with the Rules of the Auditor General
- Application of the special assessment allocation methodology and required modifications due to such items as: 1) changes in land uses or densities, 2) re-configured parcels, or 3) platting of lots
- Update special assessments pursuant to the requirements of a true-up mechanism outlined in the special assessment allocation methodology
- Assist in the levy and collection of special assessments and operation and maintenance assessments
- Preparation and certification of the annual non-ad valorem capital and operation and maintenance assessment roll
- Financial or cash flow analysis

2. Investment Management

- Develop an investment policy statement
- Manage the investment process in coordination with the Trustee regarding the purchase and sale of qualified investments
- Maintain adequate accounting statements of all investments
- Provide quarterly presentations to the District

Exhibit "B"

Fee Schedule

Our philosophy with respect to our District Management Service fee is to provide the lowest "all-inclusive" cost for our clients. The fees below represent a flat fee. There will be no additional charges related to printing, production, fax, telephone and travel, within the Scope of Services. This ensures our clients' fee expectations are met efficiently and within budget. We can ensure our ability to meet this objective through the utilization of modern technology and our firm's available resources and commitment to provide the highest level of service.

The fees assessed by District Management Services, LLC ("Manager") for service is separated based on the needs of the District, determined by development and operational needs.

| "All-Inclusive Fees" | | |
|--|---------|----------|
| Administrative, Management, Accounting, and Financial Services | | |
| | Monthly | Annually |
| OPERATIONAL STATE | 2812.50 | 33,750 |
| | | |
| | | |

NOTATIONS

¹ The Pre-Development/Operational State is defined as the period "beginning with the establishment of the District through the time when the District enters into an agreement to construct District infrastructure improvements, or completes an acquisition of District infrastructure improvements, whether with bond proceeds or otherwise." Development/Operational State is defined when the District enters into the above referenced contracts. Not to exceed 12 meetings per fiscal year, and not to exceed 2 hours per meeting.

² The Postponed Activity State is defined as an extended period (beyond 60 days) of inactivity of development/operational activities (i.e., active pursuit of finance, funding site development contracts or infrastructure maintenance contracts). Not to exceed 3 meetings per fiscal year, or 2 hours per meeting.

³ Residential Services 1 – Additional Management/Financial Services will be required on a graduated basis as the District's residential population increases. The services required will be adjusted on a graduated per unit basis determined annually and relate directly to the need for customer support services, assessment roll services, Community Development District educational services and on-site visit availability. This fee will be billed monthly as part of the Management Fee for the ensuing fiscal year, based on the most current property appraiser's records, available no later than June 30th. As the residential community increases, fees are subject to evaluation for competitiveness.

⁴ Residential Services 2 – Additional Management/Financial Services assessed in the event that a Recreational Amenity Center is constructed and operated as part of the District's Capital Improvement Program and Operations. This fee does not include staffing of the facility and pertains to the operations aspect alone and accounts for additional services required providing accounting, planning and supervisory services. As the residential community increases, fees are subject to evaluation for competitiveness.

⁵ As part of the development part of the state the District Manager will coordinate with the selected Qualified Public Depository and its Investment Officer to insure available funds that are consistent with the District Investment policy or as otherwise directed by the Board.

ADDITIONAL FEE SCHEDULE

The following is the Manager's Additional Fee Schedule based on an all-inclusive service fee anticipating travel, printing, production, phone and fax.

\$2,500 – Bond Validation Report*
\$24,500 – Master/First Assessment Report
\$15,000 – Second Assessment Report
\$12,500 - Refunding Report*
\$3,500 – Initial Collection Logs
\$2,000 – Collection Log Revisions (refunding)
\$150 – Estoppel, per closing
\$750 – Construction accounting, per month
\$350 – Dissemination Services, per month

**Costs that are payable from the Cost of Issuance Fund Bond Proceeds, provided however that, in the event the manager provides the following services and the District shall, immediately pay the following costs at the time of termination, subject to any offsets for a termination for "good cause" to Paragraph 3 of this agreement.*

Postage & Mailing Fees: Invoiced at cost plus 5%.

Late Fees: Invoices from the Manager to the District, which remain unpaid 30 days or more past the invoice date, will accrue late fees and interest charges. Late fees will be assessed each month at \$30.00. Interest will accrue at 1.5% per month on the unpaid balance.

Additional Hourly Services: Services as requested, detailed and approved by the Board of Supervisors, in a "not to exceed" total with an estimated hourly and professional requirement, applicable for requested services outside the standard scope of services. The fees for the professionals shall be billed at the following rates:

| | | | |
|-------------------------|-------------------|-----------------------------|-------------------|
| District Manager | \$225.00 per hour | Financial Consultant | \$175.00 per hour |
| Accountant | \$ 75.00 per hour | Operations Manager | \$ 75.00 per hour |
| Secretarial | \$ 45.00 per hour | | |

AMENDED AND RESTATED MANAGEMENT AND FINANCIAL SERVICES AGREEMENT

This **Amended and Restated Management And Financial Services Agreement** (the “Agreement”) is made this 1st day of October 2025, between:

- 1) **SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (hereinafter the “District”); and
- 2) **INFRAMARK, LLC**, a Texas limited liability company registered in Florida, with its principal place of business at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 (hereinafter the “Service Company”)

BACKGROUND

The District and District Management Services entered into an agreement dated April 2, 2015, for District Management Services, LLC d/b/a Meritus Districts (“DMS”) to provide various management and financial services (the “Original Management Agreement”). DMS subsequently assigned the Original Management Agreement to Service Company. The District and Service Company now desire to amend and restate the Original Agreement as provided herein.

In consideration of the mutual promises in this Agreement, the parties agree as follows:

1) TERM AND TERMINATION

1.1 The term of this Agreement shall be for an initial period of one (1) year effective October 1, 2025, and shall automatically renew for additional one (1) year terms unless either party terminates upon the terms provided herein.

1.2 The District agrees that the Service Company may terminate this Agreement with cause by providing forty-five (45) days’ written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Service Company agrees that the District may terminate this Agreement immediately for cause by providing by providing forty-five (45) days’ written notice of termination to the Service Company stating a failure of the Service Company to perform according to the terms of this Agreement; provided, however, that the Service Company shall be provided a reasonable opportunity to cure any failure under this Agreement. Either party may terminate without cause by providing sixty (60) days’ written notice of termination to the other party. Upon any termination of this Agreement, the Service Company shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement.

1.3 This Agreement may be terminated upon the dissolution or court-declared invalidity of the District.

1.4 Upon termination, the Service Company shall be

entitled to payment for all services rendered and reimbursed for all reasonable costs and/or expenses incurred on behalf of the District through the date of termination, subject to whatever claims or off sets the District may have against the Service Company.

1.5 The Service Company may, at its discretion, suspend service on thirty (30) days’ written notice should the District fail to make payments in a timely manner, until such time as the account is made current.

2) SERVICE COMPANY’S SERVICES

2.1. Service Company shall provide the services as set forth in Schedule A attached to this Agreement (the “Services”).

2.2. [RESERVED].

2.3. Service Company may offer and/or District may request, that additional services be provided under this Agreement. In the event that the Service Company and the District agree upon a change in the scope of services to be provided under this Agreement, such agreement as well as the change in compensation, if any, shall be agreed to in writing by both Parties and will be invoiced in accordance with this Agreement.

2.4. In performing the Services, Service Company may rely on information supplied by the District and Service Company shall not be required to independently verify the accuracy and completeness of such information. In addition, although the Service Company may participate in the accumulation of information developed by others necessary for use in documents required by the District, Service Company is not responsible for verifying the accuracy of such information.

2.5. Nothing in this Agreement shall prohibit the Service Company from (a) performing water and wastewater utility management, customer services, utility billing, and operation and maintenance services for the District under a separate agreement; and (b) providing for the benefit of any other district services similar to the services provided to District. District hereby waives any and all conflicts of interest or potential conflicts of interest, it being specifically agreed to and understood that Service Company’s provision of such services

to the District or to any other district shall not constitute a conflict of interest under this Agreement.

2.6. Even though Service Company's employees may include licensed attorneys and engineers, the District acknowledges that Service Company is not performing in the capacity of a law firm or an engineering firm when providing services under this Agreement. Service Company may offer general interpretation of documents, but legal opinions are obtainable only from the District's legal counsel.

2.7. Service Company shall provide the Services in a professional and workmanlike manner, and in accordance with generally accepted industry practices and applicable laws. THE SERVICE COMPANY EXPRESSLY DISCLAIMS ALL OTHER EXPRESS AND IMPLIED WARRANTIES UNDER LAW.

2.8. If the scope of Services requires the Service Company to administer or supervise the District's personnel, the Service Company shall not be responsible for any damages, losses, settlement payments deficiencies, liabilities, costs and expenses resulting from the failure of the District's employees to follow the instructions of the Service Company.

3) DISTRICT OBLIGATIONS

3.1. District shall:

3.1.1. Perform all duties and discharge all responsibilities and obligations not expressly assumed by the Service Company pursuant to the terms of this Agreement;

3.1.2. Obtain and maintain all state, federal, and local permits and licenses required to the extent that the responsibility of obtaining and maintaining such permits and licenses is not specifically assumed by the Service Company under this Agreement;

3.1.3. Comply with applicable law relating to the management of the District to the extent that the responsibility of complying with those laws is not specifically assumed by the Service Company under this Agreement (the Service Company shall not be responsible for the District's failure to comply with any provision of applicable law that is not otherwise specifically assumed by the Service Company hereunder); and

3.2. The Service Company shall have no liability for vendor late charges if the late charges are not the result of the Service Company's fault or negligence.

3.3. The District represents and warrants that:

3.3.1. It is duly incorporated, validly existing, and in good standing under the laws of its state;

3.3.2. It has all requisite power, financial capacity, and authority to execute, deliver, and perform its obligations under this Agreement;

3.3.3. The execution, delivery, and performance of this Agreement has been duly and validly authorized by it by all

necessary action, and this Agreement constitutes the legal, valid, and binding agreement of it and is enforceable against it in accordance with its terms;

3.3.4. It shall comply with all applicable federal, state, local, or other laws and regulations applicable to the performance by it of its obligations under this Agreement and shall obtain all applicable permits and licenses required of it in connection with its obligations under this Agreement;

3.3.5. There is no outstanding litigation, arbitrated matter or other dispute to which it is a party which, if decided unfavorably to it, would reasonably be expected to have a potential or actual material adverse effect on its ability to fulfill its obligations under this Agreement; and

3.4. The District shall operate as a body, dictated by the District legal documents and applicable laws. Authority lies in a majority vote of the Supervisors, and no Supervisor shall act independently unless authorized by a Board Resolution, the District's Rules of Procedure, or as otherwise authorized by law that empowers such Supervisor to make specific decisions independently or spend funds within a specified dollar range. District shall also appoint a liaison to communicate Board decisions to Service Company. If no liaison is named, it shall be the Chairman. The District acknowledges and agrees that in the course of providing the Services, it may be necessary for Service Company to use District computer systems, data systems, or networks, or to come into contact with District residents' personal information. District shall notify Service Company of any protocols for said systems and information, and Service Company shall follow all such protocols as provided, and shall not be liable for the loss or compromise of District systems or information unless due to the negligence or wrongful act of Service Company. If no protocols are provided, then Service Company shall treat such systems and information with the same degree of care and confidentiality as it treats its own systems and information and in accordance with all applicable laws, but no less than a reasonable degree of care. Notwithstanding anything in this Agreement to the contrary, Service Company is not liable for any liabilities, losses, damages, expenses, fines, or penalties incurred by the District or any third party as a result of a data security breach or other cyber security breach to the District's computer systems, operating systems, and all other technological or information systems related to the Services provided hereunder, except to the extent such liability, loss, damage, expense, fine, or penalty is the direct result Service Company's negligence or willful misconduct.

