

Summit at Fern Hill Community Development District

January 5, 2026

Agenda Package

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#

2005 Pan Am Circle, Suite 300
Tampa, FL 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

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

Mark Vega, District Manager
Heather Jackson, District Manager
Kathryn "KC" Hopkinson, District Counsel
Phil Chang, District Engineer
Jason Liggett, Field Inspector
Jonathan Sciortino, District Accountant
Catalina Martinez, District Admin Assistant

REGULAR MEETING AGENDA

Monday, January 5, 2026, 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. Field Inspection.....Page 3
 - B. Landscape Update
 - C. District Accountant
 - D. District Counsel
 - E. District Engineer
 - F. District Manager
 - i. Aquatic Weed Control.....Page 11
 - ii. Discussion on Yellowstone Emails.....Page 15
5. Business Items
 - A. Consideration of Yellowstone Irrigation Down Zones & Cap Off Proposals.....Page 22
 - i. Irrigation Service Report & PhotosPage 25
 - B. Consideration of HOA Pool Maintenance Agreement – South Shore Pro Clean, LLC.....Page 69
 - C. Consideration of Pressure Washing Proposals.....Page 73
 - D. Consideration of Yellowstone Mulch Proposals.....Page 77
 - E. Consideration of Yellowstone Removal of Dead Trees.....Page 79
 - F. Consideration of Crushed Asphalt Installation on Walkway (Playground) – Pine Lake.....Page 81
 - G. Clubhouse Event Room Lighting Proposals
 - i. Consideration of Bryan Hindman Electric Proposal for \$767.00.....Page 87
 - ii. Consideration of ITZ Electric Proposal for \$675.00 (*under separate cover*)
6. Business Administration
 - A. Consideration of the Board of Supervisors' Regular Meeting Minutes from December 1, 2025 & December 15, 2025, Workshop Minutes.....Page 88
 - B. Consideration of Operation and Maintenance November 2025.....Page 94
7. Board of Supervisors' Requests and Comments
8. Adjournment

The next Workshop is scheduled for Monday, January 19, 2026, at 6:00 pm

The next Board meeting will be held on Monday, February 2, 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



Summit At Fern Hill

Monday, 08 December 2025

Prepared For Board Of Supervisors

16 Items Identified

16 Items Incomplete

Nathan Neidlinger

Nathan Neidlinger

Field Inspection Coordinator



Items 1

Assigned To: Yellowstone

Please remove any dead plant material from the fence line of the pool and address the issue of so much wilting of plant material in this area.



Items 2

Assigned To: Yellowstone

Please trim up any dead plant undergrowth outside the amenity center.



Items 3

Assigned To: Yellowstone

Please clean up the dead material within these plants and advise if they will come back to life in these sections.



Items 4

Assigned To: Yellowstone

Please pull the dead plant material from the plant bed behind the mailboxes.



Items 5

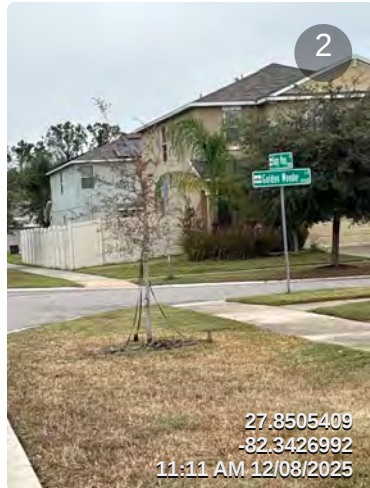
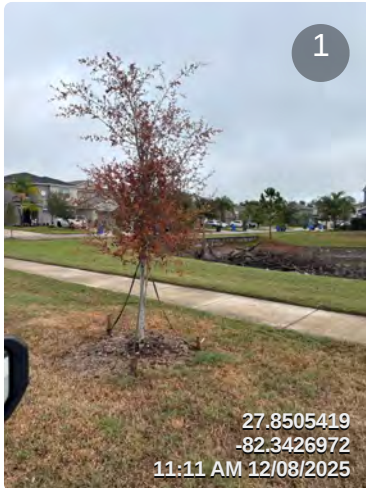
Assigned To: Yellowstone

Please reinstall the black edging at the mailboxes.

Items 6

Assigned To: Yellowstone

These trees on Boggy Moss Dr. seem to be struggling, please advise if they will come back to full health.



Items 7

Assigned To: Yellowstone

Please remove the dead plant material from the back fence line on Golden Wonder Ln.



Items 8

Assigned To: Yellowstone

Please check on the health and remove any dead plant material in the plant bed across from 10274 Strawberry Tetra. Also please clean up the dead under brush.



Items 9

Assigned To: Yellowstone

Please provide a proposal to remove the dead trees on the back fence line of Old Cone Grove.



Items 10

Assigned To: Yellowstone

Please trim up the dead branches from the back fence line of Old Cone Grove.



Items 11

Assigned To: Yellowstone

Please diagnose and give a proposal to replace the dead magnolia trees on Cone Grove.



Items 12

Assigned To: Board/Maintenance

A portion of the fence is down again on Cone Grove, just west of Fairy Moss Ln.

Items 13

Assigned To: Yellowstone

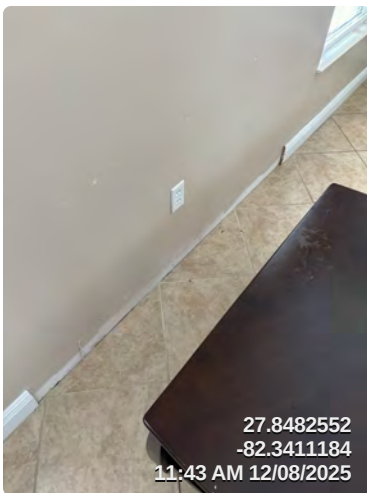
Please provide proposals to replace the grass at the bus stop on Cone Grove/Fuzzy Cattail, and also one for the immediate area around the playground.



Items 14

Assigned To: Board/Maintenance

The fence is down on Fern Hill and needs to be repaired.



Items 16

Assigned To: Board

The baseboard in the main room of the clubhouse needs to be repaired. Let us know if you would like a proposal to fix it.

Items 17

Assigned To: Board/Maintenance

We are getting a proposal to redo the repair to the top of this pillar.









Archived: Monday, December 29, 2025 3:34:44 PM
From: [Neidlinger, Nathan](#)
Sent: Tue, 18 Nov 2025 14:16:15 +0000
To: [Martinez, Catalina](#) [Van Helden, Christiaan](#) [Swade, Janice](#)
Cc: [Liggett, Jason](#) [Giuffre, Jamie](#) [Vega, Mark](#)
Subject: Re: RE:
Sensitivity: Normal

Christiaan, can we get the report that is in the link sent over as a PDF with the photos included?

Thank you,
[Nathan Neidlinger](#) | District Field Inspection Coordinator



2005 Pan Am Circle Ste 300 | Tampa, FL 33607

Direct: 813-499-8725 | www.inframark.com/maintenance

Please note: Florida has a very broad public records law. Most written communications to or from districts regarding business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure. Please do not reply "to all".



From: Martinez, Catalina <catalina.martinez@inframark.com>
Sent: Tuesday, November 18, 2025 9:12 AM
To: Neidlinger, Nathan <nneidlinger@inframark.com>; Van Helden, Christiaan <cvanhelden@yellowstonelandscape.com>; Swade, Janice <janice.swade@inframark.com>
Cc: Liggett, Jason <jliggett@inframark.com>; Giuffre, Jamie <jamie.giuffre@inframark.com>; Vega, Mark <mark.vega@inframark.com>
Subject: RE:

Thank you, Nathan,

As I open the link, I notice there is a link for photos as a supporting document which I saved it as a PDF (see attached), however, that link is not available as a PDF, is there anyway Yellowstone can send it as a PDF with photos included. I would appreciate it!

Thank you!

Respectfully,
[Catalina Martinez](#) | District Administrative Assistant



2005 Pan Am Circle, Suite 300 | Tampa, FL 33607

(W#) 407-566-4391 | www.inframarkins.com

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From: Neidlinger, Nathan <nneidlinger@inframark.com>
Sent: Tuesday, November 18, 2025 8:38 AM
To: Van Helden, Christiaan <cvanhelden@yellowstonelandscape.com>; Martinez, Catalina <catalina.martinez@inframark.com>; Swade, Janice <janice.swade@inframark.com>
Cc: Liggett, Jason <jliggett@inframark.com>; Giuffre, Jamie <jamie.giuffre@inframark.com>; Vega, Mark <mark.vega@inframark.com>
Subject: Re:

Thanks Christiaan, we'll make sure it is in the next agenda for the board to review at the meeting.

@Martinez, Catalina please be sure to add the proposal and the report from the link below.
https://files.tapigo.com/e761c930-ee33-4238-a1ff-11a572c4939a/proposal/f231b2c2-047d-4e98-9ff4-40f5ba5f84c3/53a58db4-d839-420d-a023-bf983637d9fe/Summit_at_Fern_Hill.html

Thank you,
Nathan Neidlinger | District Field Inspection Coordinator



2005 Pan Am Circle Ste 300 | Tampa, FL 33607

Direct: 813-499-8725 | www.inframark.com/maintenance

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Inframark Maintenance Solutions



From: Van Helden, Christiaan <cvanhelden@yellowstonelandscape.com>
Sent: Tuesday, November 18, 2025 7:23 AM
To: Neidlinger, Nathan <nneidlinger@inframark.com>
Cc: Liggett, Jason <JLiggett@inframark.com>; Giuffre, Jamie <jamie.giuffre@inframark.com>; Vega, Mark <mark.vega@inframark.com>
Subject:

This Message Is From an External Sender

This message came from outside your organization. Please use caution when clicking links.

Good morning Nathan. I have attached the monthly Irrigation Proposal. I have also attached the report as requested by the board. Please follow the link below to see the irrigation report.

https://files.tapigo.com/e761c930-ee33-4238-a1ff-11a572c4939a/proposal/f231b2c2-047d-4e98-9ff4-40f5ba5f84c3/53a58db4-d839-420d-a023-bf983637d9fe/Summit_at_Fern_Hill.html

Christiaan Van Helden
Senior Account Manager



10909 E. US Hwy 92, Seffner, FL 33584
cvanhelden@yellowstonelandscape.com



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From: Geary, Jason <jgeary@yellowstonelandscape.com>
Sent: Monday, November 17, 2025 5:48 PM
To: Van Helden, Christiaan <cvanhelden@yellowstonelandscape.com>; Santiago, Luis <lsantiago@yellowstonelandscape.com>
Subject: Fw: Proposal " 10/2025 Down Zones " (Job# 621768)

Down Zones for Approval.

Jason Geary
Irrigation Superintendent



9506 N Trask Street, Tampa, FL 33624
jgeary@yellowstonelandscape.com



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From: Jason Geary <jgeary@yellowstonelandscape.com>
Sent: Monday, November 17, 2025 2:08:22 PM
To: Geary, Jason <jgeary@yellowstonelandscape.com>
Subject: Proposal " 10/2025 Down Zones " (Job# 621768)

Thank you for allowing us the opportunity to bid on this work, "10/2025 Down Zones" (Job# 621768), for property Summit at Fern Hill.

If you are ready for us to proceed with this work, please sign the proposal electronically [Click here to sign](#) . Please reference job number along with this email address to sign.

Sincerely,
Jason Geary
Irrigation Superintendent

Archived: Monday, December 29, 2025 3:54:43 PM
From: [Vega, Mark](#)
Sent: Mon, 29 Dec 2025 20:48:49 +0000Authentication
To: [Martinez, Catalina](#) [Van Helden, Christiaan](#) [Jackson, Heather](#)
Subject: RE: Summit at Fern Hill CDD Tentative Agenda for 1/5/2026 Regular Meeting
Sensitivity: Normal

Can you insert this and then send this out asap

From: Martinez, Catalina <catalina.martinez@inframark.com>
Sent: Monday, December 29, 2025 3:12 PM
To: Van Helden, Christiaan <cvanhelden@yellowstonelandscape.com>; Vega, Mark <mark.vega@inframark.com>; Jackson, Heather <hjackson@inframark.com>
Subject: RE: Summit at Fern Hill CDD Tentative Agenda for 1/5/2026 Regular Meeting
Importance: High

Thank you, Christiaan,

At this point photos are needed so I went ahead and saved each photo to word so I can add to the agenda package which took 2 hours to sort. [@Vega, Mark](#) see attached and let me know if I should add to the agenda package. I aligned them the same way as the report, so they are all in order.

Thank you!

Respectfully,
[Catalina Martinez](#) | District Administrative Assistant



2005 Pan Am Circle, Suite 300 | Tampa, FL 33607
(W#) 407-566-4391 | www.inframarkims.com

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From: Van Helden, Christiaan <cvanhelden@yellowstonelandscape.com>
Sent: Monday, December 29, 2025 1:44 PM
To: Martinez, Catalina <catalina.martinez@inframark.com>; Vega, Mark <mark.vega@inframark.com>; Jackson, Heather <hjackson@inframark.com>
Subject: RE: Summit at Fern Hill CDD Tentative Agenda for 1/5/2026 Regular Meeting

This Message Is From an External Sender

This message came from outside your organization. Please use caution when clicking links.

The photos are attached to the reports that were requested. When you open the hyperlink and go to an issue, scroll to the right and there will be another link that states photos. That link is where the photos are. The photos are directly put onto the report as the tech is doing the report. I cannot get to them from my end. My apologies.

Christiaan Van Helden
Senior Account Manager



10909 E. US Hwy 92, Seffner, FL 33584
cvanhelden@yellowstonelandscape.com

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From: Martinez, Catalina <catalina.martinez@inframark.com>
Sent: Monday, December 29, 2025 1:25 PM
To: Van Helden, Christiaan <cvanhelden@yellowstonelandscape.com>; Vega, Mark <mark.vega@inframark.com>; Jackson, Heather <hjackson@inframark.com>
Cc: Martinez, Catalina <Catalina.Martinez@inframark.com>
Subject: RE: Summit at Fern Hill CDD Tentative Agenda for 1/5/2026 Regular Meeting
Importance: High

Good afternoon, all,

As I am preparing to finalize the agenda package which goes out today, I am currently still missing the photos (see attached report for reference) by Yellowstone so I can add the agenda package. This is requested by the Board to have on this package as it was tabled due to missing photos from hyperlink. [@Van Helden, Christiaan](#) do you have this available?

Thank you all for your support.

Respectfully,

Catalina Martinez | District Administrative Assistant



2005 Pan Am Circle, Suite 300 | Tampa, FL 33607
(W#) 407-566-4391 | www.inframarkims.com

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From: Vega, Mark <mark.vega@inframark.com>

Sent: Monday, December 22, 2025 5:55 PM

To: Martinez, Catalina <catalina.martinez@inframark.com>; Liggett, Jason <jliggett@inframark.com>; Aleksey Solano <asolano@aquaticweedcontrol.net>; Van Helden, Christiaan <cvanhelden@yellowstonelandscape.com>; Giuffre, Jamie <jamie.giuffre@inframark.com>; Jackson, Heather <hjackson@inframark.com>

Subject: Fw: Summit at Fern Hill CDD Tentative Agenda for 1/5/2026 Regular Meeting

Jason since Nathan is no longer with the company, I assume you're providing the field report?

Alex, is there a pond report?

Christian, do you have anything else to include in the agenda?

Jaime, can you forward the workshop notes to Catalina?

Heather, do you have this on your calendar to attend with me?

All, I'll be back from New York on Tuesday.

Get [Outlook for iOS](#)

From: Martinez, Catalina <catalina.martinez@inframark.com>

Sent: Monday, December 22, 2025 4:58 PM

To: Vega, Mark <mark.vega@inframark.com>

Cc: Martinez, Catalina <Catalina.Martinez@inframark.com>

Subject: Summit at Fern Hill CDD Tentative Agenda for 1/5/2026 Regular Meeting

Hi Mark,

Please see attached tentative agenda for your review in advance and advise if you have any additional items to add. The agenda package is due to go out next week on Monday, 12/29 and I will be available for the distribution.

Thank you advance for your help.

Respectfully,



2005 Pan Am Circle, Suite 300 | Tampa, FL 33607

(W#) 407-566-4391 | www.inframarkims.com

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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



Proposal #: 638599

Date: 12/5/2025

From: Chris Van Helden

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

Jamie Giuffrie
Inframark
2005 Pan Am Circle
suite 300
Tampa, FL 33607
Jamie.Giuffre@inframark.com

LOCATION OF PROPERTY

10612 Fuzzy Cattail Street
Riverview, FL 33578

Cap Off Southside of Cones Grove Irrigation

| DESCRIPTION | QTY | UNIT PRICE | AMOUNT |
|--|-----|------------|----------|
| Turn Irrigation Off, Dig Hole Cap Off Lateral, Turn Irrigation Back On Back Fill | 3 | \$75.00 | \$225.00 |
| Irrigation Materials(Glue Pipe Cap) | 1 | \$75.00 | \$75.00 |

Turn irrigation off to depressurize

Dig area to find pipe leading to area in question.

Cut & cap pipe to prevent irrigation going to area on south side of Cones Grove & Fern Hill Blvd

Wait for glue to dry properly

Turn irrigation on & allow to pressurize

Inspect Cap to ensure there is no leaks

Run a irrigation check to ensure proper coverage in beds due to higher water pressure

Fix zone heads as needed due to higher pressure

Back fill hole.

Smooth mulch to look presentable.

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 | | \$300.00 |
| Sales Tax | | \$0.00 |
| Proposal Total | | \$300.00 |

THIS IS NOT AN INVOICE

Yellowstone Landscape | TAMPA



30319 Commerce Drive, San Antonio, FL 33576 - 813.223.6999

Property

Summit at Fern Hill
10612 Fuzzy Cattail St
Riverview, FL 33578

Inspection

Started:

Last Updated:

Inspector:

11/17/2025

11/17/2025

Alvaro Mariano

Estimate Summary

Service Summary

| Service | Quantity |
|------------------------|----------|
| Repair Drip Line | 23 |
| Repair Lateral Line | 1 |
| Repair Valve | 3 |
| Replace Controller | 1 |
| Replace Sprinkler Head | 10 |
| Troubleshoot Valve | 2 |

Signature

Date

Service Detail

| Controller 3 > Zone 1 sprays | | |
|------------------------------|----------------|------------------------------------|
| Asset | Service | Notes |
| Sprinkler Head 15 | <u>Replace</u> | Part: Nozzle clogged nozzle |

| Controller 3 > Zone 2 drip | | |
|----------------------------|---------------|--|
| Asset | Service | Notes |
| Drip Line 17 | <u>Repair</u> | Drip Line Length (ft.): 0 Drip Line Size: 1/2" broken drip |

| Controller 3 > Zone 5 sprays | | |
|------------------------------|----------------|---|
| Asset | Service | Notes |
| Sprinkler Head 17 | <u>Replace</u> | Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0 broken 6" spray |

| Controller 3 > Zone 6 sprays | | |
|------------------------------|----------------|---|
| Asset | Service | Notes |
| Sprinkler Head 18 | <u>Replace</u> | Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0 broken 6" spray |
| Sprinkler Head 19 | <u>Replace</u> | Part: Nozzle clogged nozzle X3 |

| Controller 3 > Zone 7 sprays | | |
|------------------------------|----------------|---|
| Asset | Service | Notes |
| Sprinkler Head 13 | <u>Replace</u> | Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0 broken 6" spray |
| Sprinkler Head 14 | <u>Replace</u> | Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0 broken 6" spray |

| Controller 3 > Zone 9 drip | | |
|----------------------------|--|--|
|----------------------------|--|--|

| Asset | Service | Notes |
|--------------|---------------|--|
| Drip Line 21 | <u>Repair</u> | Drip Line Length (ft.): 0 Drip Line Size: 1/2" broken drip |
| Drip Line 22 | <u>Repair</u> | Drip Line Length (ft.): 0 Drip Line Size: 1/2" broken drip |

Controller 3 > Zone 10 drip

| Asset | Service | Notes |
|--------------|---------------|--|
| Drip Line 37 | <u>Repair</u> | Drip Line Length (ft.): 0 Drip Line Size: 1/2" broken drip |

Controller 3 > Zone 12 drip

| Asset | Service | Notes |
|--------------|---------------|--|
| Drip Line 32 | <u>Repair</u> | Drip Line Length (ft.): 0 Drip Line Size: 1/2" broken drip |
| Drip Line 33 | <u>Repair</u> | Drip Line Length (ft.): 0 Drip Line Size: 1/2" broken drip |
| Drip Line 34 | <u>Repair</u> | Drip Line Length (ft.): 0 Drip Line Size: 1/2" broken drip |
| Drip Line 35 | <u>Repair</u> | Drip Line Length (ft.): 0 Drip Line Size: 1/2" broken drip |
| Drip Line 36 | <u>Repair</u> | Drip Line Length (ft.): 0 Drip Line Size: 1/2" broken drip |
| Drip Line 37 | <u>Repair</u> | Drip Line Length (ft.): 0 Drip Line Size: 1/2" broken drip |

Controller 3 > Zone 13 drip

| Asset | Service | Notes |
|--------------|---------------|--|
| Drip Line 16 | <u>Repair</u> | Drip Line Length (ft.): 0 Drip Line Size: 1/2" broken drip |
| Drip Line 17 | <u>Repair</u> | Drip Line Length (ft.): 0 Drip Line Size: 1/2" broken drip |
| Drip Line 18 | <u>Repair</u> | Drip Line Length (ft.): 0 Drip Line Size: 1/2" broken drip |

| Asset | Service | Notes |
|--------------|---------------|--|
| Drip Line 19 | <u>Repair</u> | Drip Line Length (ft.): 0 Drip Line Size: 1/2" broken drip |

Controller 3 > Zone 16 sprays & rotors

| Asset | Service | Notes |
|------------------|----------------|------------------------------------|
| Sprinkler Head 4 | <u>Replace</u> | Part: Nozzle clogged nozzle |

Controller 3 > Zone 23 drip

| Asset | Service | Notes |
|--------------|---------------|--|
| Drip Line 76 | <u>Repair</u> | Drip Line Length (ft.): 0 Drip Line Size: 1/2" broken drip |
| Drip Line 77 | <u>Repair</u> | Drip Line Length (ft.): 0 Drip Line Size: 1/2" broken drip |
| Drip Line 78 | <u>Repair</u> | Drip Line Length (ft.): 0 Drip Line Size: 1/2" broken drip |

Controller 3 > Zone 24 drip

| Asset | Service | Notes |
|--------------|---------------|--|
| Drip Line 16 | <u>Repair</u> | Drip Line Length (ft.): 0 Drip Line Size: 1/2" broken drip |

Controller 3 > Zone 26 spray

| Asset | Service | Notes |
|-------------------|----------------|---|
| Sprinkler Head 15 | <u>Replace</u> | Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0 broken 6" spray |
| Valve 7 | <u>Repair</u> | Part: Solenoid bad Hunter solenoid need to replace |

Controller 3 > Zone 32 drip

| Asset | Service | Notes |
|--------------|---------------|--|
| Drip Line 17 | <u>Repair</u> | Drip Line Length (ft.): 0 Drip Line Size: 1/2" broken feeder tee |

| Asset | Service | Notes |
|--------------|---------------|--|
| Drip Line 18 | <u>Repair</u> | Drip Line Length (ft.): 0 Drip Line Size: 1/2" broken feeder tee |
| Drip Line 19 | <u>Repair</u> | Drip Line Length (ft.): 0 Drip Line Size: 1/2" broken drip |
| Drip Line 20 | <u>Repair</u> | Drip Line Length (ft.): 0 Drip Line Size: 1/2" broken drip |
| Drip Line 21 | <u>Repair</u> | Drip Line Length (ft.): 0 Drip Line Size: 1/2" broken drip |

Controller 3 > Zone 39 sprays

| Asset | Service | Notes |
|------------------|----------------|---|
| Sprinkler Head 6 | <u>Replace</u> | Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0 broken 6" spray |

Controller 3 > Zone 40 sprays

| Asset | Service | Notes |
|----------------|---------------|---|
| Lateral Line 3 | <u>Repair</u> | Part: Line Line Length (ft.): 0 Line Size: 1/2" broken lateral |

Controller 3 > Zone 43 sprays

| Asset | Service | Notes |
|---------|---------------|---|
| Valve 5 | <u>Repair</u> | Part: Solenoid bad rainbird solenoid need to replace |

Controller 3 > Zone 45 sprays

| Asset | Service | Notes |
|------------------|----------------|---|
| Sprinkler Head 8 | <u>Replace</u> | Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0 broken 6" spray |

Controller 3 > Zone 50 sprays

| Asset | Service | Notes |
|---------|---------------|---|
| Valve 5 | <u>Repair</u> | Part: Solenoid bad rainbird solenoid need to replace |

Controller 3 > Zone 51 sprays

| Asset | Service | Notes |
|---------|---------------------|---|
| Valve 4 | <u>Troubleshoot</u> | alarming at controller need to troubleshoot |

Controller 3 > Zone 52 bubblers

| Asset | Service | Notes |
|---------|---------------------|---|
| Valve 3 | <u>Troubleshoot</u> | alarming at controller need to troubleshoot |

Controller 16

| Asset | Service | Notes |
|---------------|----------------|---|
| Controller 16 | <u>Replace</u> | Type: Outdoor Zones: 4 need to install node 400 |