4) FEES AND PAYMENT

4.1. [RESERVED].

4.2. The District shall pay the Service Company the fees as established in Schedule B of this Agreement ("Annual Base Fee") plus related expenses (as may be described on the Miscellaneous Schedule of Charges in Schedule B) monthly as compensation for the Services set forth herein. The Base Fee shall be due on the first of the month during which the Services will be rendered. All other payments shall be due within thirty (30) days of the date of invoice. Disputes with invoices are

waived if not raised within thirty (30) days of the date of invoice or as otherwise provided pursuant to Florida law.

4.3. Attendance of meetings is based on an allocation of up to thirteen (13) meetings per year, including a Budget meeting and workshops, with an allocation of up to three (3) hours per meeting scheduled. The Service Company will bill the District \$125 for each additional hour spent attending meetings. In addition, the Service Company shall bill the District double the prescribed hourly rate of \$125 for each hour spent attending meetings which are scheduled and conducted between the hours of 5:00 p.m. Friday and 9:00 a.m. Monday. The Service Company shall not charge for travel time to and from meetings.

4.4. Additional services not described on Schedule A which are rendered by the Service Company for or on behalf of the District, with the District's prior written consent, will be billed at a rate agreed to by the parties.

4.5. In the event of emergency repairs, Service Company is authorized to dispatch the vendor, without liability to the Service Company, to take whatever corrective action is necessary to repair the problem. The District will be notified immediately that such emergency action was taken.

4.6. The District shall reimburse the Service Company for all reasonable costs or expenses incurred by the Service Company as provided for in the "Miscellaneous Schedule of Charges" attached to the Agreement and incorporated herein by reference, or with the written consent of the District, in and directly attributable to its fulfilling its duties under this Agreement, including, but not limited to, postage costs, supplies costs and costs to reproduce documents. Such costs and expenses are payable by the District to the Service Company.

4.7. The Service Company reserves the right to modify, with approval of the Board of Supervisors, any of the applicable fees listed in the "Miscellaneous Schedule of Charges," attached to the Agreement, to bring them in line with current business practice.

4.8. For each fiscal year of the District, the compensation payable to the Service Company under the terms and conditions of this Agreement shall be in an amount approved by the District in its final fiscal year budget. Each fiscal year the District will consider price adjustments to compensate for market conditions and the anticipated type and amount of work to be performed by the Service Company during the upcoming fiscal year of the District. In no event shall the compensation payable to the Service Company be reduced, unless agreed to by the District and Service Company, in writing.

4.9. If the fiscal year budget is not approved prior to the first day of the fiscal year, the Service Company's compensation under this Agreement will continue at the rate currently in effect at the time of the renewal. The subsequent approval of the budget will result in a retroactive fee adjustment, which will be invoiced in the first month following approval of the budget.

4.10. To the extent allowable under applicable law, any and all late payments due to either party from the other shall accrue interest at a rate of one and one-half percent (1 ½%) per month from the original due date and until payment is received, unless waived by agreement.

5) INDEMNIFICATION AND LIMITATION

5.1. SERVICE COMPANY'S TOTAL LIABILITY FOR ANY ACTION OR BREACH OF THIS AGREEMENT SHALL BE LIMITED TO THE AMOUNTS OF INSURANCE CONTRACTUALLY REQUIRED HEREUNDER AND THE AMOUNTS ACTUALLY PAID UNDER THE REQUIRED INSURANCE POLICIES, OR FOR ALL OTHER CLAIMS, AN AMOUNT EQUAL TO TWICE THE COMPENSATION PAID IN THE YEAR THE DISPUTE AROSE.

5.2. TO THE EXTENT PERMITTED BY LAW AND THIS SECTION 5, DURING THE TERM OF THIS AGREEMENT, EACH PARTY (THE "INDEMNIFYING PARTY") SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE OTHER PARTY AND THEIR RESPECTIVE OFFICERS, STAFF, SUCCESSORS AND ASSIGNS (EACH IS REFERRED TO HEREIN AS AN "INDEMNIFIED PARTY") AGAINST ANY AND ALL LIABILITY FOR DAMAGES, COSTS, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, RESULTING FROM ANY CLAIM ASSERTED BY A THIRD PARTY AGAINST THE INDEMNIFIED PARTY FOR WRONGFUL DEATH, BODILY INJURY, AND/OR PROPERTY DAMAGE, BUT ONLY TO THE EXTENT CAUSED BY THE WILLFUL OR NEGLIGENT ACTS OR OMISSIONS OF THE INDEMNIFYING PARTY. SERVICE COMPANY AGREES THAT NOTHING HEREIN SHALL CONSTITUTE OR BE CONSTRUED AS A WAIVER OF THE DISTRICT'S LIMITATIONS ON LIABILITY CONTAINED IN SECTION 768.28, FLORIDA STATUTES, OR OTHER STATUTE.

5.3. UNDER NO CIRCUMSTANCES SHALL SERVICE COMPANY BE RESPONSIBLE FOR ANY DAMAGES, LOSSES, SETTLEMENT, PAYMENT DEFICIENCIES, LIABILITIES, COSTS AND EXPENSES CAUSED BY THE EXECUTION OR IMPLEMENTATION OF SPECIFIC INSTRUCTION OR DIRECTIONS PROVIDED BY THE DISTRICT'S BOARD OF SUPERVISORS OR DULY DESIGNATED AGENTS OR REPRESENTATIVES.

5.4. NOTWITHSTANDING ANY PROVISION TO THE CONTRARY, CONTAINED IN THIS AGREEMENT, IN NO EVENT SHALL THE SERVICE COMPANY OR THE DISTRICT BE LIABLE, EITHER DIRECTLY OR AS AN INDEMNITOR, FOR ANY SPECIAL, PUNITIVE, INDIRECT AND/OR CONSEQUENTIAL DAMAGES, INCLUDING DAMAGES ATTRIBUTABLE TO LOSS OF USE, LOSS OF INCOME OR LOSS OF PROFIT EVEN IF SUCH PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

5.5. THE DISTRICT SHALL NOT HOLD THE SERVICE COMPANY LIABLE FOR ANY LOSSES OR DAMAGES, JUDGMENTS, CAUSES OF ACTION, SUITS,

DEMANDS OR CLAIMS OF ANY CHARACTER OR KIND, TO THE EXTENT ARISING OUT OF OR ATTRIBUTABLE TO THE ACTS OR OMISSIONS OF THIRD PARTIES CONTRACTED WITH TO PERFORM SERVICES FOR THE DISTRICT OR IN FULFILLMENT OF THE SERVICES PROVIDED TO THE DISTRICT UNLESS THE SERVICE COMPANY FAILED TO EXERCISE REASONABLE CARE TO SELECT ONLY THIRD PARTIES COMPETENT TO PROVIDE THE SERVICES CONTRACTED FOR OR FAILED TO PROVIDE SUCH THIRD PARTIES WITH ADEQUATE DIRECTION AS REQUIRED UNDER THIS AGREEMENT.

5.6. The District shall not hold the Service Company liable for any loss of records to the extent arising out of or attributable to unforeseeable occurrences caused through no fault of the Service Company, including but not limited to fire, theft, vandalism, force of nature, or acts of God. Service Company shall take reasonable measures to prevent the loss of such records, including keeping backups and implementing policies which are standard in the industry for companies charged with recordkeeping responsibility.

5.7. In the event that a party receives notice of or undertakes the defense or prosecution of any action, claim, suit, administrative or arbitration proceeding or investigation consistent with its indemnity obligations hereunder, such party shall give the other party prompt notice of such proceedings and shall inform the other party in advance of all hearings regarding such action, claim, suit, proceeding or investigation.

5.8. This indemnification shall not be construed as a waiver of the District's sovereign immunity under state law, and is subject to the limitations set forth under state law.

6) INSURANCE

6.1. The Service Company shall provide and maintain insurance as provided in this section. The Service Company will furnish the District with a Certificate of Insurance evidencing compliance with this section upon request. Insurance should be from a reputable insurance carrier, licensed to conduct business in the State of Florida. The Service Company shall provide and maintain the following levels of insurance coverage:

6.1.1. Commercial Crime/ Fidelity Insurance with a per loss limit of one million dollars (\$1,000,000.00);

6.1.2. Professional Liability insurance with an aggregate limit of two million dollars (\$2,000,000);

6.1.3. General Liability insurance with a per occurrence limit of one million dollars (\$1,000,000); and

6.1.4. Workers compensation coverage as provided by and in the amounts specified by state law.

6.1.5. Automobile Liability insurance with an aggregate limit of one million dollars (\$1,000,000); and

6.1.6. Excess Liability insurance with an aggregate limit of two million dollars (\$2,000,000).

6.2. The above General Liability and Excess Liability policies must list the District and its officers, supervisors, and staff as additional insureds.

6.3. None of the policies above may be canceled during the term of this Agreement (or otherwise cause the District to not be named as an additional insured where applicable) without thirty (30) days written notice to the District.

6.4. The District shall maintain the following minimum levels of insurance coverage:

6.4.1. Director's and officer's liability policy in an amount of not less than one million dollars (\$1,000,000) in aggregate coverage and such policy shall name the Service Company as an additional insured.

6.4.2. Property insurance in accordance with their by-laws and such policy shall against name the Service Company as an additional insured;

6.4.3. Commercial General liability insurance including bodily injury, property damage, personal and advertising injury, and blanket contractual liability with a per occurrence limit of one million dollars (\$1,000,000) and two million dollar (\$2,000,000) aggregate and such policy shall name the Service Company as an additional insured; and

6.4.4. Auto Liability insurance with a per occurrence limit of one million dollars (\$1,000,000) and two million dollar (\$2,000,000) aggregate (covering hired and non-owned autos) and such policy shall name the Service Company as an additional insured.

6.5. Such insurance provided by District shall be primary and noncontributory coverage to Service Company as additional insured for all claims covered thereby and shall not seek contribution in any way from insurance maintained by Service Company. District and Service Company waive against each other all damages covered by commercial general liability, auto liability, and property insurance provided herein, except such rights as they may have to the proceeds of such insurance. District shall require similar waivers of subrogation from District's separate contractors, and shall require each of them to include similar waivers in their contracts.

6.6. The District shall ensure that all companies providing services to the District shall name on all applicable policies maintained by such companies Services Company as an additional insured and shall indemnify, defend, and hold harmless the Service Company for all claims, losses causes of action, costs and expenses, including reasonable attorney fees arising from or related to the services provided by said company. District shall require waivers of subrogation from District's separate contractors, and shall require each of them to include similar waivers in their contracts.

6.7. District hereby waives any and all claims against Service Company, including Service Company's employees, agents, affiliates, for property damage or bodily injury occurring in, on, or around the District's premises, whether caused by peril, accident, theft or from any cause whatsoever, other than solely caused by the willful misconduct of Service Company.

6.8. District agrees that Service Company is not responsible for recommending or providing the insurance coverage for the District. And any insurance provided by District is primary as per Section 6.5.

6.9. All insurance shall be written with insurance companies with an A.M. Best rating of A-, VII or higher. All liability policies shall contain a severability of interest clause. All insurance shall provide that notice of default or cancellation shall be sent to Service Company as well as District and shall require a minimum of thirty (30) days written notice to Service Company prior to any cancellation of or changes to said policies. District agrees to provide Service Company with certificates evidencing such insurance, including the additional insured endorsement, or with copies of such policies, including all endorsements, within ten (10) days of the execution of this Agreement.