Controller 3 > Zone 1 sprays – Sprinkler Head 15/Replace



Controller 3 > Zone 2 drip – Drip Line 17/Repair



Controller 3 > Zone 5 sprays – Sprinkler Head 17/Replace



Controller 3 > Zone 6 sprays - Sprinkler Head 18/Replace



Controller 3 > Zone 6 sprays - Sprinkler Head 19/Replace



Controller 3 > Zone 7 sprays - Sprinkler Head 13/Replace



Controller 3 > Zone 7 sprays - Sprinkler Head 14/Replace





**Controller 3 > Zone 9 drip
– Drip Line 21/Repair**



Controller 3 > Zone 9 drip – Drip Line 22/Repair



Controller 3 > Zone 10 drip – Drip Line 37/Repair



Controller 3 > Zone 12 drip

Drip Line 32/Repair



Drip Line 33/Repair



Drip Line 34/Repair



Drip Line 35/Repair



Drip Line 36/Repair



Drip Line 37/Repair



Controller 3 > Zone 13 drip – Drip Line 16/Repair



Drip Line 17/Repair



Drip Line 18/Repair



Drip Line 19/Repair



Controller 3 > Zone 16 sprays & rotors – Sprinkler Head 4/Replace



Controller 3 > Zone 23 drip

Drip Line 76/Repair



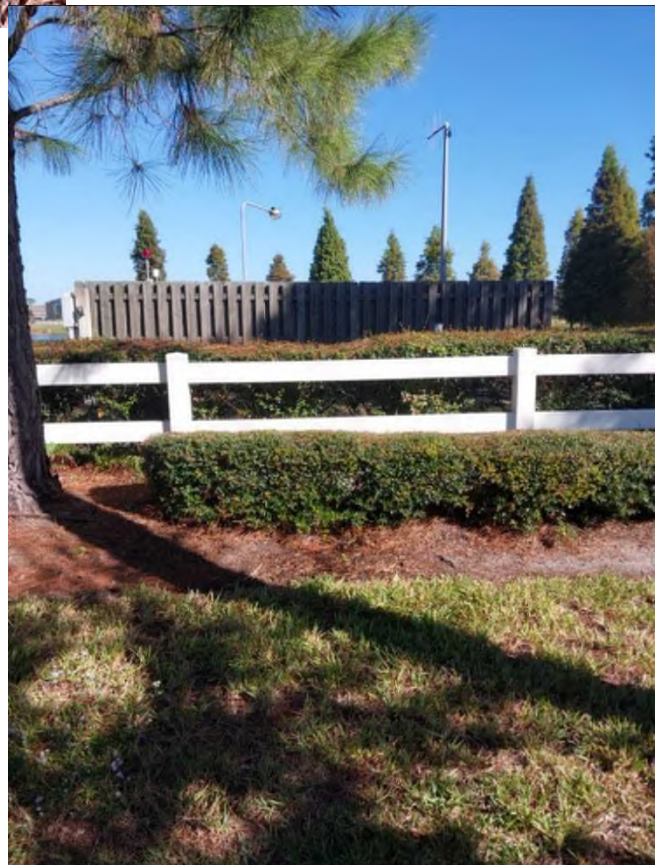
Drip Line 77/Repair



Drip Line 78/Repair



Controller 3 > Zone 24 drip - Drip Line 16/Repair



Controller 3 > Zone 26 spray

Sprinkler Head 15/Replace



Valve 7/Repair

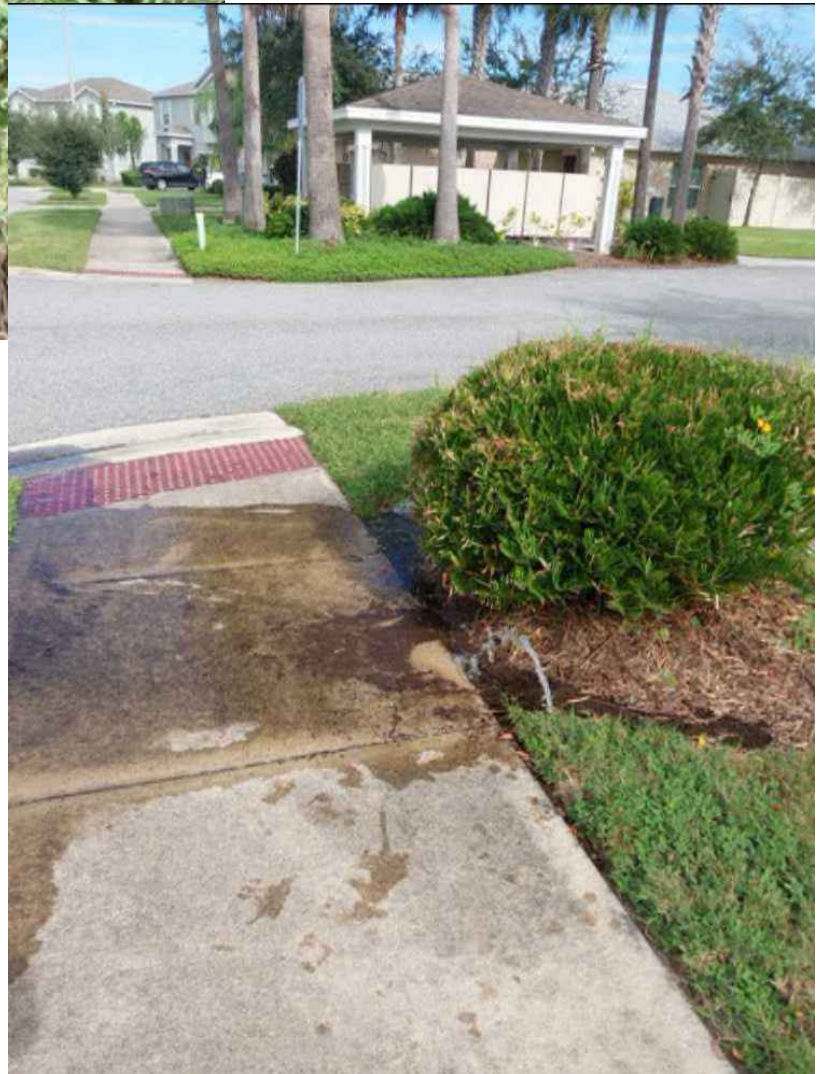


Controller 3 > Zone 32 drip

Drip Line 17/Repair



Drip Line 18/Repair



Drip Line 19/Repair



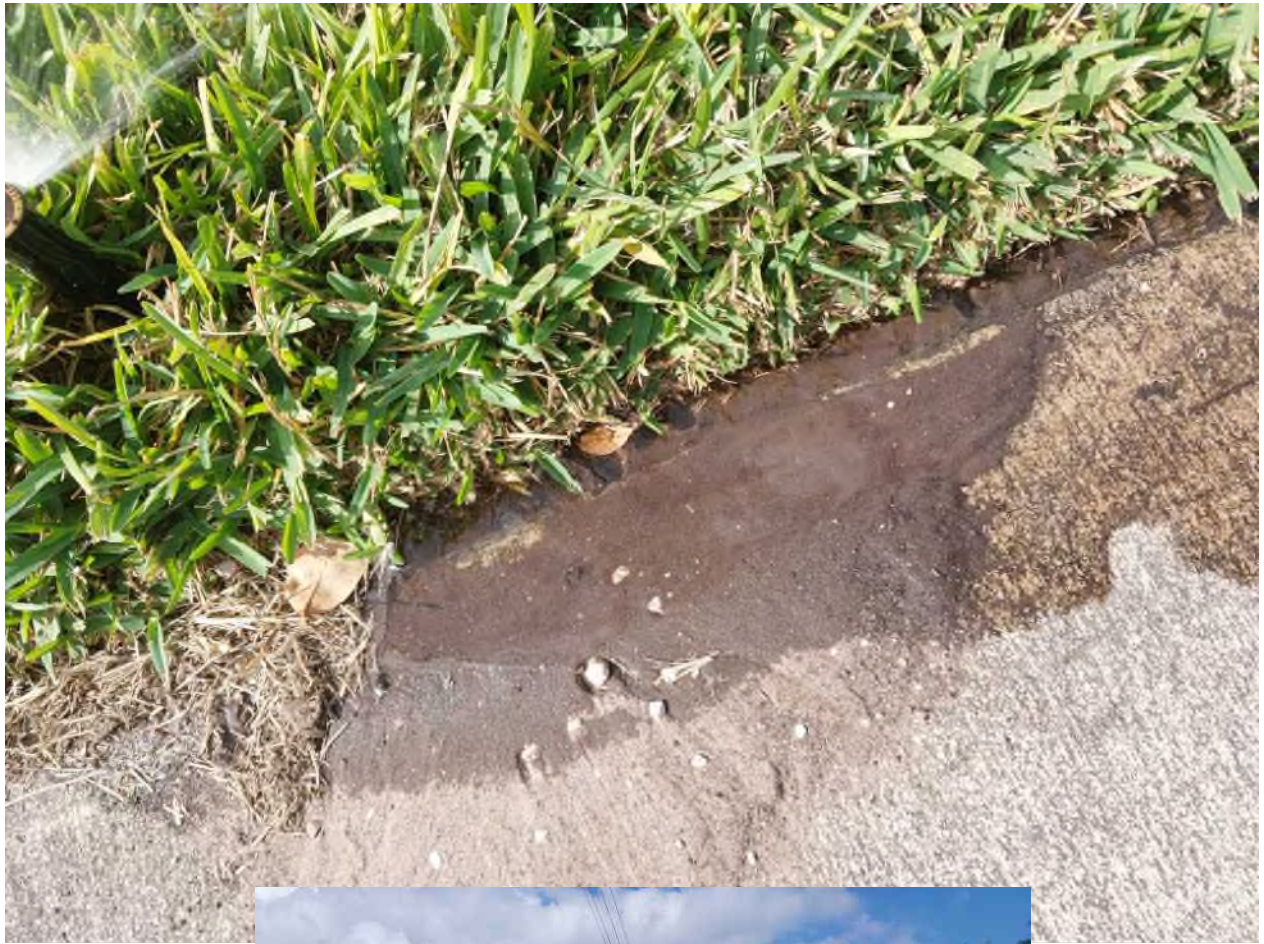
Drip Line 20/Repair



Controller 3 > Zone 39 sprays – Sprinkler Head 6/Replace



Controller 3 > Zone 40 sprays – Lateral Line 3/Repair



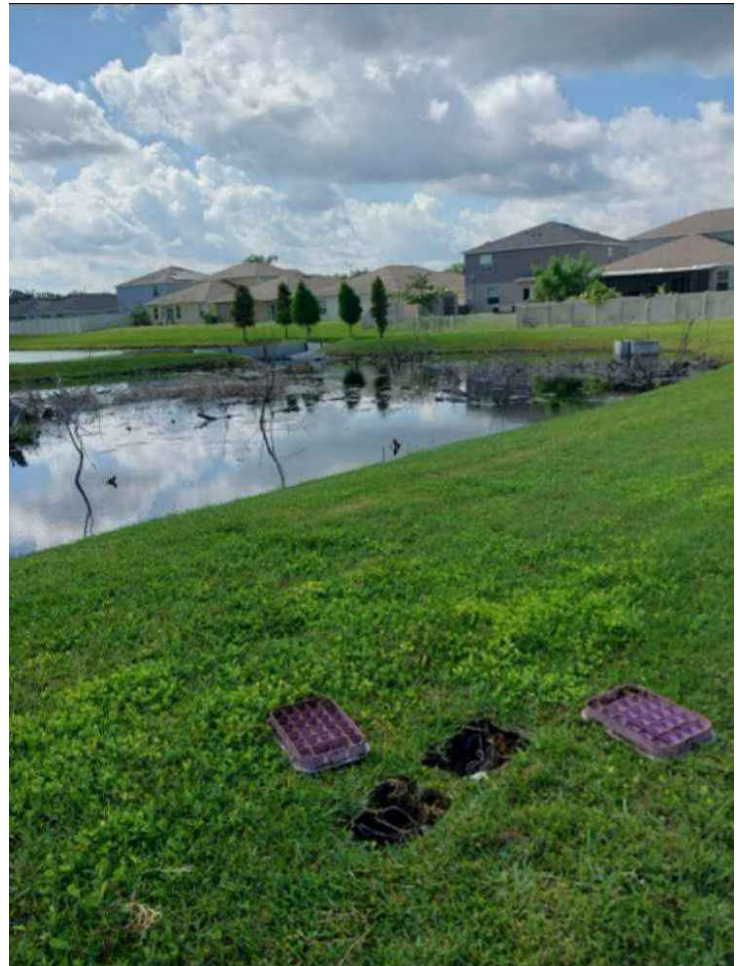
Controller 3 > Zone 43 sprays – Valve 5/Repair



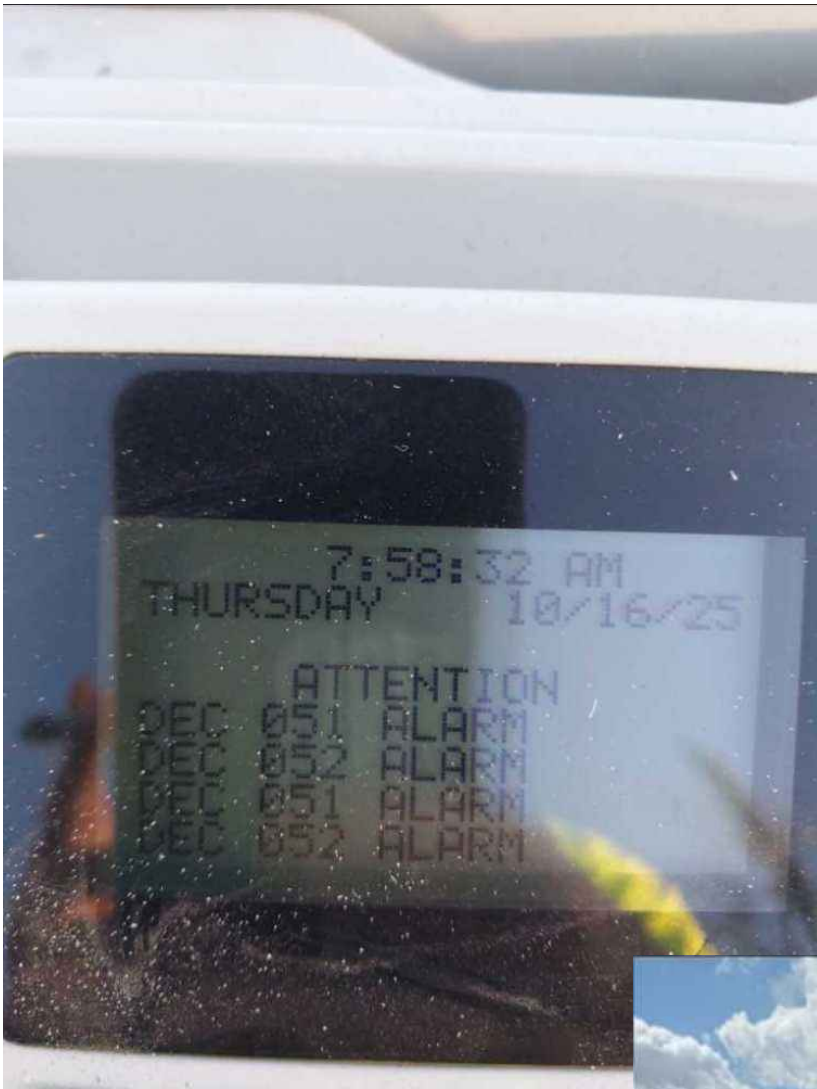
Controller 3 > Zone 45 sprays – Sprinkler Head 8/Replace