7) DISPUTES

7.1 In the event of any disputes, the parties shall first attempt to resolve the situation by good faith discussions which shall take place in a timely manner. If the dispute cannot be resolved within sixty (60) days, the parties shall mediate their dispute before a mediator acceptable to both parties, if they cannot agree, they shall ask the Director of the Federal Mediation and Conciliation Service to nominate a mediator. The parties shall bear their own costs of the mediation but the parties shall share equally the costs of the mediator and the mediation Services.

7.2 [RESERVED].

8) FORCE MAJEURE

A party's performance of any obligation under this Agreement (except for payment obligations) shall be excused if, and to the extent that, the party is unable to perform because of any event of Force Majeure. The party unable to perform shall be required to resume performance of its obligations under this Agreement as soon as reasonably practicable following the termination of the event or cause that excused performance hereunder. Force Majeure is defined as any act, event or condition to the extent that it adversely impacts the cost of performance of, or adversely affects the ability of, either party to perform any obligation under this Agreement (except for payment obligations) to a material extent if such act, event or condition, in light of any circumstances that should have been known or reasonably believed to have existed at the time, is beyond the reasonable control and is not a result of the willful or negligent act, error, omission or failure to exercise reasonable diligence on the part of the party relying thereon.

9) PUBLIC RECORDS

9.1 The Manager will be the public records custodian for the District. In connection with its services to District, the Manager agrees to fully comply with the provisions of Section 119.0701, Florida Statutes, pertaining to Florida's Public Records Law. Said compliance will include the Manager taking appropriate and necessary steps to comply with the provisions

of Section 119.0701(2)(b), Florida Statutes, including, without limitation, the following:

9.1.1. The Manager shall keep and maintain public records required by the District to perform the services hereunder.

9.1.2. Upon a request for public records received by the District, the Manager shall provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or otherwise provided by law.

9.1.3 The Manager shall ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the agreement term and following completion of this Agreement if the Manager does not transfer the records to the District.

9.1.4 Upon completion of this Agreement, the Manager shall transfer, at no cost, to the District all public records in possession of the Manager consistent with Florida law. All records stored electronically by the Manager must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

9.1.5 The District shall make all determinations as to what constitutes confidential or exempt public records.

9.1.6 Service Company shall follow the requirements of the District's adopted Records Retention policy and destroy all records in accordance with the requirements of the law.

9.1.7 Failure of the Manager to comply with Section 119.0701, Florida Statutes may subject the Manager to penalties under Section 119.10, Florida Statutes. Further, in the event the Manager fails to comply with this Section or Section 119.0701, Florida Statutes, the District shall be entitled to all remedies at law or in equity. The following statement is required to be included in this Agreement pursuant to Section 119.0701(2), Florida Statutes:

IF THE MANAGER HAS QUESTIONS REGARDING THE APPLICATION CHAPTER 119, FLORIDA STATUTES, TO THE MANAGER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR INFRAMARK, LLC, TELEPHONE: (954) 603-0033, EMAIL: PUBLICRECORDS@INFRAMARK.COM AND MAILING ADDRESS: 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FL 33607.

10) MISCELLANEOUS

10.1. Where agreement, approval, acceptance, consent or similar action by either party hereto is required by any provision

of this Agreement, such action shall not be unreasonably delayed or withheld. Each party will cooperate with the other by, among other things, making available, as reasonably requested by the other, management or board decisions, information, approvals, and acceptances in order that each party may properly accomplish its obligations and responsibilities hereunder. Should a party withhold such cooperation as detailed in this Section, the other party shall not be liable for late fees, fines, or other damages or delay as a result.

10.2. The headings and titles to the sections of this Agreement are inserted for convenience only and shall not be deemed a part hereof or affect the construction or interpretation of any provision.

10.3. No remedy herein conferred upon any party is intended to be exclusive of any other remedy and each and every such remedy shall be cumulative and shall be in addition to every other remedy now or hereafter existing at law or in equity or by statute or otherwise, including injunctive relief.

10.4. If any provision of this Agreement or application thereof to anyone or under any circumstances is adjudicated to be invalid or unenforceable in any jurisdiction, such invalidity or unenforceability shall not affect any other provision or application of this Agreement which can be given effect without the invalid or unenforceable provision or application and shall not invalidate or render unenforceable such provision or application in any other jurisdiction.

10.5. This Agreement shall be construed without regard to the party that drafted it. Any ambiguity shall not be interpreted against either party and shall, instead, be resolved in accordance with other applicable rules concerning the interpretation of contracts.

10.6. This Agreement contains the entire agreement between District and Service Company and supersedes all prior or contemporaneous communications, representations, understandings or agreements that are not consistent with any material provision of this Agreement; for the avoidance of doubt, this Agreement shall supersede and replace the Original Agreement.

10.7. The parties may only modify this Agreement by a written amendment signed by both parties.

10.8. The failure on the part of either party to enforce its rights as to any provision of this Agreement shall not be construed as a waiver of its rights to enforce such provisions in the future.

10.9. In the event of termination, cancellation or failure to renew, District agrees, for a period of twelve (12) months from the date of termination, not to engage or attempt to engage the services of anyone who is employed by Service Company (or was employed by Service Company at any time within one (1) year prior to the date of termination) for the performance of identical or similar services.

10.10. This Agreement shall be binding upon the successors and assigns of each of the parties. This Agreement shall not be

assigned by either party without the prior written consent of the other party unless such assignment shall be to a parent, subsidiary, affiliate, or successor of either Party. When written consent of a party is required, such consent shall not be unreasonably withheld.

10.11. This Agreement shall be construed under and in accordance with the laws of the State of Florida, and all obligations of the parties created hereunder are enforceable in the federal or state court having appropriate jurisdiction thereof.

10.12. All notices will be in writing and shall be deemed given when mailed by first class mail or delivered in person. Notices required to be given to the parties by each other will be addressed to:

To Service Company:

Inframark, LLC
2002 West Grand Parkway North, Suite 100
Katy, Texas 77449
ATTN: Chris Tarase, President

With a copy to:

Inframark, LLC
2002 West Grand Parkway North, Suite 100
Katy, Texas 77449
ATTN: Legal Department

To District:

Straley Robin Vericker
1510 W. Cleveland St.
Tampa, Florida 33606
Attn: District Counsel

10.13. All records compiled by Service Company with information and material gathered when performing this Agreement are the property of District.

10.14. This Agreement may be executed in more than one counterpart, each of which shall be deemed an original.

11) E-VERIFY REQUIREMENT

11.1. The District is subject to the requirements of section 448.095, Florida Statutes, pertaining to the use of the E-Verify system to confirm the work authorization status of all employees hired on or after January 1, 2021. By signing this Agreement, Service Company acknowledges and confirms that it is registered with and uses the E-Verify system to confirm the work authorization status of all new hires. Service Company further confirms that it shall only subcontract work to be performed under this Agreement to subcontractors who are registered with and use the E-Verify system and have provided to Service Company the affidavit described in section 448.095(2)(b). Service Company must maintain a copy of the subcontractor's affidavit for the duration of this Agreement. By entering into this Agreement, the Service Company represents that no public employer has terminated a contract with the Service Company under Section 448.095(2)(c), Florida

Statutes, within the year immediately preceding the date of this Agreement.

11.2. Upon a good faith belief that Service Company has knowingly violated section 448.09(1), District may terminate this Agreement. Such termination shall not constitute a breach by the District.

11.3 Upon a good faith belief that any of Service Company's subcontractors have knowingly violated section 448.09(1), but the Service Company otherwise complied with this subsection, Service Company shall promptly terminate its contract with the subcontractor.

IN WITNESS WHEREOF, the parties have duly executed this Agreement effective as of the date at the top of this Agreement.

INFRAMARK, LLC

**SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT
DISTRICT**

By: Chris Tarase

Title: President

Date: _____

Printed Name: _____

Title: _____

Date: _____

Schedule A

Scope of Services

All services required for the management of a community development district under Chapter 189, Florida Statutes, Chapter 190, Florida Statutes and all other applicable Federal, Florida, and local laws (including the ordinance(s) and resolution(s) relating to the District and any interlocal agreements). All services should be completed on a timely basis.

Specifically, the Service Company shall provide the following services to, for, and on behalf of the District:

A- FINANCIAL ACCOUNTING SERVICES

- 1- Prepare the District's budget at the District's direction.
- 2- Implement the District's budget directives.
- 3- Preparation of monthly financial reports for the regular District meetings.
- 4- Submit preliminary budget to the District as required under applicable law or District policy.
- 5- Modify preliminary budget for consideration by the District at the District's advertised Public Hearing.
- 6- Coordinate budget preparation with District's Board, Engineer, and Attorney.
- 7- Prepare the budget resolution approving the District's budget and authorization to set public hearing.
- 8- Prepare budget and assessment resolutions as required by applicable law.
- 9- Prepare annual financial report for units of local government.
- 10- Prepare of Public Depositor's Report and distribution to State Treasurer.
- 11- Provide all required annual disclosure information to the local government in the county in which the District resides.
- 12- Coordinate and distribute Annual Public Facilities Report and distribute to appropriate agencies.
- 13- Prepare all required schedules for year-end audit.
- 14- Oversee capital and general fund accounts.

- 15- Prepare required investment policies and procedures at the District's direction.
- 16- Administer purchase order system, periodic payment of invoices.
- 17- Coordinate tax collection and miscellaneous receivables.
- 18- Establish Government Fund Accounting System in accordance with the Uniform Accounting System prescribed by Department of Banking and Finance for Government Accounting, Generally Accepted Accounting Principles (GAAP) and Government Accounting Standards Board (GASB).
- 19- Prepare and coordinate applications for federal ID numbers and tax exemption certificates.

B- MANAGEMENT AND RECORDING SERVICES

- 1- Attend up to 13 meetings/workshops of the District Board of Supervisors and provide meaningful dialogue on the issues before the District Board of Supervisors for action.
- 2- Record all meetings of the District.
- 3- Organize, conduct, and provide summary minutes for all meetings of the District. This includes, but is not limited to, scheduling meetings, providing agenda packages and meeting materials in the form requested by the Board of Supervisors, and publishing Board meeting, public hearing notices, and landowner election notices as directed by the District; for avoidance of doubt, the Service Company does not provide any legal advice and does not make any recommendations as to how to apply with applicable laws.
- 4- Consult with the Board of Supervisors and its designated representatives, and when necessary, organize such meetings, discussions, project site visits, workshops, and hearings as may pertain to the administration and accomplishment of the various projects and services provided by the District.
- 5- Provide Oath of Office and Notary Public for all newly elected members of the District Board of Supervisors.
- 6- Prepare agenda for budget hearings.
- 7- Prepare all the meeting agendas and coordination of receipt of sufficient material for the District's Board of Supervisors to make informed policy decisions.
- 8- Prepare and advertise all notices of meetings as required.
- 9- Maintain the District's seal.