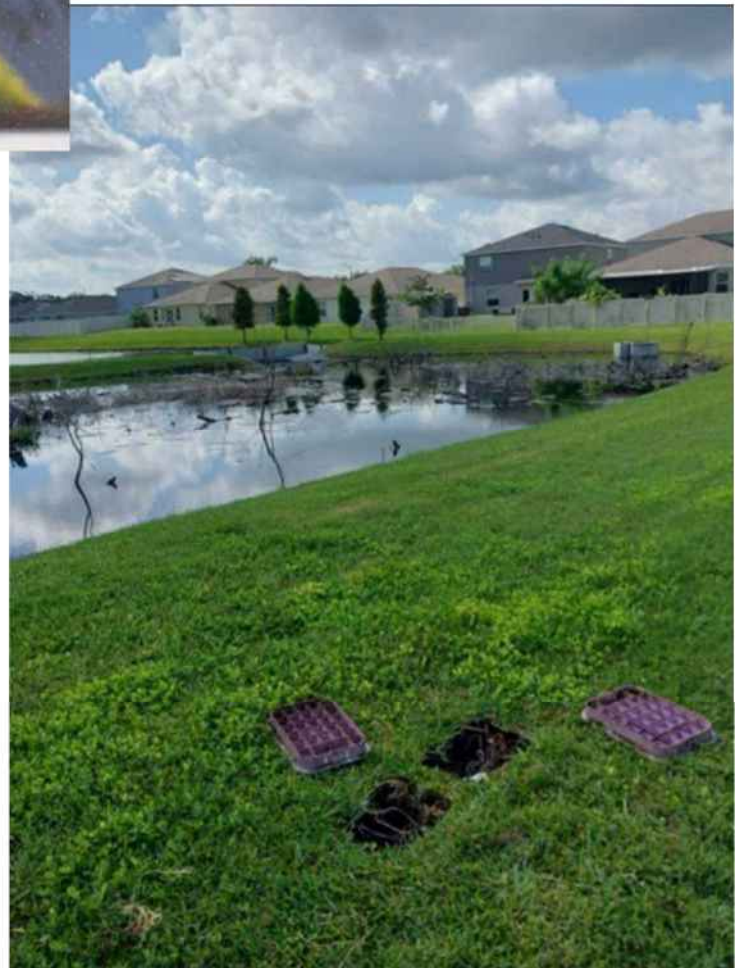
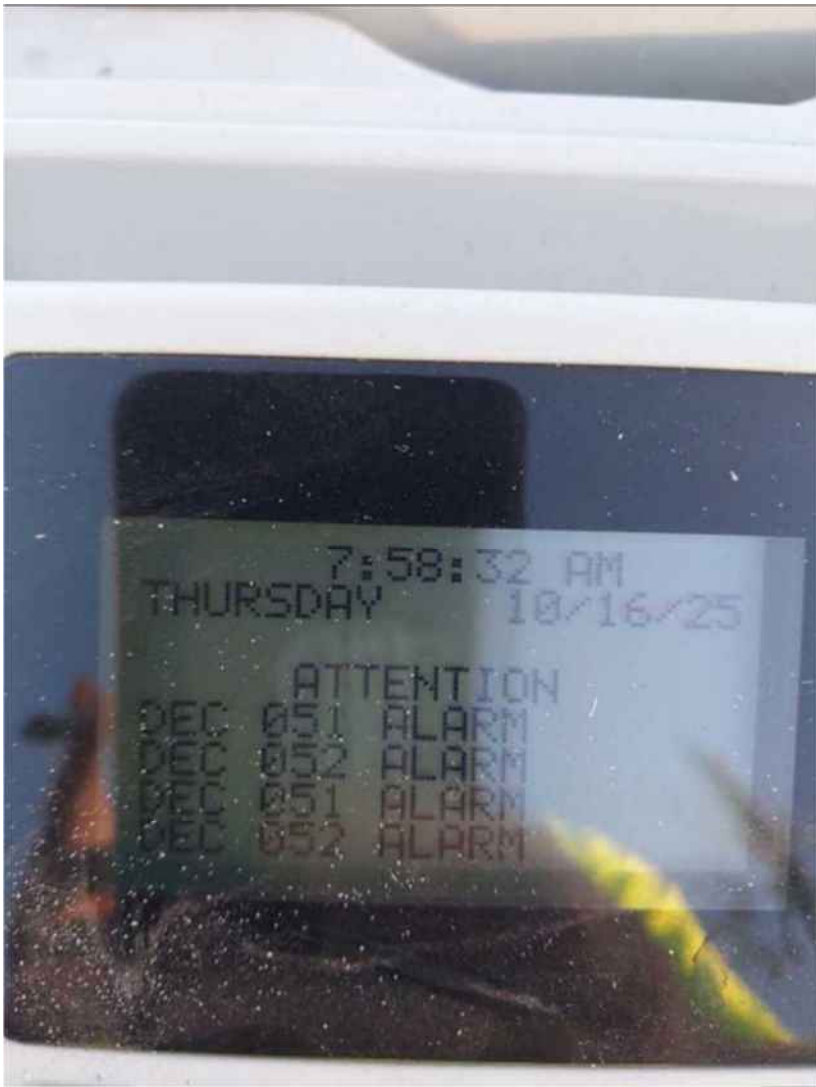
Controller 3 > Zone 50 sprays – Valve 5/Repair



Controller 3 > Zone 51 sprays – Valve 4/Troubleshoot



Controller 3 > Zone 52 sprays – Valve 3/Troubleshoot



Controller 16 – Replace



COMMERCIAL POOL SERVICE AGREEMENT

This Service Agreement ("Agreement") is entered into on this 1st day of January **2026**, by and between:

South Shore Pro Clean, LLC ("Service Provider")

Address: 12958 Utopia Gardens Way, Riverview, FL 33579

Contact: Jon Marshall, 813-507-6788, Southshoreproclean@gmail.com

AND

Summit at Fern Hill ("Client")

10340 Boggy Moss Dr. Riverview, FL 33578

Contact: Nathan Neidlinger

(813) 499-8725

1. SCOPE OF SERVICES

The Service Provider agrees to provide commercial pool maintenance services for the pool(s) located at: **Summit at Fern Hill, CDD**

10340 Boggy Moss Dr. Riverview, FL 33578

The services will be performed two (2) days per week: October-March

Service days will be flexible during this period.

The services will be performed three (3) days per week: April-September

Monday, Wednesday, Friday

Services include the following:

- Cleaning of pool(s), including skimming, vacuuming, and brushing of walls and floors.
- Inspection and maintenance of filtration and pump systems.
- Chemical testing and balancing of water, including pH, chlorine, alkalinity, calcium hardness, and other required levels.
- Backwashing or cleaning filters as necessary.
- Emptying of skimmer and pump baskets.
- Regular inspection of pool equipment for wear or damage, reporting issues to the Client.

2. ON-SITE STAFF DUTIES

On days when the Service Provider is not on-site, the Client's on-site staff is required to:

- Test and record the pool's chemical levels, including pH, chlorine, and alkalinity, daily.
- Ensure proper water circulation by running the pump system.
- Report any issues immediately to the Service Provider for follow-up and correction.

3. COMPLIANCE WITH FLORIDA STATE LAWS

The Service Provider will ensure compliance with all Florida state and local regulations, including but not limited to Chapter 64E-9, Florida Administrative Code, governing public pool maintenance and safety. The Client agrees to maintain compliance with local health department guidelines by ensuring daily chemical testing and record-keeping on days the Service Provider is not present.

4. RECORD KEEPING

- The Service Provider will maintain a record of all services performed, including chemical levels tested during each visit.
- The Client is responsible for maintaining daily records of chemical testing and adjustments performed by on-site staff on non-service days.
- Records should be maintained in accordance with state regulations and be available for inspection by relevant authorities.

5. CHEMICALS AND SUPPLIES

- The Service Provider will supply all necessary pool chemicals for maintenance (chlorine, acid, etc.).
- Should additional chemicals be required due to abnormal conditions or events (e.g., storms, contamination), the Client will be billed separately for these supplies.
- The Client must ensure that the pool equipment room is accessible and stocked with additional testing supplies for on-site staff use.

6. EQUIPMENT REPAIR AND REPLACEMENT

The Service Provider will notify the Client of any equipment that needs repair or replacement. No major repairs or equipment replacement will be performed without the Client's prior written consent. The Client agrees to bear the cost of all necessary parts and labor for repairs and replacements.

7. PAYMENT TERMS

The total cost for the services is \$750.00 per month, payable by the 1st day of each month. Invoices will be provided at the beginning of each month and can be paid via check, ACH

transfer, or credit card. A late fee of 10% will apply for payments not received within 60 days of the due date.

8. LIABILITY AND INSURANCE

The Service Provider agrees to carry general liability insurance for damages or injury resulting from the pool maintenance services. The Client agrees to maintain liability insurance for the property and pool area. The Client acknowledges that the Service Provider is not liable for accidents or injuries occurring outside of scheduled service times or resulting from misuse of the pool or equipment by the Client or its guests.

9. TERMINATION

This Agreement may be terminated by either party upon 30 days' written notice. In the event of termination, the Client agrees to pay for all services rendered through the date of termination. If the Client fails to maintain compliance with state regulations regarding daily water testing and record-keeping, the Service Provider may terminate this Agreement immediately.

10. TERM OF AGREEMENT

This Agreement shall commence on the 1st of January 2026, and shall continue until 31st of December 2027, unless terminated earlier in accordance with the terms of this Agreement.

11. ENTIRE AGREEMENT

This Agreement represents the entire understanding between the parties and supersedes any prior negotiations, agreements, or understandings related to the services provided herein. Any modifications to this Agreement must be made in writing and signed by both parties.

12. GOVERNING LAW

This Agreement shall be governed by the laws of the State of Florida. Any disputes arising under this Agreement will be subject to the jurisdiction of the courts in Hillsborough County, Florida.

IN WITNESS WHEREOF, the parties hereto have executed this Service Agreement as of the date first above written.

SERVICE PROVIDER:

South Shore Pro Clean, LLC

By: *Jon Marshall*

Name: Jon Marshall

Title: Owner

CLIENT:

Summit at Fern Hill, CDD

By: _____

Name: _____

Title: _____

Quote

Total Pressure Power-Wash & Seal

11420 Amapola Bloom CT.
Riverview, FL 33579
1-727-295-8592
totalpressurepowerwashandseal@gmail.com



Date: 12/10/2026
To: The Summit
At
Fern Hill
Address:
10340 Boggy Moss drive
Riverview FL, 33578

| | Job Title | Payment Terms | Quote Expires |
|--|----------------------|-----------------------------------|---------------|
| | Pressure & Soft-Wash | 50% Deposit / 50% Upon Completion | 30 Days |

| Item | Description | # | Amount |
|------------------------------------|--|---|---------|
| Pillars | Pressure Washing of the pillars will be done with our 8GPM High-Output Machines. | 52 | \$2,184 |
| | | | |
| Caps | Soft Washing will be done to the caps to protect the life of them as they are delicate. This process will effectively remove the mold build up. | 52 | \$676 |
| | | | |
| Monuments | All 3 monuments are to be Pressure Washed & Soft Washed. | 3 | \$290 |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| Option: Vinyl Fence Cleaning | Fence is to be Soft Washed effectively removing all algae growth providing a better curb appeal. Heavy Discount for service if bundled with work above. | \$1,400 Added To Total Below If Accepted | |
| | | | |
| | | | |
| Tax | Hillsborough County Sales Tax | 7.5% | Exempt |

Total: \$3,150



Job Name: Fern Hill Pressure Cleaning
Address: 10340 boggy moss Dr
 Riverview, FL 33578
Contact: neidlinger@inframark.com

December 9, 2025

Job Estimate

| <u>Description</u> | <u>Cost</u> |
|---|-------------|
| | |
| Treat and pressure clean approximately 56 pillars specified with a cleaning solution and water | |
| | |
| All 4 sides and tops of pillars will be cleaned | |
| <u>Total</u> | \$3,975.00 |
| | |
| (optional but recommended) treat with cleaning solution and pressure clean approximately 3,300 LF of white pvc fence \$2,995.00 | |
| | |
| | |
| | |
| | |

Notes: 50% deposit is due prior to start of work. Final Payment due upon completion. The CDD/client must provide access to water. If not a additional \$495 water meter fee will be added to the total. Low pressure will be used to clean to prevent any damage to foam sections

Customer Signature: _____ **Date:** _____

This estimate is valid for 30 days from the date listed above.



Proposal #: 639214

Date: 12/9/2025

From: Chris Van Helden

Landscape Enhancement Proposal for
Summit at Fern Hill

Jamie Giuffrie
Inframark
2005 Pan Am Circle
suite 300
Tampa, FL 33607
Jamie.Giuffre@inframark.com

LOCATION OF PROPERTY

10612 Fuzzy Cattail Street
Riverview, FL 33578

Mulch Community(Full Mulch Depth)

| DESCRIPTION | QTY | UNIT PRICE | AMOUNT |
|----------------------------|-----|------------|-------------|
| Pine Bark Nuggets per Yard | 255 | \$79.00 | \$20,145.00 |

This is to apply the depth needed in the beds to get back up to standards.

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 | \$20,145.00 |
| Sales Tax | \$0.00 |
| Proposal Total | \$20,145.00 |

THIS IS NOT AN INVOICE



Proposal #: 639210

Date: 12/9/2025

From: Chris Van Helden

Landscape Enhancement Proposal for
Summit at Fern Hill

Jamie Giuffrie
Inframark
2005 Pan Am Circle
suite 300
Tampa, FL 33607
Jamie.Giuffrie@inframark.com

LOCATION OF PROPERTY

10612 Fuzzy Cattail Street
Riverview, FL 33578

Mulch Community(Only Coloring)

| DESCRIPTION | QTY | UNIT PRICE | AMOUNT |
|----------------------------|-------|------------|-------------|
| Pine Bark Nuggets per Yard | 127.5 | \$79.00 | \$10,072.50 |

This is a light top dress to change the color in the beds.

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 | \$10,072.50 |
| Sales Tax | \$0.00 |
| Proposal Total | \$10,072.50 |

THIS IS NOT AN INVOICE



Proposal #: 639200

Date: 12/9/2025

From: Chris Van Helden

Landscape Enhancement Proposal for
Summit at Fern Hill

Jamie Giuffrie
Inframark
2005 Pan Am Circle
suite 300
Tampa, FL 33607
Jamie.Giuffrie@inframark.com

LOCATION OF PROPERTY

10612 Fuzzy Cattail Street
Riverview, FL 33578

Removal of Palm & Rotted Tree on Old Cones Grove

| DESCRIPTION | QTY | UNIT PRICE | AMOUNT |
|--|-----|------------|----------|
| Remove 2 Dead Trees On Old Cones Grove | 9 | \$65.00 | \$585.00 |





- Removal of palm tree
- Removal of 1 rotted tree
- Debris removed

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 | \$585.00 |
| Sales Tax | \$0.00 |
| Proposal Total | \$585.00 |

THIS IS NOT AN INVOICE



Proposal #7445

7445 - Summit at Fern Hill - Crushed Asphalt on Walking Path (Playground) - December 2025

Date 12/8/2025

Customer

Property Summit at Fern Hill | 10340 Boggy Moss Drive | Riverview, FL 33578

Account Manager Jessi Milch

Pine Lake Services, LLC would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

Pine Lake to install crushed asphalt on the walking path by the playground amenities at Summit at Fern Hill in Riverview, FL.

10 yards installed at a 2" depth.

Also included in this proposal is edging the existing turf line to make cleaner boundaries.



Demo and Prep

Crushed Asphalt Installation

| Items | Quantity | Unit |
|-------------------------------|----------|------------|
| 1 CY 1.5" Crushed Asphalt | 10.00 | EA |
| CAT Loader 908 | 1.00 | Day |
| Labor | | |
| Crushed Asphalt Installation: | | \$3,899.75 |
| PROJECT TOTAL: | | \$3,899.75 |

Terms & Conditions

Terms & Conditions

Payment Terms

Any proposal exceeding \$5,000 for an enhancement to a Maintenance property, a 50% deposit will be required upon acceptance to schedule job. The remaining 50% balance will be due upon completion of job.

Payments made via credit card will be accepted up to \$4,750 and will include an additional 3% credit card fee.

Interest will accrue on all invoices over thirty days old. Past due amounts will accrue interest at a rate of 1.5% per month (18% APR). Client agrees to pay any costs associated with collection, including but not limited to court and attorney's fees as additional sums owed.

Exclusions

The Following matters are excluded from the Work, unless specified in writing to the contrary:

This Proposal price is valid for thirty (30) days. We reserve the right to modify pricing after that time to reflect current market prices.

Site work is excluded unless specified in writing within the Proposal. Site should be at finished grade (within 1" of final grade), with all soils in sod and planting areas to be loose, not compacted, and ready to install landscape material. If site is not at finished grade, Contractor reserves the right to delay until site is properly prepared.

Removal of base material and/or aggregate material within all landscape planting areas, sod areas and other green space areas that impedes or impacts proper planting of plant material and sod.

Soil replacement where base material and/or aggregate material was removed for proper planting

Drainage: Should the Client's property be the lowest elevation in relation to surrounding property or buildings, the Contractor reserves the right to retain an expert to evaluate and propose drainage solutions. All costs for engineering services, as well as the actual drainage work will be at the Client's expense. Unless the Client has a detailed Topographical survey completed, the above clause may come into effect.

Soil, Sod and/or Mulch quantities are estimates only. They do not account for disturbed construction areas or other fluctuations. Invoices will reflect actual quantities used at proposed price per unit.

Conduit and connections for electrical, gas, and all other utilities and services

Site Unknowns: Including, but not limited to, sub-surface conditions/obstacles that create unforeseen labor, equipment, material, or disposal charges

MOT for temporary traffic control

Any Irrigation or utility trenching thru roads, road base, concrete, or rock will incur additional costs

Any cutting or repairing of any hard surface such as asphalt, concrete, pavers or curbs for irrigation or landscape

We need 72 hours' notice prior to road base material or concrete work is installed so that sleeves and/or road bores are installed

Backflow Connection

Water source for irrigation is based on specifications at the dedicated meter of the location marked on irrigation plan sheet. If a different location of the dedicated water source is established during construction a change order will be entered into to adjust for the costs associated with the new route for mainline and connections.

Man hours required to find installed buried irrigation sleeves or irrigation piping in areas where asphalt, concrete, curbs, or other hard surfaces are installed prior to completing the irrigation system and where markings or stubs have been placed to show location of irrigation sleeves or piping and these markers have been damaged, buried, or removed by others.

Additional man hours required to maintain plant material and/or sod of a landscape and irrigation installation project that:

Has been started by Pine Lake Nursery and Landscape and/or its subcontractors and is interrupted, delayed, impeded, or prohibited, by others from being worked on continuously until the landscape and irrigation project is completed. Pine Lake Nursery and Landscaper and its subcontractors are excluded.

Upon completion of the landscape and irrigation installation project as specified in the landscape and irrigation plan sets is considered complete but will not be accepted as completed until the project as a whole is accepted as complete.

Existing tree preservation, barricading, pruning, root pruning, or inventory

Repairs to any erosion control measures that are damaged or inoperative prior to commencement of landscape and irrigation work

Any planting of sod or other ground cover as required by any municipality when construction of landscape and irrigation has ceased or been suspended for more than 30 days that is no fault of

the landscape or irrigation contractor or subcontractors

Warranty on transplanted plant material from the project site

Warranty on plant material that is not rated to grow in established USDA plant hardiness growth zone(s)

Procedure for Extra Work, Changes and Escalation

If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, or specifications for any part of the project or reasons over which we have no control, or we are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis. All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.

Change Order: The quantities or specifications of material as outlined in the Proposal could be adjusted at any time with approval in the form of a signed Change Order. Change Orders will be executed using current market prices

Escalation Clause

In the event of significant delay or price increase of material, equipment, or energy occurring during the performance of the contract through no fault of the Construction Manager, the Contract Sum, time of completion or contract requirements shall be equitably adjusted by Change Order in accordance with the procedures of the Contract Documents. A change in price of an item of material, equipment, or energy will be considered significant when the price of an item increases 5% percent between the date of this Contract and the date of installation

Warranty and Tolerances

Payments Received: The Warranty for the contract is only valid if payment is received in full on acceptance of the work

Diligence: The Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that its work will be of proper and professional quality, and in full conformity with the requirements of the contract

Competence: The Contractor warrants that it is competent to perform the Work and that it has the necessary qualifications including knowledge and skill with the ability to use them effectively.

Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the proposal and may require changes in design and construction to overcome such problems – all for which the

Client will be responsible. Client can avoid such risks by permitting the Contractor to do appropriate soil and ground tests, review the site, and to secure additional required site information from appropriate government and other authorities.

Damaged Utilities: Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the

Client caused by damage to the utilities

Damage to neighbors buried utilities, on the Client's property, are the responsibility of the Client

Damage to installed material (plants, trees, sod, etc.) by foot traffic, machinery, equipment, other trades, owner neglect or acts of nature will be excluded from any warranty and will not be replaced at the cost of Contractor

Damage due to pest infestation is excluded from warranty and any damaged material will not be replaced at the cost of the Contractor. If, however, the Contractor has a separate maintenance contract with the client, pest control would fall under that contract and would be subject to those warranty parameters.

Damage due to improper watering after final acceptance will not be replaced at the cost of the Contractor

Material Tolerances

Wood: Pressure treated wood cannot be guaranteed against warp age, checking, or cupping.


Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone

Metal: Metal, which is not galvanized, is not guaranteed from rusting commencing immediately after installation

Concrete: Spider cracks (hairline stress-fractures) are considered a normal characteristic of all types of concrete. Concrete may crack substantially over time due to proximity of tree roots.

Warranty Time Period: The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system

Client Responsibilities: The Client recognizes and agrees that they have a responsibility to maintain constructions, plants, bushes, trees, and other installations in keeping with standard quality maintenance requirements for the Warranty to remain in effect. Failure to properly maintain materials or horticulture installations will void the warranty. Client further recognizes and agrees that damage to construction, materials, horticulture elements and other warrantable items of the project will not be warranted if the damage or loss is due to elements beyond the control of the Contractor. For example, flooding eaves, troughs that damage plants, fallen branches, animal caused damage, damaged/ burst irrigation or drainage pipes that were not maintained properly, use of improper chemicals, improper maintenance, extreme or unusual weather conditions, and similar and/or related situations – void all warranties provided by the Contractor

By 

Jessi Milch

Date 12/8/2025

Pine Lake Services, LLC

By _____

Date _____



Bryan Hindman Electric, LLC

Nathan Neidlinger
10340 Boggy Moss Dr
Riverview, FL 33578

(813) 499-8725
NNeidlinger@inframark.com

| | |
|-----------------|--------------|
| ESTIMATE | #9111 |
| ESTIMATE DATE | Dec 10, 2025 |
| SERVICE DATE | Dec 10, 2025 |
| EXPIRATION DATE | Jan 8, 2026 |
| TOTAL | \$767.00 |

CONTACT US
10021 Carr Road
Riverview, FL 33569

(813) 672-4084
info@bryanhindmanelectric.com

Service completed by: Bryan Hindman

ESTIMATE

| Services | qty | unit price | amount |
|---|-----|------------|----------|
| Occupancy/Motion Sensors | 1.0 | \$767.00 | \$767.00 |
| 1. Supply and install (1) motion sensor switch in the storage closet. (1) motion switch Maestro Motion Sensor Switch, 2 Amp/Single-Pole, White (MS-OPS2H-WH) | | | |
| 2. Supply and install (1) motion switch in the club house office area. The 3way switch will be disconnected so that only one switch controls the lights. (1) motion switch Maestro Motion Sensor Switch, 2 Amp/Single-Pole, White (MS-OPS2H-WH) | | | |
| 3. Supply and install (1) motion occupancy sensor in the main club house area ceiling. The switch will be left connected for the option of leaving the power off. (1) occupancy sensor Contractor Select CMR Series 360° Small Motion Standard Range Ceiling Mount Occupancy Sensor | | | |

Services subtotal: \$767.00

Total \$767.00

When you are ready to schedule your work, please "APPROVE" the estimate and we will contact you. Your estimate is valid for 14 days.

Thank you for your business!

By clicking "approve" you acknowledge and agree that Hindman Electric, LLC's Work is subject to the Terms and Conditions linked to below. You also agree that those Terms and Conditions are incorporated by reference into this estimate/invoice/receipt, and that you and Hindman Electric, LLC are bound to and governed by those Terms and Conditions. Finally, you agree that you have read, reviewed, and agreed to the below linked Terms and Conditions. For a printed copy of these Terms and Conditions, please contact our office.

**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, December 1, 2025, at 6:00 p.m. located 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 |

Also present were:

| | |
|----------------------|------------------------------|
| Jamie Giuffre | District Manager |
| 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 Mr. Roth 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 Accountant

There being none, the next business item followed.

B. District Counsel

There being none, the next business item followed.

C. District Engineer

There being none, the next business item followed.

D. District Manager

A discussion ensued regarding a landscape update by Mr. Van Helden.

Mr. Van Helden presented 2 proposals the first one #636950 for \$29,920 and the second proposal #636835 for \$3,107.48 to reshell the playground pathway.

The Board requested Mr. Neidlinger to walk the area with Mr. Bradford to discuss.

Mr. Van Helden presented proposal #621768 in the amount of \$4,500 for Down Zones, the pictures from hyperlink were not included in agenda so the Board tabled this to next workshop agenda on 12/15/2025.

The Board inquired regarding watering schedule and Mr. Van Helden stated they are watering according to the county restrictions but should be finished by 8:00 am.

Mr. Van Helden will find out how many zones/heads are running along with the watering schedule.

The Board inquired regarding the magnolia tree that looks dead, and Yellowstone is conducting a soil tests and will report back.

i. Aquatic Weed Control

There being none, the next business item followed.

ii. Explain the difference between Dissemination Services and Mail Distribution

Mr. Vega explained the difference between Dissemination services and mail distribution to the Board.

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

Mark addressed questions the Board had regarding differences between the Meritus and Inframark contracts including pricing and scope of services.

| |
|--|
| On MOTION by Mr. Bradford seconded by Ms. Kiflom with all in favor, the Inframark Contract with discussed pricing and scope of services was approved as presented. 4-0 |
|--|

E. Field Inspection

Mr. Neidlinger ddressed bathroom circuits that keep tripping and causing the water fountains to not work. Mr. Neidlinger stated they need an electrician to come look at it.

Mr. Neidlinger noted there are dead plants around the pool.

The Board requested for Yellowstone to be present after field report going forward to address any issues found in the field report.

Ms. Kiflom requested Ms. Giuffre to inform Christian, representative from Yellowstone, to follow up on these items and to CC: Ms. Giuffre on all reports.

Ms. Kiflom requested Mr. Neidlinger to get a mulch proposal for all plant beds from EZ Mulch.

The Board discussed the moldy pillars that need pressure washing, and requested Mr. Neidlinger to get proposals.

Mr. Neidlinger discussed fence post caps are missing on Cone Grove Road and will get a proposal to replace them.

Mr. Bradford discussed lighting up the wreaths at the monuments, and the Board will use the Truist card to purchase lighting.

Mr. Neidlinger explained the motion sensor and sensors at the two doors for clubhouse would need to be installed by an electrician and has a quote for \$675 but will obtain another quote for the workshop on 12/15/25.

The Board also noted that they would like to talk about clubhouse furniture at the next workshop.

Mr. Vega advised the Board that the pool quotes are coming soon.

FIFTH ORDER OF BUSINESS

Business Items

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

| |
|--|
| On MOTION by Mr. Bradford seconded by Mr. Roth with all in favor, Resolution 2026-04, Authorization of Spending Limits, was adopted. 4-0 |
|--|

B. Consideration of Yellowstone Irrigation Down Zones Proposal #621768

The Board requested to put this on the workshop agenda with pictures from the hyperlink on report.

The Board discussed Landscapers, and Mr. Vega suggested Pine Lake and United Land.

Ms. Kiflom inquired regarding the pool gate incident and Mr. Vega explained that they can't go after attorney fees.

SIXTH ORDER OF BUSINESS**Business Administration****A. Consideration of the Board of Supervisors' Regular Meeting Minutes from November 4, 2025 & November 17, 2025, Workshop Minutes**

Mr. Bradford asked what expectations are after the workshop.

Mr. Bradford and Ms. Giuffre will communicate between meetings to work on things.

Ms. Kiflom inquired about Ventana irrigation and Mr. Bradford explained that it is Summit at Fern Hill CDD property.

Mr. Neidlinger will communicate with Yellowstone to cap it off.

On MOTION by Mr. Bradford seconded by Mr. Roth with all in favor, the meeting minutes from November 4, 2025 regular meeting and the Workshop November 17, 2025, were approved. 4-0

A. Consideration of Operation and Maintenance October 2025

The Board reviewed the O&Ms.

On MOTION by Ms. Kiflom seconded by Mr. Roth with all in favor, the October 2025 Operation and Maintenance, was approved. 4-0

SEVENTH ORDER OF BUSINESS**Board of Supervisors' Requests and Comments**

Ms. Kiflom will send receipts for reimbursement of ipads to Ms. Giuffre.

Ms. Giuffre will check with District accountant to make sure Truist card is working.