- 10- Act as the primary point of contact for District-related matters
- 11- Ensure all required procedures for the District are properly followed and executed, including provision of required compliance and disclosure information to local governments; Service Company shall work with the District as need be to ensure all required procedures are properly followed and executed.
- 12- Solicit bids for the District's contract services for the District's approval and serve as a liaison between the District and contractors to observe the monthly performance of the work of companies supplying the services related to the operation and maintenance of the District's public infrastructure
- 13- Make recommendations and assist in matters relating to solicitation, approval, rejection, amendment, renewal, and cancellation of contracts for services to the District. In advance of expiration of contracts, the Service Company shall advise the District as to need for renewal or additional procurement activities and implement same. The Service Company shall work with the District's attorney and engineer in fulfilling these requirements. The Service Company's project management (the onsite management of specific large maintenance and/or capital projects) will require an additional project management fee. Any such project management fee must be approved in advance the District; provided, however, that in the event of an emergency, the Service Company may provide project management services for a reasonable project management fee.
- 14- Coordinate and provide contract administration for any services provided to the District by outside vendors. Contract administration will not require any "project management" (i.e. oversight of construction and/or engineering work that may require professional certifications or other expertise that the Service Company's personnel may not possess).
- 15- Preparation of specifications and coordination for insurance and independent auditor services.
- 16- Process and assist in investigation of insurance claims, in coordination with District Counsel.
- 17- Responding to any community complaints or requests for service from residents.
- 18- Monitor certificates of insurance as needed per contracts.
- 19- Procure, renew, or maintain all necessary insurance for the District as directed and authorized by the District
- 20- Maintain an action item list of tasks and follow ups from meetings.

- 21- Coordinate with the District's ADA document remediation vendor (and website vendor) to ensure the District's website has the content required by Florida (and is on the website for the appropriate duration) and includes any additional information or materials requested by the Board.

C- SPECIAL ASSESSMENT SERVICES

- 1- Prepare assessment resolution levying the assessments on the property in the District and prepare assessment rolls.
- 2- Prepare and maintain a property database by using information obtained by local Property Appraiser's secured roll.
- 3- Review and compare information received from the Property Appraiser to prior years' rolls, to ensure that the District rolls are in compliance with the law and that the Service Company has obtained all the pertinent information to prepare accurate assessments.
- 4- Periodically update the database for all activity such as transfer of title, payment of annual assessment, prepayment of principal.
- 5- Act as the primary contact to answer property owner questions regarding special assessments, tax bills, etc. and provide pay off information upon request to property owner.
- 6- Upon adoption of the budget and assessments, coordinate with the office of the Property Appraiser and Tax Collector to ensure correct application of assessments and receipt of District funds.
- 7- Act as primary contact to answer property owners' questions regarding the Capital Assessment.

D- FIELD SERVICES –

- 1- Perform a monthly inspection of the District's property and maintenance responsibilities; provided however, such inspection shall exclude the District's pool facilities or maintenance performed for said pool facilities.
- 2- Provide monthly inspection report with pictures and recommendations for repairs to the District; provided however, the Service Company shall not be responsible for performing such repairs unless otherwise agreed to by the parties in writing; and
- 3- Notify the District about deficiencies in the services performed by its vendors; provided however, this shall not apply to lifeguard, lifeguard services, or similar services.

E- EXCLUSION TO SERVICES

Service Company specifically excludes from its scope of services the following services to, for, and on behalf of the District:

- 1- Employing lifeguards for the benefit of the District, performing any lifeguard or similar services, or supervising or overseeing lifeguards hired by the District;
- 2- Direct contracting for lifeguard, lifeguard services, or similar services;
- 3- Evaluating lifeguard service providers' performance and making recommendation to the District;
- 4- Performing any pool operations or maintaining and repairing the pool and its related appurtenances;
- 5- Developing pool and amenity center rules or policies;
- 6- Verifying that the lifeguard or pool attendants are acting in accordance with their contracts or obligations under local or state guidelines;
- 7- Handling any performance issues or complaints regarding the lifeguard or pool attendants; and
- 8- Performing or providing any inspection services or walk throughs on lifeguard or pool attendants or at pool facilities.

**Schedule B
Fee Schedule**

I. ANNUAL BASE FEE

The Annual Base Fee beginning October 1, 2025 shall be \$23,000 (\$1,916.67per month plus any applicable taxes). Base fee includes District Management, Accounting, Collections and Administrative Support Services.

Field Services (Per Section D in Schedule A) provided at an annual rate of \$12,000.00 billed at \$1,000.00 monthly, plus any applicable taxes.

Dissemination/Disclosure Services provided for an annual rate of \$8,820.00.

II. MISCELLANEOUS SCHEDULE OF CHARGES

| | |
|--|---|
| Additional Meetings - Beyond those defined in the negotiated agreement | \$150.00 per hour |
| Mail Distribution | |
| General Distribution- Includes label, folding, insertion of up to two items and delivery to the post office | \$0.35 per piece |
| General Distribution - Additional inserts over two | \$0.03per additional page |
| Labels | \$0.07each |
| Certified Mail | Current rate charged by postmaster plus handling charge of \$5.00 |
| Postage | Current rate charged by postmaster (no add on} |
| Copies | |
| Black and white, single sided | \$0.18percopy, up to 100 copies \$0.10 per copy thereafter |
| Color (single sided} | \$0.50 per copy |
| Black and white, duplex (two-sided) | \$0.21 per duplex copy |
| Special Services- incudes court appearances, performance of tasks other than contract schedule(s), requested attendance for special committee functions and research for special projects | \$150.00 per hour |
| File Storage - Records preceding those included in base fee (current year records plus two years previous) (Any boxes may be transferred to the District upon the request of the District) | \$15.00 per box per month |
| Estoppel letters for Sellers of Property-the Service Company will charge the seller directly | Per market rates |



Summit at Fern Hill CDD

Monday, 10 November 2025

Prepared For Board Of Supervisors

15 Items Identified

14 Items Incomplete

Nathan Neidlinger

Nathan Neidlinger

Field Inspection Coordinator



Items 1

Assigned To: Board

The outlet seems to be getting tripped off. This is why the fountains won't work. We reset them and a couple days later they were tripped again. May be a bigger electrical issue we need to look at. Will monitor to see if they continue to trip off.



Items 2

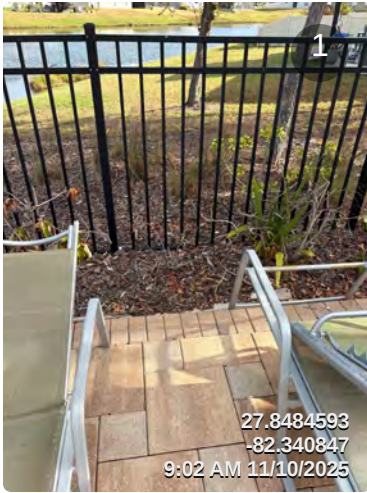
Assigned To: Board

The fans remain a mystery. They did not turn on when the chains were pulled. It is possible that they run off a remote. The next step may be to have an electrician look at them and see if there is even any power going to them.

Items 3

Assigned To: Yellowstone

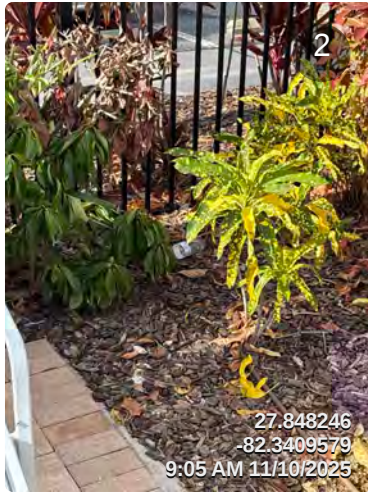
Remove all dead plant material from the inside edge of the pool fence.



Items 4

Assigned To: Yellowstone

Please be sure to pick up any garbage in and around the plant beds around the pool and the area around the amenity center. Some of it seems to have been in the vegetation a while.



Items 5

Assigned To: Yellowstone Carryover

Remove any dead plant material from the plant beds at the mailboxes.



Items 6

Assigned To: Yellowstone Carryover

Please rebury the black edging at the mailboxes.

Items 7

Assigned To: Board

Many of the plant beds around the property need new/more mulch. Let us know if you want us to request a proposal from Yellowstone for adding mulch.





Items 8

Assigned To: Yellowstone Carryover

Remove dead plant material from plant bed across from 10274 Strawberry Tetra Dr.

Items 9

Assigned To: Yellowstone Carryover

Trim dead palms on Cone Grove Rd.



Items 10

Assigned To: Board

There are numerous fence post caps missing along the fence on Cone Grove Rd. We can get a proposal for replacing them if this is something that you are interested in at this time.





Items 11

Assigned To: Yellowstone

Please remove weeds from around the monument at Cone Grove/Fuzzy Cattail.



Items 12

Assigned To: Aquatic Weed Control

Minimal algae in pond FH-1.

Items 13

Assigned To: Yellowstone Carryover

Clean up dead plant material along Cone Grove Rd, next to the dog park.



Items 14

Assigned To: Yellowstone Carryover

Clean up dead material in plant beds along Fern Hill.



RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE DISBURSEMENT OF FUNDS FOR PAYMENT OF CERTAIN CONTINUING EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; AUTHORIZING THE DISBURSEMENT OF FUNDS FOR PAYMENT OF CERTAIN NON-CONTINUING EXPENSES WITH-OUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; PROVIDING FOR A MONETARY THRESHOLD; AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, Section 190.011(5), Florida Statutes, authorizes the District to adopt resolutions which may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors of the District (the "Board") typically meet monthly to conduct the business of the District, including authorizing the payment of District operating and maintenance expenses; and

WHEREAS, the Board may establish bi-monthly, quarterly or other meeting dates not on a monthly basis, or may cancel regularly scheduled monthly meetings from time to time; and

WHEREAS, to conduct the business of the District in an efficient manner, recurring, nonrecurring and other disbursements for goods and services must be processed and paid in a timely manner; and

WHEREAS, establishing meeting schedules outside of monthly meetings may interfere with the timely approval of disbursements and payment of expenses; and

WHEREAS, the Board determines this Resolution is in the best interest of the District and is necessary for the efficient conduct of District business; the health, safety, and welfare of the residents within the District; and the preservation of District assets or facilities; and

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

Section 1. Continuing Expenses: The Board hereby authorizes the payment of invoices of continuing expenses, which meet the following requirements:

1. The invoice must be pursuant to a contract, recurring payment (i.e. utility bill), agreement or direction of the Board.

2. The total amount paid under such contract or agreement, including the current invoice, must be equal to or less than the amount specified in the contract or agreement.

Section 2. Non-Continuing Expenses: The Board hereby authorizes entering into non-continuing agreements and disbursement of funds for payment of invoices on non-continuing expenses which are required for the health, safety and welfare of the residents within the District and or such repair, control or maintenance of a District facility or asset required to protect the facility or assets, pursuant to the following schedule:

1. Non-continuing not exceeding \$500 with approval of the District Manager.
2. Non-continuing expenses not exceeding \$10,000 with approval of the Chairman, upon receipt of multiple proposals, providing that the funds are available within the appropriate line item in the budget
3. Non-continuing emergency expenses exceeding \$5,000 with approval of the District Manager and notification of the Board of Supervisors by e-mail, telephone and any other means practical. If any Board member objects to an emergency expense under this provision, then an emergency meeting of the Board may be called.

Section 3. Any payment made pursuant to this Resolution shall be submitted to the Board at the next scheduled meeting for approval and ratification as part of the financial report and noted in the District Manager's report.

Section 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 1st DAY OF DECEMBER, 2025.