EIGHTH ORDER OF BUSINESS**Adjournment**

There being no further business,

On MOTION by Mr. Roth seconded by Mr. Bradford, with all in favor, the meeting was adjourned at 7:31 p.m. 4-0

Mark Vega
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, December 15, 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 (<i>via conference call</i>) |
| Tiebe Kiflom | Assistant Secretary (<i>via conference call</i>) |

The following item was discussed during the December 15, 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 Yellowstone Irrigation Proposal #621768

A discussion ensued with pending confirmation of prior authorization before services were completed.

THIRD ORDER OF BUSINESS

Discussion on Clubhouse Furniture

This item was tabled until clubhouse rentals are under control.

FOURTH ORDER OF BUSINESS

Discussion on Motion Sensors for Clubhouse

A discussion ensued and the Board approved to go ahead and install.

The Board discussed the following:

- The clubhouse was rented out on Saturday's, and the Board members were not notified. The clubhouse was not properly prepared.
- What happened to the checklist?
- We should not be accepting late invoices. Check with legal to see if we can make an addendum to the contract to not accept late invoices. What is the time limit we can give them (i.e. nothing after 60 or 90 days).

December 15, 2025

- Who authorized Yellowstone to do the repairs? Please have Yellowstone explain why did it took seven months to submit the invoices? We will be deputing the invoices if there was not prior authorization before repairs that was not within their scope of work.

FIFTH ORDER OF BUSINESS

Adjournment

There being no further business, and the workshop was adjourned.

Mark Vega
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 | Vendor Total | Comments/Description |
|--------------------------------------|--------------|------------------------|-------------|---------------|--------------|-----------------------------------|
| Monthly Contract | | | | | | |
| AFFORDABLE LOCK & SECUIRTY SOLUTIONS | 11/1/2025 | 293087152 | \$168.00 | | | SECURITY |
| A-QUALITY POOL SERVICE | 11/3/2025 | 979202 | \$1,400.00 | | | POOL SERVICE |
| INFRAMARK LLC | 11/11/2025 | 163538 | \$735.00 | | | DISSEMINATION/DISCLOSURE SERVICES |
| INFRAMARK LLC | 11/11/2025 | 163538 | \$2,004.17 | | | DISTRICT MANAGEMENT |
| INFRAMARK LLC | 11/11/2025 | 163538 | \$1,000.00 | \$3,739.17 | \$3,739.17 | FIELD MANAGEMENT |
| YELLOWSTONE LANDSCAPE | 11/1/2025 | 1031777 | \$6,523.50 | | | LANDSCAPE MAINTENANCE |
| Monthly Contract Subtotal | | | \$11,830.67 | | | |
| Utilities | | | | | | |
| BOCC ACH | 10/15/2025 | 101525-0149-ACH | \$388.95 | | | UTILITY - WATER |
| FRONTIER ACH | 10/16/2025 | 101625-6205 ACH | \$174.63 | | | INTERNET |
| Utilities Subtotal | | | \$563.58 | | | |
| Regular Services | | | | | | |
| ANTONIO DEON BRADFORD, SR. | 10/20/2025 | AB-102025 | \$200.00 | | | WORKSHOP 10/20/25 |
| ANTONIO DEON BRADFORD, SR. | 11/3/2025 | AB-110325 | \$200.00 | | | BOARD 11/03/25 |
| ANTONIO DEON BRADFORD, SR. | 11/17/2025 | AB-111725 | \$200.00 | | \$600.00 | BOARD 11/17/25 |
| MATTHEW CHARLES ROTH | 10/20/2025 | MR-102025 | \$200.00 | | | WORKSHOP 10/20/25 |
| MATTHEW CHARLES ROTH | 11/3/2025 | MR-110325 | \$200.00 | | | BOARD 11/03/25 |
| MATTHEW CHARLES ROTH | 11/17/2025 | MR-111725 | \$200.00 | | \$600.00 | BOARD 11/17/25 |
| SAMUEL LEN WENZEL JR. | 10/20/2025 | SW-102025 | \$200.00 | | | WORKSHOP 10/20/25 |
| SAMUEL LEN WENZEL JR. | 11/3/2025 | SW-110325 | \$200.00 | | | BOARD 11/03/25 |
| SAMUEL LEN WENZEL JR. | 11/17/2025 | SW-111725 | \$200.00 | | \$600.00 | BOARD 11/17/25 |
| STRALEY ROBIN VERICKER | 11/20/2025 | 27531 | \$874.36 | | | DISTRICT COUNSEL |
| TIEBE KIFLOM | 10/20/2025 | TK-102025 | \$200.00 | | | WORKSHOP 10/20/25 |
| TIEBE KIFLOM | 11/3/2025 | TK-110325 | \$200.00 | | | BOARD 11/03/25 |
| TIEBE KIFLOM | 11/17/2025 | TK-111725 | \$200.00 | | \$600.00 | BOARD 11/17/25 |
| YONATAN DERAR | 10/20/2025 | YD-102025 | \$200.00 | | | WORKSHOP 10/20/25 |
| YONATAN DERAR | 11/3/2025 | YD-110325 | \$200.00 | | | BOARD 11/03/25 |

SUMMIT AT FERN HILL CDD
Summary of Operations and Maintenance Invoices

| Vendor | Invoice Date | Invoice/Account Number | Amount | Invoice Total | Vendor Total | Comments/Description |
|------------------------------|--------------|------------------------|-------------|---------------|--------------|----------------------------------|
| YONATAN DERAR | 11/17/2025 | YD-111725 | \$200.00 | | \$600.00 | BOARD 11/17/25 |
| Regular Services Subtotal | | | \$3,874.36 | | | |
| Additional Services | | | | | | |
| A-QUALITY POOL SERVICE | 11/20/2025 | 979411 | \$1,584.78 | | | POOL REPAIRS |
| ITZ ELECTRIC CORP | 11/6/2025 | F2097 | \$500.00 | | | AMENITY MAINTENANCE & REPAIRS |
| NEPTUNE MULTI SERVICES LLC | 11/5/2025 | 00531025 | \$250.00 | | | HANDYMAN REPAIRS |
| NEPTUNE MULTI SERVICES LLC | 11/5/2025 | 00531024 | \$225.00 | | | CLEANING SERVICE |
| NEPTUNE MULTI SERVICES LLC | 11/5/2025 | 00531020 | \$900.00 | | | CLEANING SERVICE |
| NEPTUNE MULTI SERVICES LLC | 11/5/2025 | 00531021 | \$900.00 | | | CLEANING SERVICE |
| NEPTUNE MULTI SERVICES LLC | 11/5/2025 | 00531022 | \$900.00 | | | CLEANING SERVICE |
| NEPTUNE MULTI SERVICES LLC | 11/5/2025 | 00531023 | \$900.00 | | | CLEANING SERVICE |
| NEPTUNE MULTI SERVICES LLC | 11/5/2025 | 00531014 | \$700.00 | | | CLEANING SERVICE |
| NEPTUNE MULTI SERVICES LLC | 11/5/2025 | 00531015 | \$700.00 | | | CLEANING SERVICE |
| NEPTUNE MULTI SERVICES LLC | 11/5/2025 | 00531016 | \$900.00 | | | CLEANING SERVICE |
| NEPTUNE MULTI SERVICES LLC | 11/5/2025 | 00531017 | \$700.00 | | | CLEANING SERVICE |
| NEPTUNE MULTI SERVICES LLC | 11/5/2025 | 00531018 | \$700.00 | | | CLEANING SERVICE |
| NEPTUNE MULTI SERVICES LLC | 11/5/2025 | 00531019 | \$700.00 | | \$8,475.00 | CLEANING SERVICE |
| SUMMIT AT FERN HILL CDD | 10/31/2025 | 10312025 - 01 | \$1,680.76 | | | SERIES 2016 FY25 TAX DIST ID 745 |
| SUMMIT AT FERN HILL CDD | 10/31/2025 | 10312025 - 01 | \$966.72 | \$2,647.48 | | SERIES 2018 FY25 TAX DIST ID 745 |
| SUMMIT AT FERN HILL CDD | 11/7/2025 | 11072025 - 01 | \$451.11 | | | SERIES 2018 FY26 TAX DIST ID 748 |
| SUMMIT AT FERN HILL CDD | 11/7/2025 | 11072025 - 01 | \$784.31 | \$1,235.42 | \$3,882.90 | SERIES 2016 FY26 TAX DIST ID 748 |
| Additional Services Subtotal | | | \$14,442.68 | | | |
| Miscellaneous | | | | | | |
| VOID | 11/4/2025 | VOID | \$0.01 | | | Postage and Freight |
| Miscellaneous Subtotal | | | \$0.01 | | | |
| TOTAL | | | | | | |
| | | | \$30,711.30 | | | |



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
293087152

INVOICE DATE
Nov 01, 2025

JOB ADDRESS

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

Billing Date: 11/1/2025

Payment Term: NET 10

Due Date: 11/11/2025

| 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 * <p>* Terms And Conditions Detailed In Service Agreement Contract</p> | 6.00 | \$28.00 | \$168.00 |

SUB-TOTAL \$168.00

TAX 0% \$0.00

TOTAL DUE \$168.00

BALANCE DUE **\$168.00**

Thank You For Choosing Affordable Lock & Security

Please Ask About Other Services We Offer:

* Locksmith Services

* High-Security Locks

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

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

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

Warranty Policy: 30 Days Labor and Manufacturer Warranty on Material

[Review Us Here!](#)

CUSTOMER AUTHORIZATION

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

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 # |
| 11/3/2025 | 979202 |
| Balance | \$1,400.00 |

| |
|--|
| 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 | | 11/20/2025 | | | | |
| Quantity | Description | | | | Price Each | Amount | |
| | NOVEMBER 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 | |
| | Sales Tax | | | | 7.00% | 0.00 | |
| | | | | | Total | | \$1,400.00 |
| | | | | | Payments/Credits | | \$0.00 |
| | | | | | Balance Due | | \$1,400.00 |
| | | | | | | | |



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

163538

CUSTOMER ID

C2291

PO#**DATE**

11/11/2025

NET TERMS

Due On Receipt

DUE DATE

11/11/2025

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: November 2025

| DESCRIPTION | QTY | UOM | RATE | MARKUP | AMOUNT |
|-----------------------------------|-----|-----|----------|--------|-----------------|
| Dissemination/Disclosure Services | 1 | Ea | 735.00 | | 735.00 |
| District Management | 1 | Ea | 2,004.17 | | 2,004.17 |
| Field Management | 1 | Ea | 1,000.00 | | 1,000.00 |
| Subtotal | | | | | 3,739.17 |

| | |
|-----------------|------------|
| Subtotal | \$3,739.17 |
|-----------------|------------|

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

| | |
|------------------|------------|
| Total Due | \$3,739.17 |
|------------------|------------|

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



INVOICE

| INVOICE # | INVOICE DATE |
|-----------|--------------|
| 1031777 | 11/1/2025 |
| 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: December 1, 2025

Invoice Amount: \$6,523.50

| Description | Current Amount |
|---|----------------|
| Monthly Landscape Maintenance November 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

M-Page 1 of 3

| CUSTOMER NAME | ACCOUNT NUMBER | BILL DATE | DUE DATE |
|---------------------|----------------|------------|------------|
| SUMMIT AT FERN HILL | 6440260149 | 10/15/2025 | 11/05/2025 |

Summary of Account Charges

| | |
|--------------------------|-----------------|
| Previous Balance | \$338.71 |
| Net Payments - Thank You | \$-338.71 |
| Bill Adjustments | \$1.25 |
| Total Account Charges | \$387.70 |

| | |
|-------------------|-----------------|
| AMOUNT DUE | \$388.95 |
|-------------------|-----------------|

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

6,548 0

DUE DATE

11/05/2025

**Auto Pay Scheduled
DO NOT PAY**



0064402601492 00000388959



Hillsborough
County Florida

| CUSTOMER NAME | ACCOUNT NUMBER | BILL DATE | DUE DATE |
|---------------------|----------------|------------|------------|
| SUMMIT AT FERN HILL | 6440260149 | 10/15/2025 | 11/05/2025 |

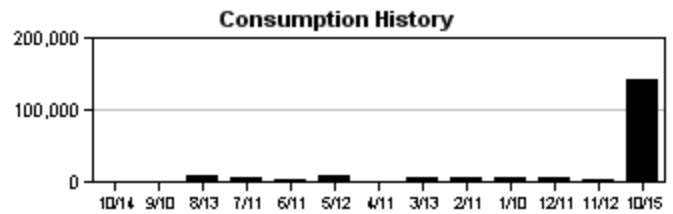
Service Address: 10415 FAIRY MOSS LN (IRRIGATION COMMON AREA)

M-Page 2 of 3

| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|--------------|---------------|---------------|--------------|--------------|-------------|-----------|-------------------|
| 703769950 | 09/10/2025 | 20004 | 10/14/2025 | 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 | 10/15/2025 | 11/05/2025 |

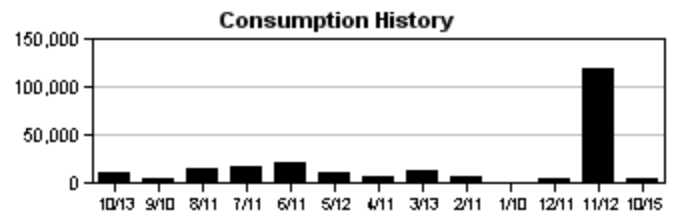
Service Address: 10340 BOGGY MOSS DR

M-Page 2 of 3

| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|--------------|---------------|---------------|--------------|--------------|-------------|-----------|-------------------|
| 53708598 | 09/10/2025 | 26041 | 10/13/2025 | 26138 | 9700 GAL | ACTUAL | WATER |

Service Address Charges

| | |
|--------------------------------------|-----------------|
| Customer Service Charge | \$6.03 |
| Purchase Water Pass-Thru | \$29.29 |
| Water Base Charge | \$35.06 |
| Water Usage Charge | \$9.99 |
| Sewer Base Charge | \$103.02 |
| Sewer Usage Charge | \$63.24 |
| Total Service Address Charges | \$246.63 |





Hillsborough
County Florida

| CUSTOMER NAME | ACCOUNT NUMBER | BILL DATE | DUE DATE |
|---------------------|----------------|------------|------------|
| SUMMIT AT FERN HILL | 6440260149 | 10/15/2025 | 11/05/2025 |