Attest:

**Summit at Fern Hill
Community Development District**

By:_____

By:_____

Chair / Vice- Chairman Board of Supervisors

Name:_____

Secretary/Assistant Secretary



Proposal #: 621768

Date: 11/17/2025

From: Jason Geary

**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

10/2025 Down Zones

| DESCRIPTION | QTY | UNIT PRICE | AMOUNT |
|------------------|-----|------------|------------|
| Irrigation Labor | 35 | \$75.00 | \$2,625.00 |
| Irrigation Parts | 1 | \$1,875.00 | \$1,875.00 |

- Wet Check Found Multiple Zone Not Operational
- Zone: 26, 43, 50, 51, 52, Not Operational
- Need to track Locate Valve(s) Trouble Shoot Determine Issue(s) and Repair as Needed.
- Repairs Ranging From Bad Wire, Bad Wire Splices, Bad Solenoids, Cut Wire, to Complete Valve Replacements

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 | \$4,500.00 |
| Sales Tax | \$0.00 |
| Proposal Total | \$4,500.00 |

THIS IS NOT AN INVOICE

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

The regular meeting of the Board of Supervisors of Summit at Fern Hill Community Development District was held on Monday, November 3, 2025, and called to order at 6:03 p.m. at the Summit at Fern Hill Clubhouse located at 10340 Boggy Moss Drive, Riverview, FL 33578.

Present and constituting a quorum were:

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

Also present were:

| | |
|----------------------|------------------------------|
| Mark Vega | District Manager |
| Nathan Neidlinger | Field Manager, Inframark |
| Christian Van Helden | Yellowstone, Account Manager |

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

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

Mr. Vega called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS **Motion to Approve Agenda**

| |
|---|
| On MOTION by Mr. Bradford seconded by Ms. Kiflom with all in favor, the Agenda, was approved. 4-0 |
|---|

THIRD ORDER OF BUSINESS **Public Comments Agenda Items**

There being none, the next order of business followed.

FOURTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel

Mr. Vega reported funds were received today in regards to a previous attorney letter which was sent to a resident for damage to CDD property.

B. District Engineer

There being none, the next order if business followed.

C. District Manager

Discussion ensued on dog park sign and obtaining a proposal from Signs Now Brandon that is inline according with the CDD's insurance carrier recommended Best Management Practices.

On MOTION by Mr. Bradford seconded by Mr. Roth with all in favor, Proposal 624533 for \$2,585.00 consisting of a quantity of 47, was approved. 4-0

D. Field Inspection

Discussion ensued on the use of the closet to store trash bags by Neptune is unacceptable and should be corrected immediately.

Mr. Neidlinger obtained a proposal to lower electricity cost in the clubhouse

On MOTION by Mr. Bradford seconded by Mr. Roth with all in favor, NTE \$500.00 to ITZ Electric for motion sensors to replace the light and fan switches in each restroom, was approved. 4-0

FIFTH ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2026-04, Authorization of Spending Limits

A discussion ensued on the verbiage and the resolution will be amended for a discussion at the workshop.

B. Consideration of the Amended and Restated Management and Financial Services Agreement

A discussion ensued on the agreement and will be continued at the workshop.

Yonatan Derar joined the meeting at 6:53 p.m.

C. Discussion on Clubhouse Rental Rules

A discussion ensued on the agreement and will be continued at the workshop.

SIXTH ORDER OF BUSINESS

Business Administration

A. Consideration of the Board of Supervisors' Regular Meeting Minutes from October 6, 2025 & October 20, 2025, Workshop Minutes

B. Consideration of Operation and Maintenance September 2025

The Board reviewed the Business Administration as presented with no revisions.

On MOTION by Mr. Bradford seconded by Mr. Wenzel with all in favor, the Business Administration, was approved. 5-0

SEVENTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

There being none, the next order of business followed.

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 7:01 p.m. 5-0

Jamie Guiffre
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, November 17, 2025, at 6:00 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 |
| Tiebe Kiflom | Assistant Secretary |
| Sam Wenzel | Assistant Secretary (<i>via conference call</i>) |

The following item was discussed during the November 17, 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 September 2025 Financials

No discussion ensued.

THIRD ORDER OF BUSINESS

Discussion of Drain Line Solution from A-Quality Pool Service

No discussion ensued.

FOURTH ORDER OF BUSINESS

Discussion on Amended and Restated Agreement

A discussion ensued.

This item was not on the agenda but was asked to be put on the agenda at the last meeting. As the Board reviewed the scope of services, for cohesiveness, please add bullet points from prior Meritus Districts Scope of Services that are not listed on the current Inframark contract (even if redundant/different verbiage).

FIFTH ORDER OF BUSINE

Discussion on Authorizing Spending Limits

A discussion ensued and the Board stated the authorizing spending limit is still incorrect. It was discussed that there are no current on-site managers and to please remove the \$3000 and remove the \$5,000 from the resolution.

SIX ORDER OF BUSINESS

Supervisors' Request and Comments

The Board of Supervisors requested and commented on the following:

- Still needing the tax-exempt forms to purchase the IPADS for the Boards.
- The agenda was sent at the time of the meeting.
- Please put the page numbers on the workshop agenda same as the workshop regular meeting agenda.
- Explain the difference in fee structures between why different languages are used and why fees are different?
- Are dissemination services (old) the same as Mail Distribution (new)? The new states \$23,000, and the old states \$33,750
- Please process the supervisor's pay.

NINTH ORDER OF BUSINESS

Adjournment

There being no further business, and the workshop was adjourned at 7:04 P.M.

Jamie Giuffre
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 | | | | | |
| AFFORDABLE LOCK & SECUIRTY SOLUTIONS | 10/1/2025 | 225126835 | \$168.00 | \$168.00 | SECURITY |
| A-QUALITY POOL SERVICE | 10/1/2025 | 978548 | \$1,431.48 | \$1,431.48 | POOL SERVICE |
| INFRAMARK LLC | 9/23/2025 | 159078 | \$735.00 | | DISSEMINATION SERVICES |
| INFRAMARK LLC | 9/23/2025 | 159078 | \$2,916.66 | \$3,651.66 | DISTRICT MANAGEMENT |
| INFRAMARK LLC | 10/8/2025 | 160729 | \$735.00 | | DISSEMINATION SERVICES |
| INFRAMARK LLC | 10/8/2025 | 160729 | \$2,004.16 | | DISTRICT MANAGEMENT |
| INFRAMARK LLC | 10/8/2025 | 160729 | \$1,000.00 | \$3,739.16 | FIELD MANAGEMENT |
| STRALEY ROBIN VERICKER | 10/22/2025 | 27362 | \$157.00 | \$157.00 | LEGAL COUNSEL |
| YELLOWSTONE LANDSCAPE | 10/1/2025 | 1013834 | \$6,523.50 | \$6,523.50 | LANDSCAPE MAINTENANCE |
| Monthly Contract Subtotal | | | \$15,670.80 | \$15,670.80 | |
| Utilities | | | | | |
| BOCC ACH | 9/12/2025 | 091225-0149-ACH | \$338.71 | \$338.71 | WATER |
| FRONTIER ACH | 9/16/2025 | 091625-6205-ACH | \$174.41 | \$174.41 | INTERNET |
| TECO TAMPA ELECTRIC ACH | 10/6/2025 | 100625-7513-ACH | \$90.13 | \$90.13 | ELECTRIC |
| TECO TAMPA ELECTRIC ACH | 10/6/2025 | 100625-7729-ACH | \$2,649.71 | \$2,649.71 | ELECTRIC |
| TECO TAMPA ELECTRIC ACH | 10/6/2025 | 100625-8520-ACH | \$480.29 | \$480.29 | ELECTRIC |
| TECO TAMPA ELECTRIC ACH | 10/6/2025 | 100625-7901-ACH | \$974.15 | \$974.15 | ELECTRIC |
| Utilities Subtotal | | | \$4,707.40 | \$4,707.40 | |
| Regular Services | | | | | |
| ANTONIO DEON BRADFORD, SR. | 10/6/2025 | AB-100625 | \$200.00 | \$200.00 | BOARD 10/06/25 |
| EGIS INSURANCE ADVISORS | 9/26/2025 | 30094 | \$19,071.00 | \$19,071.00 | POLICY RENEWAL |
| FLORIDACOMMERCE | 10/1/2025 | 93290 | \$175.00 | \$175.00 | SPECIAL DISTRICT FEE |
| INFRAMARK LLC | 10/10/2025 | 1162906 | \$2,910.00 | \$2,910.00 | MAINTENCANCE SERVICES |
| INFRAMARK LLC | 10/24/2025 | 161872 | \$1.95 | \$1.95 | POSTAGE AND COPIES |
| MATTHEW CHARLES ROTH | 10/6/2025 | MR-100625 | \$200.00 | \$200.00 | BOARD 10/06/25 |

SUMMIT AT FERN HILL CDD
Summary of Operations and Maintenance Invoices

| Vendor | Invoice Date | Invoice/Account Number | Amount | Invoice Total | Comments/Description |
|----------------------------------|--------------|------------------------|--------------------|--------------------|----------------------|
| RKA MULTISERVICES PLUS LLC | 9/5/2025 | 12142 | \$450.00 | \$450.00 | FENCE ADJUSTMENT |
| SAMUEL LEN WENZEL JR. | 10/6/2025 | SW-100625 | \$200.00 | \$200.00 | BOARD 10/06/25 |
| STRALEY ROBIN VERICKER | 9/26/2025 | 27198 | \$462.00 | \$462.00 | DISTRICT COUNSEL |
| TIEBE KIFLOM | 10/6/2025 | TK-100625 | \$200.00 | \$200.00 | BOARD 10/06/25 |
| YONATAN DERAR | 10/6/2025 | YD-100625 | \$200.00 | \$200.00 | BOARD 10/06/25 |
| Regular Services Subtotal | | | \$24,069.95 | \$24,069.95 | |
| | | | | | |
| TOTAL | | | \$44,448.15 | \$44,448.15 | |



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
225126835

INVOICE DATE
Oct 01, 2025

JOB ADDRESS

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

Billing Date: 10/1/2025

Payment Term: NET 10

Due Date: 10/11/2025

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

SUB-TOTAL \$168.00

TAX 0% \$0.00

TOTAL DUE \$168.00

BALANCE DUE **\$168.00**

Thank You For Choosing Affordable Lock & Security

Please Ask About Other Services We Offer:

* Locksmith Services

* High-Security Locks

- *Key card Access Control Systems
- *Security Cameras
- *Automatic Door Operators
- *Safes, Alarms, Doors, and More...

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

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

Warranty Policy: 30 Days Labor and Manufacturer Warranty on Material

[Review Us Here!](#)

CUSTOMER AUTHORIZATION

This invoice is agreed and acknowledged. Payment is due upon receipt.

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

Invoice



A-Quality Pool Service

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

| | |
|----------------|------------|
| Invoice Date | Invoice # |
| 10/1/2025 | 978548 |
| Balance | \$1,431.48 |

| |
|--|
| Bill To |
| The Summit at Fern Hill CDD- tax exempt 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 | | 10/21/2025 | | | |
| Quantity | Description | | | | Price Each | Amount |
| | OCTOBER Commercial Pool Service, MWF service - 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. | | | | 1,400.00 | 1,400.00 |
| | Stenner Squeeze Tube in Chemical Feeder -#5 for CHL -Completed on 09/26/2025 | | | | 29.42 | 29.42 |
| | Sales Tax | | | | 7.00% | 2.06 |

Total \$1,431.48

Payments/Credits \$0.00

Balance Due \$1,431.48

Thank you for choosing A-Quality Pool Service!



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

159078

CUSTOMER ID

C2291

PO#**DATE**

9/23/2025

NET TERMS

Due On Receipt

DUE DATE

9/19/2025

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: September 2025

| DESCRIPTION | QTY | UOM | RATE | MARKUP | AMOUNT |
|------------------------|-----|-----|----------|--------|-----------------|
| Replaces Inv 158085 | | | | | |
| Dissemination Services | 1 | Ea | 735.00 | | 735.00 |
| District Management | 1 | Ea | 2,916.66 | | 2,916.66 |
| Subtotal | | | | | 3,651.66 |

| | |
|-----------------|------------|
| Subtotal | \$3,651.66 |
|-----------------|------------|

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

| | |
|------------------|------------|
| Total Due | \$3,651.66 |
|------------------|------------|

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#

160729

CUSTOMER ID

C2291

PO#

INVOICE

DATE

10/8/2025

NET TERMS

Due On Receipt

DUE DATE

10/8/2025

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: October 2025

| DESCRIPTION | QTY | UOM | RATE | MARKUP | AMOUNT |
|------------------------|-----|-----|----------|--------|-----------------|
| Dissemination Services | 1 | Ea | 735.00 | | 735.00 |
| District Management | 1 | Ea | 2,004.16 | | 2,004.16 |
| Field Management | 1 | Ea | 1,000.00 | | 1,000.00 |
| Subtotal | | | | | 3,739.16 |

| | |
|-----------------|------------|
| Subtotal | \$3,739.16 |
|-----------------|------------|

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

| | |
|------------------|------------|
| Total Due | \$3,739.16 |
|------------------|------------|

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.

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

October 22, 2025

Client: 001462

Matter: 000001

Invoice #: 27362

Page: 1

RE: General

For Professional Services Rendered Through September 30, 2025

SERVICES

| Date | Person | Description of Services | Hours | Amount |
|-----------------------------|--------|---|----------|-----------------|
| 9/4/2025 | AM | REVIEW STATUS FOR 2026 GENERAL ELECTION QUALIFIED ELECTORS. | 0.2 | \$35.00 |
| 9/10/2025 | KCH | REVIEW AGENDA PACKAGE. | 0.4 | \$122.00 |
| Total Professional Services | | | 0.6 | \$157.00 |
| Total Services | | | \$157.00 | |
| Total Disbursements | | | \$0.00 | |
| Total Current Charges | | | | \$157.00 |
| Previous Balance | | | | \$1,102.50 |
| Less Payments | | | | (\$640.50) |
| PAY THIS AMOUNT | | | | \$619.00 |

Please Include Invoice Number on all Correspondence

Outstanding Invoices

| Invoice Number | Invoice Date | Services | Disbursements | Interest | Tax | Total |
|-----------------------------|--------------------|----------|---------------|----------|--------|----------|
| 27198 | September 26, 2025 | \$462.00 | \$0.00 | \$0.00 | \$0.00 | \$619.00 |
| Total Remaining Balance Due | | | | | | \$619.00 |

AGED ACCOUNTS RECEIVABLE

| 0-30 Days | 31-60 Days | 61-90 Days | Over 90 Days |
|-----------|------------|------------|--------------|
| \$619.00 | \$0.00 | \$0.00 | \$0.00 |



INVOICE

| INVOICE # | INVOICE DATE |
|-----------|--------------|
| 1013834 | 10/1/2025 |
| 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: October 31, 2025

Invoice Amount: \$6,523.50

| Description | Current Amount |
|--|----------------|
| Monthly Landscape Maintenance October 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.



Hillsborough
County Florida

S-Page 1 of 3

| CUSTOMER NAME | ACCOUNT NUMBER | BILL DATE | DUE DATE |
|---------------------|----------------|------------|------------|
| SUMMIT AT FERN HILL | 6440260149 | 09/12/2025 | 10/03/2025 |

Summary of Account Charges

| | |
|--------------------------|-----------------|
| Previous Balance | \$482.24 |
| Net Payments - Thank You | \$-482.24 |
| Bill Adjustments | \$1.25 |
| Total Account Charges | \$337.46 |

| | |
|-------------------|-----------------|
| AMOUNT DUE | \$338.71 |
|-------------------|-----------------|

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



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6440260149



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000

Internet Payments: HCFL.gov/WaterBill

Additional Information: HCFL.gov/Water



THANK YOU!



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

1,783 0

DUE DATE

10/03/2025

**Auto Pay Scheduled
DO NOT PAY**



0064402601492 00000338715



Hillsborough
County Florida

| CUSTOMER NAME | ACCOUNT NUMBER | BILL DATE | DUE DATE |
|---------------------|----------------|------------|------------|
| SUMMIT AT FERN HILL | 6440260149 | 09/12/2025 | 10/03/2025 |

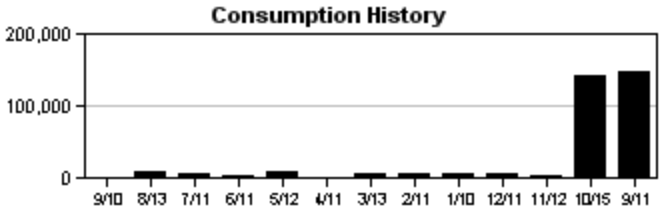
Service Address: 10415 FAIRY MOSS LN (IRRIGATION COMMON AREA)

S-Page 2 of 3

| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|--------------|---------------|---------------|--------------|--------------|-------------|-----------|-------------------|
| 703769950 | 08/13/2025 | 20004 | 09/10/2025 | 20004 | 0 GAL | ACTUAL | WATER |

Service Address Charges

| | |
|--------------------------------------|----------------|
| Customer Service Charge | \$6.03 |
| Water Base Charge | \$28.55 |
| Total Service Address Charges | \$34.58 |



Hillsborough
County Florida

| CUSTOMER NAME | ACCOUNT NUMBER | BILL DATE | DUE DATE |
|---------------------|----------------|------------|------------|
| SUMMIT AT FERN HILL | 6440260149 | 09/12/2025 | 10/03/2025 |

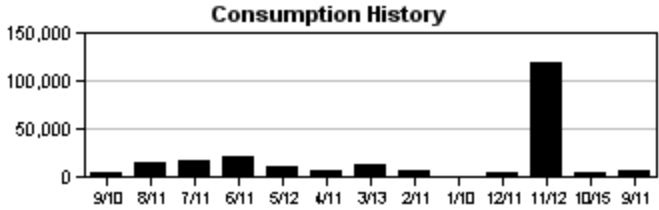
Service Address: 10340 BOGGY MOSS DR

S-Page 2 of 3

| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|--------------|---------------|---------------|--------------|--------------|-------------|-----------|-------------------|
| 53708598 | 08/11/2025 | 25990 | 09/10/2025 | 26041 | 5100 GAL | ACTUAL | WATER |

Service Address Charges

| | |
|--------------------------------------|-----------------|
| Customer Service Charge | \$6.03 |
| Purchase Water Pass-Thru | \$15.40 |
| Water Base Charge | \$35.06 |
| Water Usage Charge | \$5.25 |
| Sewer Base Charge | \$103.02 |
| Sewer Usage Charge | \$33.25 |
| Total Service Address Charges | \$198.01 |





Hillsborough
County Florida

| CUSTOMER NAME | ACCOUNT NUMBER | BILL DATE | DUE DATE |
|---------------------|----------------|------------|------------|
| SUMMIT AT FERN HILL | 6440260149 | 09/12/2025 | 10/03/2025 |

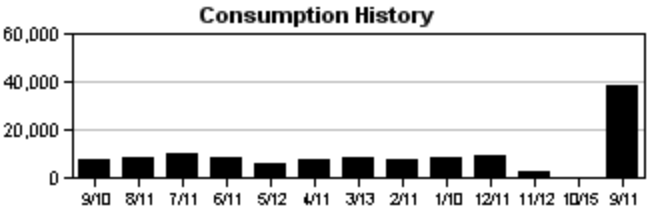
Service Address: 10250 STRAWBERRY TETRA DR (COMM IRRIG MTR)

S-Page 3 of 3

| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|-----------------|------------------|------------------|-----------------|-----------------|-------------|--------------|----------------------|
| 38576158 | 08/11/2025 | 16435 | 09/10/2025 | 16513 | 7800 GAL | ACTUAL | WATER |

Service Address Charges

| | |
|--------------------------------------|----------------|
| Customer Service Charge | \$6.03 |
| Purchase Water Pass-Thru | \$23.56 |
| Water Base Charge | \$48.70 |
| Water Usage Charge | \$8.03 |
| Late Payment Charge | \$0.32 |
| Total Service Address Charges | \$86.64 |



Hillsborough
County Florida

| CUSTOMER NAME | ACCOUNT NUMBER | BILL DATE | DUE DATE |
|---------------------|----------------|------------|------------|
| SUMMIT AT FERN HILL | 6440260149 | 09/12/2025 | 10/03/2025 |

Service Address: 10636 FERN HILL DR

S-Page 3 of 3

| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|-----------------|------------------|------------------|-----------------|-----------------|-------------|--------------|----------------------|
| 54272591 | 08/11/2025 | 0 | 09/10/2025 | 0 | 0 GAL | ACTUAL | WATER |

Service Address Charges

| | |
|--------------------------------------|----------------|
| Customer Service Charge | \$6.03 |
| Water Base Charge | \$12.52 |
| Late Payment Charge | \$0.93 |
| Total Service Address Charges | \$19.48 |





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

Page 1/4
Billing Date:
Sep 16, 2025
Billing Period:
Sep 16 - Oct 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 | \$174.41 |
| Payment received by Sep 16, thank you | -\$174.41 |

Service summary

| | Previous month | Current month |
|-----------------------|-----------------|-----------------|
| Internet | \$150.99 | \$150.99 |
| Phone | \$13.50 | \$13.50 |
| Other | \$4.50 | \$4.50 |
| Taxes and Fees | \$5.42 | \$5.42 |
| Total services | \$174.41 | \$174.41 |
| Total balance | | \$174.41 |

Total balance

\$174.41

Auto Pay is scheduled
Oct 10

Manage your account, payments, and services anytime, anywhere with the MyFrontier app. Download your free app today. To learn more visit frontier.com/myfrontierapp

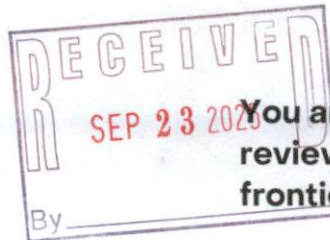
Earn more. Get started with a business referral and earn up to \$325 per referral. Learn more: <https://www.businessreferralrewards.com>



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

6790 0107 DY RP 16 09172025 NNNNNNNN 01 000927 0004

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.



4940078137412379121620000000000000000174415



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

Billing Date:
Sep 16, 2025
Billing Period:
Sep 16 - Oct 15, 2025

Page 3/4

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 | | |
| 09.16-10.15 | Business Fiber Internet 500 | \$125.99 |
| | 1 Usable Static IP Address | \$25.00 |
| Internet Total | | \$150.99 |

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 \$18.92 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.

| | | |
|------------------------|--------------------------------------|----------------|
| Phone | | |
| Monthly Charges | | |
| 09.16-10.15 | Frontier Roadwork Recovery Surcharge | \$4.50 |
| | Federal Subscriber Line Charge - Bus | \$6.50 |
| | Access Recovery Charge-Business | \$2.50 |
| Phone Total | | \$13.50 |

| | | |
|----------------------------|------------------|---------------|
| Other Charges | | |
| Monthly Charges | | |
| 09.16-10.15 | Printed Bill Fee | \$4.50 |
| Other Charges Total | | \$4.50 |

| | | |
|-----------------------------|--------------------------------------|---------------|
| Taxes and Fees | | |
| | Federal USF Recovery Charge | \$3.24 |
| | Federal Excise Tax | \$0.42 |
| | Federal Taxes | \$3.66 |
| | FL State Communications Services Tax | \$0.82 |
| | County Communications Services Tax | \$0.80 |
| | FL State Gross Receipts Tax | \$0.11 |
| | FL State Gross Receipts Tax | \$0.03 |
| | State Taxes | \$1.76 |
| Taxes and Fees Total | | \$5.42 |

Total current month charges **\$174.41**



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

Billing Date:
Sep 16, 2025
Billing Period:
Sep 16 - Oct 15, 2025





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

Statement Date: October 06, 2025

Amount Due: \$90.13

Due Date: October 27, 2025

Account #: 211000167513

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

Account Summary

Current Service Period: August 30, 2025 - September 30, 2025

Previous Amount Due \$84.30

Payment(s) Received Since Last Statement -\$84.30

Current Month's Charges \$90.13

Amount Due by October 27, 2025 \$90.13

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 **75% higher** than the same period last year.



Your average daily kWh used was **6.67% lower** than it was in your previous period.



Scan here to view your account online.

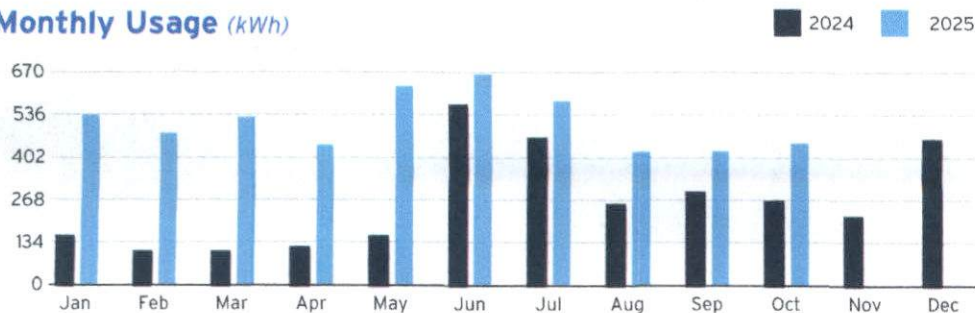
DON'T BE FOOLED!

Scammers are using digital ads, imposter websites and spoofed phone numbers to pose as us and steal your money. Learn how to stop them at

TampaElectric.com/Scam.



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.



Pay your bill online at TampaElectric.com

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

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



Account #: 211000167513

Due Date: October 27, 2025

Amount Due: \$90.13

Payment Amount: \$ _____

613112954792

Your account will be drafted on October 27, 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:
10636 FERN HILL DR WL
RIVERVIEW, FL 33578-0000

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

Meter Read

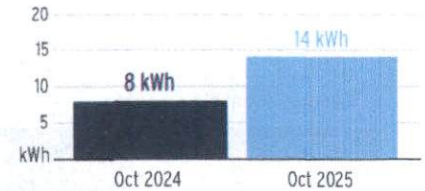
Service Period: Aug 30, 2025 - Sep 30, 2025

Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - Previous Reading | = Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|--------------------|--------------|------------|----------------|
| 1000824160 | 09/30/2025 | 30,901 | 30,454 | 447 kWh | 1 | 32 Days |

Charge Details

Avg kWh Used Per Day



Important Messages

Electric Charges

| | | |
|-----------------------------------|-------------------------|----------------|
| Daily Basic Service Charge | 32 days @ \$0.63000 | \$20.16 |
| Energy Charge | 447 kWh @ \$0.08641/kWh | \$38.63 |
| Fuel Charge | 447 kWh @ \$0.03391/kWh | \$15.16 |
| Storm Protection Charge | 447 kWh @ \$0.00577/kWh | \$2.58 |
| Clean Energy Transition Mechanism | 447 kWh @ \$0.00418/kWh | \$1.87 |
| Storm Surcharge | 447 kWh @ \$0.02121/kWh | \$9.48 |
| Florida Gross Receipt Tax | | \$2.25 |
| Electric Service Cost | | \$90.13 |

Total Current Month's Charges

\$90.13

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

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

Statement Date: October 06, 2025

Amount Due: \$2,649.71

Due Date: October 27, 2025

Account #: 211000167729

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

Account Summary

Current Service Period: August 30, 2025 - September 30, 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 October 27, 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.

DON'T BE FOOLED!

Scammers are using
digital ads, imposter
websites and
spoofed phone
numbers to pose
as us and steal your
money. Learn how to
stop them at

TampaElectric.com/Scam.



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



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

Account #: 211000167729

Due Date: October 27, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$2,649.71

Payment Amount: \$ _____

613112954793

Your account will be
drafted on October 27, 2025

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

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

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



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

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

Service Period: Aug 30, 2025 - Sep 30, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

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

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

Lighting Charges

\$2,649.71

Total Current Month's Charges

\$2,649.71

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

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: October 06, 2025

Amount Due: \$480.29

Due Date: October 27, 2025

Account #: 221007748520

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

Account Summary

Current Service Period: August 30, 2025 - September 30, 2025

Previous Amount Due \$480.29

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

Current Month's Charges \$480.29

Amount Due by October 27, 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.

DON'T BE FOOLED!

Scammers are using
digital ads, imposter
websites and
spoofed phone
numbers to pose
as us and steal your
money. Learn how to
stop them at

TampaElectric.com/Scam.



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: October 27, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$480.29

Payment Amount: \$ _____

684717582436

Your account will be
drafted on October 27, 2025

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

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

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



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

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

Service Period: Aug 30, 2025 - Sep 30, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

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

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

Lighting Charges **\$480.29**

Total Current Month's Charges

\$480.29

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

Contact Us

Online:
TampaElectric.com

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

Hearing Impaired/TTY:
 7-1-1

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

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



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

Statement Date: October 06, 2025

Amount Due: \$974.15

Due Date: October 27, 2025

Account #: 211000167901

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

Account Summary

Current Service Period: August 30, 2025 - September 30, 2025

Previous Amount Due \$853.97

Payment(s) Received Since Last Statement -\$853.97

Current Month's Charges \$974.15

Amount Due by October 27, 2025 \$974.15

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 **3.78% higher** than the same period last year.



Your average daily kWh used was **3.78% higher** than it was in your previous period.



Scan here to view your account online.

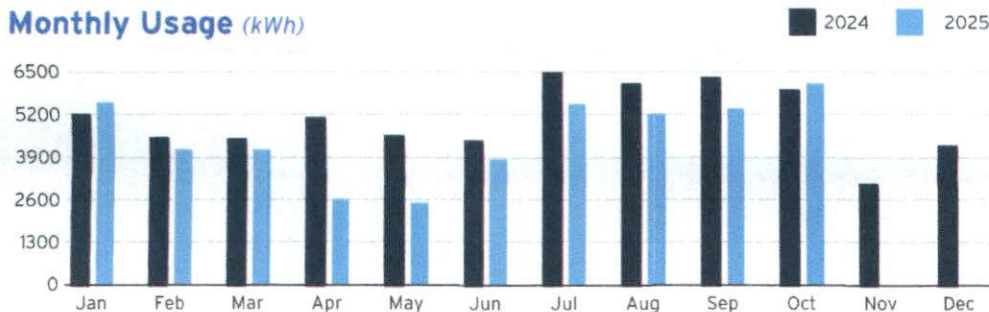
DON'T BE FOOLED!

Scammers are using digital ads, imposter websites and spoofed phone numbers to pose as us and steal your money. Learn how to stop them at

TampaElectric.com/Scam.



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.



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 #: 211000167901

Due Date: October 27, 2025

Amount Due: \$974.15

Payment Amount: \$ _____

613112954794

Your account will be drafted on October 27, 2025

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

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

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



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

Account #: 211000167901
Statement Date: October 06, 2025
Charges Due: October 27, 2025

Meter Read

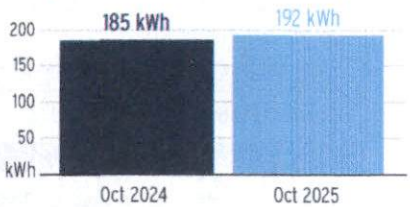
Service Period: Aug 30, 2025 - Sep 30, 2025 Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - Previous Reading | = Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|--------------------|--------------|------------|----------------|
| 1000503846 | 09/30/2025 | 4,382 | 98,245 | 6,137 kWh | 1 | 32 Days |

Charge Details

| | | |
|-----------------------------------|---------------------------|-----------------|
| Electric Charges | | |
| Daily Basic Service Charge | 32 days @ \$0.63000 | \$20.16 |
| Energy Charge | 6,137 kWh @ \$0.08641/kWh | \$530.30 |
| Fuel Charge | 6,137 kWh @ \$0.03391/kWh | \$208.11 |
| Storm Protection Charge | 6,137 kWh @ \$0.00577/kWh | \$35.41 |
| Clean Energy Transition Mechanism | 6,137 kWh @ \$0.00418/kWh | \$25.65 |
| Storm Surcharge | 6,137 kWh @ \$0.02121/kWh | \$130.17 |
| Florida Gross Receipt Tax | | \$24.35 |
| Electric Service Cost | | \$974.15 |

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges \$974.15

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
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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

Attendance Confirmation
for
Board of Supervisors

District Name: The Summit at Fern Hill CDD

Board Meeting Date: October 6, 2025

| Name | In Attendance Please X | Paid |
|----------------------------|------------------------|----------|
| Yonatan Derar | x | \$200.00 |
| Tiebe Kiflom | x | \$200.00 |
| Samuel Len Wenzel, Jr. | x | \$200.00 |
| Matthew Charles Roth | x | \$200.00 |
| Antonio Deon Bradford, Sr. | x | \$200.00 |

Approved for payment:

Jamie L. Giuffre
District Manager Signature

10/6/2025
Date

10/6/2025 22:44



INVOICE

| | |
|-------------------------|--|
| Customer | Summit at Fern Hill Community Development District |
| Acct # | 855 |
| Date | 09/26/2025 |
| Customer Service | Christina Wood |
| Page | 1 of 1 |

Summit at Fern Hill Community Development District
c/o Inframark
2654 Cypress Ridge Blvd., Suite 1001
Wesley Chapel, FL 33544

| Payment Information | |
|------------------------|---------------|
| Invoice Summary | \$ 19,071.00 |
| Payment Amount | |
| Payment for: | Invoice#30094 |
| 100125770 | |

Thank You

Please detach and return with payment



Customer: Summit at Fern Hill Community Development District

| Invoice | Effective | Transaction | Description | Amount |
|---------|------------|--------------|--|-----------|
| 30094 | 10/01/2025 | Renew policy | Policy #100125770 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 9/26/2025 | 19,071.00 |

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

| Total |
|--------------|
| \$ 19,071.00 |

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: Accretive Global Insurance Services LLC
Routing ACH: 121000358 Account: 1291776914

| | | |
|--|-----------------------------|-------------|
| Remit Payment To: Egis Insurance Advisors | (321)233-9939 | Date |
| P.O. Box 748555 | | 09/26/2025 |
| Atlanta, GA 30374-8555 | accounting@egisadvisors.com | |

FloridaCommerce, Special District Accountability Program

Fiscal Year 2025 - 2026 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

| | | | | |
|---------------------------|----------------------|----------------------|------------------|---|
| Date Invoiced: 10/01/2025 | | | | Invoice No: 93290 |
| Annual Fee: \$175.00 | 1st Late Fee: \$0.00 | 2nd Late Fee: \$0.00 | Received: \$0.00 | Total Due, Postmarked by 12/02/2025: \$175.00 |

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:



Summit at Fern Hill Community Development District

Mr. Brian K. Lamb
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

2. Telephone: 813-873-7300 Ext:
3. Fax: 813-873-7070
4. Email: brian.lamb@inframark.com
5. Status: Independent
6. Governing Body: Elected
7. Website Address: www.summitfernhillcdd.com
8. County(ies): Hillsborough
9. Special Purpose(s): Community Development
10. Boundary Map on File: 07/09/2015
11. Creation Document on File: 07/09/2015
12. Date Established: 03/25/2015
13. Creation Method: Local Ordinance
14. Local Governing Authority: Hillsborough County
15. Creation Document(s): County Ordinance 15-8
16. Statutory Authority: Chapter 190, Florida Statutes
17. Authority to Issue Bonds: Yes
18. Revenue Source(s): Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: [Signature] Date 10/7/2025

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. ☐ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. ☐ This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: ☐ Denied: ☐ Reason: _____

STEP 4: Make a copy of this document for your records.

STEP 5: Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.



Inframark, LLC

2002 West Grand Parkway North, Suite 100

Katy, Texas 77449

(281) 578-4200

**To: Summit at Fern Hill CDD
2005 Pan Am Cir Ste 300**

Tampa, FL 33607-6008

| | |
|-------------------------|--|
| Client ID Number | |
|-------------------------|--|

| | |
|-----------------------|-------------------|
| Invoice Number | 1162906 |
| Invoice Date | 10/10/2025 |
| Due Date | 11/9/2025 |

| Service Description | Total |
|-----------------------------|-------------------|
| Maintenance Services | \$2,910.00 |

Please Pay This Amount

| | |
|------------------|-------------------|
| Subtotal | \$2,910.00 |
| Sales Tax | \$0.00 |
| Total | \$2,910.00 |

Remit To: Inframark, LLC, P.O. Box 733778, Dallas, Texas 75373-3778

To pay by Credit Card, contact us at 281-578-4299, 9:00am - 5:30pm EST, Mon - Fri. 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 Project ID and the Invoice Number on the check stub of your payment.

| Work Type / Sub Category | Date Complete | WO Number | Address | Task Details | Equipment Costs | Labor Costs | Materials/Other Service Costs | Sales Tax Total | Total Costs | B/C |
|-------------------------------|---------------|-----------|----------------------|---|-----------------|-------------|-------------------------------|-----------------|-------------|-----|
| IMS Billable Work Order | | | | | | | | | | |
| General Maintenance & Repairs | | | | | | | | | | |
| | 9/30/2025 | 4301935 | SFHCDD District Area | General Maintenance; Install sidewalk panels located in front of the playground to connect sidewalks. Area is 5' x 30'. | \$0.00 | \$0.00 | \$2,910.00 | \$0.00 | \$2,910.00 | N |
| | | | | General Maintenance & Repairs Total | \$0.00 | \$0.00 | \$2,910.00 | \$0.00 | \$2,910.00 | |
| | | | | BWO Total | \$0.00 | \$0.00 | \$2,910.00 | \$0.00 | \$2,910.00 | |
| | | | | Invoice Total | \$0.00 | \$0.00 | \$2,910.00 | \$0.00 | \$2,910.00 | |



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

161872

CUSTOMER ID

C2291

PO#

INVOICE

DATE

10/24/2025

NET TERMS

Due On Receipt

DUE DATE

10/24/2025

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: September 2025

| DESCRIPTION | QTY | UOM | RATE | MARKUP | AMOUNT |
|-----------------|-----|-----|------|--------|-------------|
| B/W Copies | 13 | Ea | 0.15 | | 1.95 |
| Subtotal | | | | | 1.95 |

| | |
|-----------------|--------|
| Subtotal | \$1.95 |
|-----------------|--------|

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

| | |
|------------------|--------|
| Total Due | \$1.95 |
|------------------|--------|

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.

Attendance Confirmation
for
Board of Supervisors

District Name: The Summit at Fern Hill CDD

Board Meeting Date: October 6, 2025

| Name | In Attendance Please X | Paid |
|----------------------------|------------------------|----------|
| Yonatan Derar | x | \$200.00 |
| Tiebe Kiflom | x | \$200.00 |
| Samuel Len Wenzel, Jr. | x | \$200.00 |
| Matthew Charles Roth | x | \$200.00 |
| Antonio Deon Bradford, Sr. | x | \$200.00 |

Approved for payment:

Jamie L. Giuffre
District Manager Signature

10/6/2025
Date

10/6/2025 22:44



RKA Multiservice Plus LLC
10136 Golden Wonder Ln
Riverview, FL 33578 United States
ricardo@blastcleanpressurewashing.com | (813) 461-3397

Invoice #12142

Issue date
Sep 5, 2025

Summit at Fern Hill (Fence adjustment)

Paying with Check ?
RKA MULTISERVICE PLUS LLC
10136 Golden Wonder
Riverview FL 33578

Thank you for choosing us. Looking forward to work with you.
Ask us about our other methods of payment If you prefer to pay with zelle or cash.

*
*
*
*
*
*
*
*
*
*

Standard Terms and Conditions

1) Legally Binding Agreement:
By accepting an estimate from Blast Clean Pressure Washing / RKA Multiservice Plus LLC, you are signing a legally binding contract for work to be completed at an agreed-upon price. If you break this contract, all deposits made to the company shall be surrendered as damages.

2) Payments:
Payments to Blast Clean Pressure Washing / RKA Multiservice Plus LLC are due as per the contract schedule and are to be paid by check, debit, credit card, payment apps or cash. All balances are ALWAYS due upon completion of the job (On NET 30 accounts - 30 days after invoice date). Any variance to this policy must be previously agreed upon and in writing on our contract. Late charges will be immediately assessed on all balances not paid 3,5 or 7 days after completion of the project.
7% increase on 4th day
15% increase on 8th day
19% increase in 15th day
Percentages are accumulative on the 15th day late the fee will be 41%.
Unpaid balances will be sent to a collection agency on the 15th day. The customer agrees to pay any collection cost incurred by Blast Clean Pressure Washing / RKA Multiservice Plus LLC related to the collection process of outstanding balances.
NET30 accounts:
Payments must be received within 30 days of service completion.
If paying by check; There will be a five day grace period to receive checks by mail.
*On day 35 there will be a late fee applied of 35% which will be send on a separate invoice or added to the following service.
*Every 15 days after day 35 will incurr an additional late fee of 25% (over the full balance). This fee will be send on a separate invoice or added to the following service

Accepting this invoice means you agree with the terms above

| Customer | Invoice Details | Payment |
|----------|-----------------|---------|
|----------|-----------------|---------|



Pay online
To pay your invoice go to <https://squareup.com/u/OKLaspZT>
Or open the camera on your mobile device and place the QR code in the camera's view.



RKA Multiservice Plus LLC
10136 Golden Wonder In
Riverview, FL 33578 United States
ricardo@blastcleanpressurewashing.com | (813) 461-3397

Invoice #12142

Issue date
Sep 5, 2025

Lisa Castoria
Inframark
lisa.castoria@inframark.com
(656) 223-7011
2654 Cypress Ridge Blvd
Suite 101
Wesley Chapel, FL 33544

PDF created October 16, 2025
\$450.00
Service date September 5, 2025

Due September 5, 2025
\$450.00

| Items | Quantity | Price | Amount |
|--|----------|----------|----------|
| Materials + labor <i>Fence panel along fallen along Cone Grove rd</i> | 1 | \$450.00 | \$450.00 |
| Subtotal | | | \$450.00 |

Total Due **\$450.00**



Pay online
To pay your invoice go to <https://squareup.com/u/OKLaspZT>
Or open the camera on your mobile device and place the QR code in the camera's view.

Attendance Confirmation
for
Board of Supervisors

District Name: The Summit at Fern Hill CDD

Board Meeting Date: October 6, 2025

| Name | In Attendance Please X | Paid |
|-------------------------------|------------------------|-----------------|
| Yonatan Derar | x | \$200.00 |
| Tiebe Kiflom | x | \$200.00 |
| Samuel Len Wenzel, Jr. | x | \$200.00 |
| Matthew Charles Roth | x | \$200.00 |
| Antonio Deon Bradford, Sr. | x | \$200.00 |

Approved for payment:

Jamie L. Giuffre
District Manager Signature

10/6/2025
Date

10/6/2025 22:44

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

September 26, 2025
Client: 001462
Matter: 000001
Invoice #: 27198

Page: 1

RE: General

For Professional Services Rendered Through August 31, 2025

SERVICES

| Date | Person | Description of Services | Hours | Amount |
|-----------------------------|--------|---|-------|----------|
| 8/5/2025 | KCH | REVIEW POLICE REPORT AND ASSOCIATED EMAILS REGARDING HIT AND RUN OF POOL GATE. | 0.8 | \$244.00 |
| 8/15/2025 | KCH | REVIEW EMAIL STRING FROM T. SONLLALIZ OF EGIS REGARDING FOLLOW UP REQUEST FOR ADDITIONAL INFORMATION. | 0.2 | \$61.00 |
| 8/25/2025 | AM | REVIEW EMMA RE STATUS OF FILING OF FISCAL YEAR 2024 AUDIT REPORT. | 0.2 | \$35.00 |
| 8/28/2025 | KCH | REVIEW AGENDA PACKAGE. | 0.4 | \$122.00 |
| Total Professional Services | | | 1.6 | \$462.00 |

September 26, 2025
Client: 001462
Matter: 000001
Invoice #: 27198

Page: 2

| | | |
|------------------------|----------|-------------------|
| Total Services | \$462.00 | |
| Total Disbursements | \$0.00 | |
| Total Current Charges | | \$462.00 |
| Previous Balance | | \$640.50 |
| PAY THIS AMOUNT | | \$1,102.50 |

Please Include Invoice Number on all Correspondence

Outstanding Invoices

| Invoice Number | Invoice Date | Services | Disbursements | Interest | Tax | Total |
|-----------------------------|-----------------|----------|---------------|----------|--------|------------|
| 27048 | August 27, 2025 | \$640.50 | \$0.00 | \$0.00 | \$0.00 | \$1,102.50 |
| Total Remaining Balance Due | | | | | | \$1,102.50 |

AGED ACCOUNTS RECEIVABLE

| 0-30 Days | 31-60 Days | 61-90 Days | Over 90 Days |
|------------|------------|------------|--------------|
| \$1,102.50 | \$0.00 | \$0.00 | \$0.00 |

Attendance Confirmation
for
Board of Supervisors

District Name: The Summit at Fern Hill CDD

Board Meeting Date: October 6, 2025

| Name | In Attendance Please X | Paid |
|----------------------------|------------------------|----------|
| Yonatan Derar | x | \$200.00 |
| Tiebe Kiflom | x | \$200.00 |
| Samuel Len Wenzel, Jr. | x | \$200.00 |
| Matthew Charles Roth | x | \$200.00 |
| Antonio Deon Bradford, Sr. | x | \$200.00 |

Approved for payment:

Jamie L. Giuffre
District Manager Signature

10/6/2025
Date

10/6/2025 22:44

Attendance Confirmation
for
Board of Supervisors

District Name: The Summit at Fern Hill CDD

Board Meeting Date: October 6, 2025

| Name | In Attendance Please X | Paid |
|------|------------------------|------|
|------|------------------------|------|

| | | |
|----------------------|---|----------|
| Yonatan Derar | x | \$200.00 |
|----------------------|---|----------|

| | | |
|---------------------|---|----------|
| Tiebe Kiflom | x | \$200.00 |
|---------------------|---|----------|

| | | |
|-------------------------------|---|----------|
| Samuel Len Wenzel, Jr. | x | \$200.00 |
|-------------------------------|---|----------|

| | | |
|-----------------------------|---|----------|
| Matthew Charles Roth | x | \$200.00 |
|-----------------------------|---|----------|

| | | |
|-----------------------------------|---|----------|
| Antonio Deon Bradford, Sr. | x | \$200.00 |
|-----------------------------------|---|----------|

Approved for payment:

Jamie L. Giuffre
District Manager Signature

10/6/2025
Date

10/6/2025 22:44