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

M-Page 3 of 3

| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|--------------|---------------|---------------|--------------|--------------|-------------|-----------|-------------------|
| 38576158 | 09/10/2025 | 16513 | 10/13/2025 | 16595 | 8200 GAL | ACTUAL | WATER |

Service Address Charges

| | |
|--------------------------------------|----------------|
| Customer Service Charge | \$6.03 |
| Purchase Water Pass-Thru | \$24.76 |
| Water Base Charge | \$48.70 |
| Water Usage Charge | \$8.45 |
| Late Payment Charge | \$0.28 |
| Total Service Address Charges | \$88.22 |



Hillsborough
County Florida

| CUSTOMER NAME | ACCOUNT NUMBER | BILL DATE | DUE DATE |
|---------------------|----------------|------------|------------|
| SUMMIT AT FERN HILL | 6440260149 | 10/15/2025 | 11/05/2025 |

Service Address: 10636 FERN HILL DR

M-Page 3 of 3

| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|--------------|---------------|---------------|--------------|--------------|-------------|-----------|-------------------|
| 54272591 | 09/10/2025 | 0 | 10/13/2025 | 0 | 0 GAL | ACTUAL | WATER |

Service Address Charges

| | |
|--------------------------------------|----------------|
| Customer Service Charge | \$6.03 |
| Water Base Charge | \$12.52 |
| Late Payment Charge | \$0.97 |
| Total Service Address Charges | \$19.52 |





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

Billing ate:
Oct 16, 2025
Billing eriod:
Oct 16 - Nov 15, 2025

Page 1/4

Hi SUMMIT AT FERN HILL CDD,

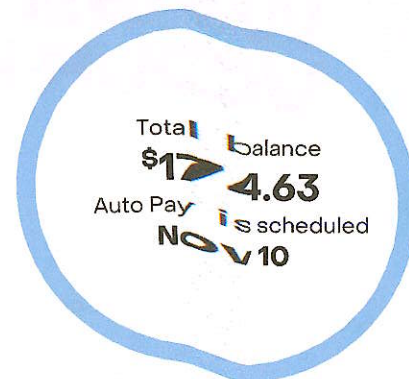
Thanks for choosing Frontier! Have questions about your bill? Visit us at frontier.com/billing to learn more.

Bill history

| | |
|---------------------------------------|-----------|
| Previous balance | \$174.41 |
| Payment received by Oct 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 | ↑\$5.64 |
| Total services | \$174.41 | \$174.63 |
| Total balance | | \$174.63 |



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 10172025 NNNNNNNN 01 000908 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.



9940018137412379121620000000000000000000174635



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

PIN:
1485

Billing Date:
Oct 16, 2025
Billing Period:
Oct 16 - Nov 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 | | |
| 10.16-11.15 | 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 \$19.14 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 | | |
| 10.16-11.15 | Frontier Roadwork Recovery Surcharge | \$4.50 |
| | Federal Subscriber Line Charge - Bus | \$6.50 |
| | Access Recovery Charge-Business | \$2.50 |
| Phone Total | | \$13.50 |

Beginning October 1, 2025, the Federal USF Recovery Charge and the Frontier Long Distance Federal USF Surcharge are increasing from 36.0% to 38.1% of the taxable interstate and international portions of your phone bill. Both charges support the Universal Service Fund, which keeps local phone service affordable for all Americans by providing discounts on services to schools, libraries, and people living in rural and high-cost areas. Visit frontier.com/regulatory-changes.

| | | |
|----------------------------|------------------|---------------|
| Other Charges | | |
| Monthly Charges | | |
| 10.16-11.15 | Printed Bill Fee | \$4.50 |
| Other Charges Total | | \$4.50 |

| | | |
|-----------------------------|--------------------------------------|---------------|
| Taxes and Fees | | |
| | Federal USF Recovery Charge | \$3.43 |
| | Federal Excise Tax | \$0.42 |
| | Federal Taxes | \$3.85 |
| | FL State Communications Services Tax | \$0.83 |
| | County Communications Services Tax | \$0.82 |
| | FL State Gross Receipts Tax | \$0.11 |
| | FL State Gross Receipts Tax | \$0.03 |
| | State Taxes | \$1.79 |
| Taxes and Fees Total | | \$5.64 |

Total current month charges **\$174.63**

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Summitt at Fern Hill

Board Meeting Date: 10/20/2025 workshop

| Name | In Attendance Please X | Paid |
|--------------------|-------------------------------------|-------|
| 1 Antonio Bradford | <input checked="" type="checkbox"/> | \$200 |
| 2 Sam Wenzel | <input checked="" type="checkbox"/> | \$200 |
| 3 Tiebe Kiflom | <input checked="" type="checkbox"/> | \$200 |
| 4 Yonatan Derar | <input checked="" type="checkbox"/> | \$200 |
| 5 Matthew Roth | <input checked="" type="checkbox"/> | \$200 |

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

Approved for payment:

Mark A. Vega
District Manager Signature

10/20/2025
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Summitt at Fern Hill

Board Meeting Date: 11/3/2025

| Name | In Attendance Please X | Paid |
|--------------------|-------------------------------------|-------|
| 1 Antonio Bradford | <input checked="" type="checkbox"/> | \$200 |
| 2 Sam Wenzel | <input type="checkbox"/> | \$200 |
| 3 Tiebe Kiflom | <input type="checkbox"/> | \$200 |
| 4 Yonatan Derar | <input type="checkbox"/> | \$200 |
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District Manager Signature

11/3/2025
Date

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Attendance Confirmation
for
Board of Supervisors

District Name: The Summit at Fern Hill CDD

Board Meeting Date: November 17, 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

11/18/2025
Date

11/18/2025 12:51

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Summitt at Fern Hill

Board Meeting Date: 10/20/2025 workshop

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10/20/2025
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Board Meeting Date: 11/3/2025

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11/3/2025
Date

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Attendance Confirmation
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Board of Supervisors

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Board Meeting Date: November 17, 2025

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11/18/2025
Date

11/18/2025 12:51

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Date

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11/3/2025
Date

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Attendance Confirmation
for
Board of Supervisors

District Name: The Summit at Fern Hill CDD

Board Meeting Date: November 17, 2025

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| 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

11/18/2025
Date

11/18/2025 12:51

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

November 20, 2025
Client: 001462
Matter: 000001
Invoice #: 27531

Page: 1

RE: General

For Professional Services Rendered Through October 31, 2025

SERVICES

| Date | Person | Description of Services | Hours | Amount |
|-----------------------------|--------|--|-------|----------|
| 10/6/2025 | KCH | REVIEW POLICE REPORT, VIDEOS, AND PHOTOGRAPHS REGARDING HIT AND RUN OF AMENITY CENTER GATE; PREPARE DEMAND LETTER. | 2.0 | \$610.00 |
| 10/17/2025 | KCH | REVIEW WORKSHOP AGENDA PACKAGE. | 0.4 | \$122.00 |
| 10/28/2025 | KCH | REVIEW REVISE AGENDA PACKAGE. | 0.4 | \$122.00 |
| Total Professional Services | | | 2.8 | \$854.00 |

DISBURSEMENTS

| Date | Description of Disbursements | Amount |
|---------------------|------------------------------|---------|
| 10/7/2025 | Postage | \$20.36 |
| Total Disbursements | | \$20.36 |

November 20, 2025
Client: 001462
Matter: 000001
Invoice #: 27531

Page: 2

| | | |
|------------------------|----------|-----------------|
| Total Services | \$854.00 | |
| Total Disbursements | \$20.36 | |
| Total Current Charges | | \$874.36 |
| Previous Balance | | \$619.00 |
| Less Payments | | (\$619.00) |
| PAY THIS AMOUNT | | \$874.36 |

Please Include Invoice Number on all Correspondence

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Summitt at Fern Hill

Board Meeting Date: 10/20/2025 workshop

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Mark A. Vega
District Manager Signature

10/20/2025
Date

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Attendance Confirmation
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District Manager Signature

11/3/2025
Date

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Attendance Confirmation
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Board of Supervisors

District Name: The Summit at Fern Hill CDD

Board Meeting Date: November 17, 2025

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|----------------------------|------------------------|----------|
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Approved for payment:

Jamie L. Giuffre
District Manager Signature

11/18/2025
Date

11/18/2025 12:51

Attendance Confirmation
for
BOARD OF SUPERVISORS

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Board Meeting Date: 10/20/2025 workshop

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10/20/2025
Date

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Mark A. Vega
District Manager Signature

11/3/2025
Date

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

Attendance Confirmation
for
Board of Supervisors

District Name: The Summit at Fern Hill CDD

Board Meeting Date: November 17, 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

11/18/2025
Date

11/18/2025 12:51

Invoice



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

| | |
|----------------|------------|
| Invoice Date | Invoice # |
| 11/20/2025 | 979411 |
| Balance | \$1,584.78 |

| |
|--|
| 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 |
|-------------|---|-----|------------|-----|------------|----------|
| | Due on receipt | | 11/28/2025 | | | |
| Quantity | Description | | | | Price Each | Amount |
| | Installed 3HP Motor and seals for Pentair Pump | | | | 1,289.78 | 1,289.78 |
| | -3HP 208-230V EE 56Y ODP Sq Fl Motor Century -Mechanical Shaft Seal .75" Viton Carbon Ozone/Salt Seal Assembly US Seal -Installation Labor -Quote #4833-B -Completed 11/17/2025 | | | | | |
| | Impeller - commercial | | | | 0.00 | 0.00 |
| | -No Charge -Under Warranty | | | | | |
| | Installed -Seal Plate -Diffuser -Completed 11/17/2025 | | | | 387.05 | 387.05 |
| | Discount on Seal Plate And Diffuser | | | | -92.05 | -92.05 |
| | *Includes 90- Day Warranty on Motor (Does Not Cover Water Damage). 30-Day Warranty ON Installation. | | | | | |

Total \$1,584.78

Payments/Credits \$0.00

Balance Due \$1,584.78

Thank you for choosing A-Quality Pool Service!

36-09 20th Ave
Astoria NY 11105

LIC # EC 1301807

| | |
|-----------|-----------|
| Date | Invoice # |
| 11/6/2025 | F2097 |

| |
|---|
| Bill To |
| Summit at Fern Hill 10340 Boggy Moss Dr Riverview, FL 33578 |

| |
|--|
| Service For |
| 10340 Boggy Moss Dr Riverview, FL 33578 |

| |
|---------------------|
| Project |
| Summit at Fern Hill |

| Description | Amount |
|---|----------|
| Supply and replace (4) switches in mens & womens rooms with motion sensor switches. | 500.00 |
| Total | \$500.00 |



Neptune Multi services LLC

11423 Crestlake Village Dr
 Riverview, FL, 33569-2939
 Neptunemts@gmail.com
 neptunemts@gmail.com
 813-778-9857

Invoice

Invoice No: 00531025
 Date: 11/05/2025
 Terms: NET 0
 Due Date: 11/05/2025

Bill To: The Summit cdd
 inframarkcms@payableslockbox.com

| Description | Quantity | Rate | Amount |
|---|----------|----------|----------|
| Handyman repairs New exit light by the gate entrance Light repair on pool deck ceiling Clubhouse AC vent cleaning. | 1 | \$250.00 | \$250.00 |

Payment Instructions

Cashapp \$neptunejku

| | |
|----------|----------|
| Subtotal | \$250.00 |
| TAX 0% | \$0.00 |
| Total | \$250.00 |
| Paid | \$0.00 |

Balance Due \$250.00

[Pay Now](#)

Please detach and send with remittance to:

Neptune Multi services LLC
11423 Crestlake Village Dr
Riverview, FL, 33569-2939

Remittance Advice for Invoice # 00531025 on 11/05/2025

Balance Due \$250.00

Paid

Received From: The Summit cdd

Card Type

Cardholder's Name

Card Number

CVV

Expiry Date

Signature





Neptune Multi services LLC

11423 Crestlake Village Dr
 Riverview, FL, 33569-2939
 Neptunemts@gmail.com
 neptunemts@gmail.com
 813-778-9857

Invoice

Invoice No: 00531024
 Date: 11/05/2025
 Terms: NET 0
 Due Date: 11/05/2025

Bill To: The Summit cdd
 inframarkcms@payableslockbox.com

| Description | Quantity | Rate | Amount |
|---|----------|----------|----------|
| Pool broken furniture removal and disposal request by manager June 2 2025 | 1 | \$255.00 | \$255.00 |

Payment Instructions

Cashapp \$neptunejku

[Pay Now](#)

| | |
|----------|----------|
| Subtotal | \$255.00 |
| TAX 0% | \$0.00 |
| Total | \$255.00 |
| Paid | \$0.00 |

Balance Due \$255.00

Please detach and send with remittance to:

Neptune Multi services LLC
11423 Crestlake Village Dr
Riverview, FL, 33569-2939

Remittance Advice for Invoice # 00531024 on 11/05/2025

Balance Due \$255.00

Paid

Received From: The Summit cdd

Card Type

Cardholder's Name

Card Number

CVV

Expiry Date

Signature





Neptune Multi services LLC

11423 Crestlake Village Dr
 Riverview, FL, 33569-2939
 Neptunemts@gmail.com
 neptunemts@gmail.com
 813-778-9857

Invoice

Invoice No: 00531020
 Date: 11/05/2025
 Terms: NET 0
 Due Date: 11/05/2025

Bill To: The Summit cdd
 inframarkcms@payableslockbox.com

| Description | Quantity | Rate | Amount |
|---|----------|----------|----------|
| Janitorial contract and trash services July 2025 | 1 | \$900.00 | \$900.00 |
| New 5 dog stations installed and services plus doggie bags \$200 monthly approved by DM | | | |

Payment Instructions

Cashapp \$neptunejku

| | |
|----------|----------|
| Subtotal | \$900.00 |
| TAX 0% | \$0.00 |
| Total | \$900.00 |
| Paid | \$0.00 |

Balance Due \$900.00

Pay Now

Please detach and send with remittance to:

Neptune Multi services LLC
11423 Crestlake Village Dr
Riverview, FL, 33569-2939

Remittance Advice for Invoice # 00531020 on 11/05/2025

Balance Due \$900.00

Paid

Received From: The Summit cdd

Card Type

Cardholder's Name

Card Number

CVV

Expiry Date

Signature





Neptune Multi services LLC

11423 Crestlake Village Dr
 Riverview, FL, 33569-2939
 Neptunemts@gmail.com
 neptunemts@gmail.com
 813-778-9857

Invoice

Invoice No: 00531021
 Date: 11/05/2025
 Terms: NET 0
 Due Date: 11/05/2025

Bill To: The Summit cdd
 inframarkcms@payableslockbox.com

| Description | Quantity | Rate | Amount |
|--|----------|----------|----------|
| Janitorial services plus trash and dog stations services August 2025 | 1 | \$900.00 | \$900.00 |

Payment Instructions

Cashapp \$neptunejku

| | |
|----------|----------|
| Subtotal | \$900.00 |
| TAX 0% | \$0.00 |
| Total | \$900.00 |
| Paid | \$0.00 |

Balance Due \$900.00

Please detach and send with remittance to:

Neptune Multi services LLC
11423 Crestlake Village Dr
Riverview, FL, 33569-2939

Remittance Advice for Invoice # 00531021 on 11/05/2025

Balance Due \$900.00

Paid

Received From: The Summit cdd

Card Type

Cardholder's Name

Card Number

CVV

Expiry Date

Signature





Neptune Multi services LLC

11423 Crestlake Village Dr
 Riverview, FL, 33569-2939
 Neptunemts@gmail.com
 neptunemts@gmail.com
 813-778-9857

Invoice

Invoice No: 00531022
 Date: 11/05/2025
 Terms: NET 0
 Due Date: 11/05/2025

Bill To: The Summit cdd
 inframarkcms@payableslockbox.com

| Description | Quantity | Rate | Amount |
|--|----------|----------|----------|
| Janitorial services plus dog and trash services September 2025 | 1 | \$900.00 | \$900.00 |

Payment Instructions

Cashapp \$neptunejku



| | |
|----------|----------|
| Subtotal | \$900.00 |
| TAX 0% | \$0.00 |
| Total | \$900.00 |
| Paid | \$0.00 |

Balance Due \$900.00

Please detach and send with remittance to:

Neptune Multi services LLC
11423 Crestlake Village Dr
Riverview, FL, 33569-2939

Remittance Advice for Invoice # 00531022 on 11/05/2025

Balance Due \$900.00

Paid

Received From: The Summit cdd

Card Type

Cardholder's Name

Card Number

CVV

Expiry Date

Signature





Neptune Multi services LLC

11423 Crestlake Village Dr
 Riverview, FL, 33569-2939
 Neptunemts@gmail.com
 neptunemts@gmail.com
 813-778-9857

Invoice

Invoice No: 00531023
 Date: 11/05/2025
 Terms: NET 0
 Due Date: 11/05/2025

Bill To: The Summit cdd
 inframarkcms@payableslockbox.com

| Description | Quantity | Rate | Amount |
|---|----------|----------|----------|
| Janitorial contract plus dog stations and trash services October 2025 | 1 | \$900.00 | \$900.00 |

Payment Instructions

Cashapp \$neptunejku

| | |
|----------|----------|
| Subtotal | \$900.00 |
| TAX 0% | \$0.00 |
| Total | \$900.00 |
| Paid | \$0.00 |

Balance Due \$900.00

Please detach and send with remittance to:

Neptune Multi services LLC
11423 Crestlake Village Dr
Riverview, FL, 33569-2939

Remittance Advice for Invoice # 00531023 on 11/05/2025

Balance Due \$900.00

Paid

Received From: The Summit cdd

Card Type

Cardholder's Name

Card Number

CVV

Expiry Date

Signature





Neptune Multi services LLC

11423 Crestlake Village Dr
 Riverview, FL, 33569-2939
 Neptunemts@gmail.com
 neptunemts@gmail.com
 813-778-9857

Invoice

Invoice No: 00531014
 Date: 11/05/2025
 Terms: NET 0
 Due Date: 11/05/2025

Bill To: The Summit cdd
 inframarkcms@payableslockbox.com

| Description | Quantity | Rate | Amount |
|-----------------------------------|----------|----------|----------|
| Janitorial contract Feb 2025 | 1 | \$700.00 | \$700.00 |
| Trash services park and mailboxes | | | |

Payment Instructions

Cashapp \$neptunejku

| | |
|----------|----------|
| Subtotal | \$700.00 |
| TAX 0% | \$0.00 |
| Total | \$700.00 |
| Paid | \$0.00 |

Balance Due \$700.00

[Pay Now](#)

Please detach and send with remittance to:

Neptune Multi services LLC
11423 Crestlake Village Dr
Riverview, FL, 33569-2939

Remittance Advice for Invoice # 00531014 on 11/05/2025

Balance Due \$700.00

Paid

Received From: The Summit cdd

Card Type

Cardholder's Name

Card Number

CVV

Expiry Date

Signature





Neptune Multi services LLC

11423 Crestlake Village Dr
 Riverview, FL, 33569-2939
 Neptunemts@gmail.com
 neptunemts@gmail.com
 813-778-9857

Invoice

Invoice No: 00531015
 Date: 11/05/2025
 Terms: NET 0
 Due Date: 11/05/2025

Bill To: The Summit cdd
 inframarkcms@payableslockbox.com

| Description | Quantity | Rate | Amount |
|--|----------|----------|----------|
| Janitorial contract March 2025 Trash services | 1 | \$700.00 | \$700.00 |

Payment Instructions

Cashapp \$neptunejku

| | |
|----------|----------|
| Subtotal | \$700.00 |
| TAX 0% | \$0.00 |
| Total | \$700.00 |
| Paid | \$0.00 |

Balance Due \$700.00

Please detach and send with remittance to:

Neptune Multi services LLC
11423 Crestlake Village Dr
Riverview, FL, 33569-2939

Remittance Advice for Invoice # 00531015 on 11/05/2025

Balance Due \$700.00

Paid

Received From: The Summit cdd

Card Type

Cardholder's Name

Card Number

CVV

Expiry Date

Signature





Neptune Multi services LLC

11423 Crestlake Village Dr
 Riverview, FL, 33569-2939
 Neptunemts@gmail.com
 neptunemts@gmail.com
 813-778-9857

Invoice

Invoice No: 00531016
 Date: 11/05/2025
 Terms: NET 0
 Due Date: 11/05/2025

Bill To: The Summit Cdd
 lisa.castoria@inframark.com,
 inframarkcms@payableslockbox.com
 Timber Creek CDD
 Riverview FL

| Description | Quantity | Rate | Amount |
|---------------------------------------|----------|----------|----------|
| Pressure wash pool deck and pavillion | 1 | \$900.00 | \$900.00 |

Payment Instructions

Cashapp \$neptunejku

| | |
|----------|----------|
| Subtotal | \$900.00 |
| TAX 0% | \$0.00 |
| Total | \$900.00 |
| Paid | \$0.00 |

Balance Due \$900.00



Please detach and send with remittance to:

Neptune Multi services LLC
11423 Crestlake Village Dr
Riverview, FL, 33569-2939

Remittance Advice for Invoice # 00531016 on 11/05/2025

Balance Due \$900.00

Paid

Received From: The Summit Cdd

Card Type

Cardholder's Name

Card Number

CVV

Expiry Date

Signature





Neptune Multi services LLC

11423 Crestlake Village Dr
 Riverview, FL, 33569-2939
 Neptunemts@gmail.com
 neptunemts@gmail.com
 813-778-9857

Invoice

Invoice No: 00531017
 Date: 11/05/2025
 Terms: NET 0
 Due Date: 11/05/2025

Bill To: The Summit cdd
 inframarkcms@payableslockbox.com

| Description | Quantity | Rate | Amount |
|--|----------|----------|----------|
| Janitorial contract April 2025 Trash services | 1 | \$700.00 | \$700.00 |

Payment Instructions

Cashapp \$neptunejku

| | |
|----------|----------|
| Subtotal | \$700.00 |
| TAX 0% | \$0.00 |
| Total | \$700.00 |
| Paid | \$0.00 |

Balance Due \$700.00

Pay Now

Please detach and send with remittance to:

Neptune Multi services LLC
11423 Crestlake Village Dr
Riverview, FL, 33569-2939

Remittance Advice for Invoice # 00531017 on 11/05/2025

Balance Due \$700.00

Paid

Received From: The Summit cdd

Card Type

Cardholder's Name

Card Number

CVV

Expiry Date

Signature





Neptune Multi services LLC

11423 Crestlake Village Dr
 Riverview, FL, 33569-2939
 Neptunemts@gmail.com
 neptunemts@gmail.com
 813-778-9857

Invoice

Invoice No: 00531018
 Date: 11/05/2025
 Terms: NET 0
 Due Date: 11/05/2025

Bill To: The Summit cdd
 inframarkcms@payableslockbox.com

| Description | Quantity | Rate | Amount |
|--|----------|----------|----------|
| Janitorial contract May 2025 Trash services | 1 | \$700.00 | \$700.00 |

Payment Instructions

Cashapp \$neptunejku

| | |
|----------|----------|
| Subtotal | \$700.00 |
| TAX 0% | \$0.00 |
| Total | \$700.00 |
| Paid | \$0.00 |

Balance Due \$700.00



Please detach and send with remittance to:

Neptune Multi services LLC
11423 Crestlake Village Dr
Riverview, FL, 33569-2939

Remittance Advice for Invoice # 00531018 on 11/05/2025

Balance Due \$700.00

Paid

Received From: The Summit cdd

Card Type

Cardholder's Name

Card Number

CVV

Expiry Date

Signature





Neptune Multi services LLC

11423 Crestlake Village Dr
 Riverview, FL, 33569-2939
 Neptunemts@gmail.com
 neptunemts@gmail.com
 813-778-9857

Invoice

Invoice No: 00531019
 Date: 11/05/2025
 Terms: NET 0
 Due Date: 11/05/2025

Bill To: The Summit cdd
 inframarkcms@payableslockbox.com

| Description | Quantity | Rate | Amount |
|---|----------|----------|----------|
| Janitorial contract June 2025 Trash services | 1 | \$700.00 | \$700.00 |

Payment Instructions

Cashapp \$neptunejku

| | |
|----------|----------|
| Subtotal | \$700.00 |
| TAX 0% | \$0.00 |
| Total | \$700.00 |
| Paid | \$0.00 |

Balance Due \$700.00

[Pay Now](#)

Please detach and send with remittance to:

Neptune Multi services LLC
11423 Crestlake Village Dr
Riverview, FL, 33569-2939

Remittance Advice for Invoice # 00531019 on 11/05/2025

Balance Due \$700.00

Paid

Received From: The Summit cdd

Card Type

Cardholder's Name

Card Number

CVV

Expiry Date

Signature



SUMMIT AT FERN HILL CDD

DISTRICT CHECK REQUEST

Today's Date 10/31/2025

Payable To Summit at Fern Hill CDD

Check Amount **\$1,680.76**

Check Description Series 2016 - FY 25 Tax Dist. ID Dist 745

Check Amount **\$966.72**

Check Description Series 2018 - FY 25 Tax Dist. ID Dist 745

Special Instructions

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

Jonathan Sciortino
Authorization

| | |
|-------------|------------------|
| DM | _____ |
| Fund | _____ |
| G/L | _____ |
| Object Code | _____ |
| Chk # | _____ Date _____ |

SUMMIT AT FERN HILL CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2025, Tax Year 2024

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

101%

200

201

| Date Received | Amount Received | 60.24% | 60.24% | 25.24% | 25.24% | 14.52% | 14.52% | Proof | Date Transferred / Distribution ID | Notes / CDD check # |
|---------------------------------------|-------------------|-----------------------------------|-------------------------------|--|--------------------------------------|--|--------------------------------------|-------------|------------------------------------|---------------------|
| | | Raw Numbers Operations Revenue | Rounded Operations Revenue | Raw Numbers 2016 Debt Service Revenue | Rounded 2016 Debt Service Revenue | Raw Numbers 2018 Debt Service Revenue | Rounded 2018 Debt Service Revenue | | | |
| 11/6/2024 | 1,446.63 | 871.50 | 871.50 | 365.12 | 365.12 | 210.01 | 210.01 | - | Dist 695 | 2633/2628 |
| 11/14/2024 | 30,927.32 | 18,631.62 | 18,631.62 | 7,805.96 | 7,805.96 | 4,489.74 | 4,489.74 | - | Dist 697 | 2628 |
| 11/22/2024 | 6,214.88 | 3,744.05 | 3,744.05 | 1,568.62 | 1,568.62 | 902.22 | 902.22 | (0.01) | Dist 698 | 2628 |
| 12/6/2024 | 687,780.47 | 414,341.25 | 414,341.25 | 173,593.56 | 173,593.56 | 99,845.66 | 99,845.66 | - | Dist 706 | |
| 12/16/2024 | 78,844.52 | 47,498.49 | 47,498.49 | 19,900.10 | 19,900.10 | 11,445.92 | 11,445.92 | 0.01 | Dist 707 | |
| 1/7/2025 | 116,318.68 | 70,074.14 | 70,074.14 | 29,358.46 | 29,358.46 | 16,886.08 | 16,886.08 | - | Dist 709 | 2639 |
| 12/3/2024 | 34,484.22 | 20,774.41 | 20,774.41 | 8,703.71 | 8,703.71 | 5,006.10 | 5,006.10 | - | Dist 700 | |
| 2/7/2025 | 6,214.89 | 3,744.05 | 3,744.05 | 1,568.62 | 1,568.62 | 902.22 | 902.22 | - | Dist 713 | 2644 |
| 3/10/2025 | 3,204.55 | 1,930.52 | 1,930.52 | 808.82 | 808.82 | 465.21 | 465.21 | - | Dist 716 | 2659 |
| 4/7/2025 | 7,431.09 | 4,476.73 | 4,476.73 | 1,875.58 | 1,875.58 | 1,078.78 | 1,078.78 | - | Dist 719 | 2662 |
| 6/18/2025 | 3,334.02 | 2,008.52 | 2,008.52 | 841.50 | 841.50 | 484.00 | 484.00 | - | Dist 728 | 2695 |
| 10/31/2025 | 6,659.20 | 4,011.72 | 4,011.72 | 1,680.76 | 1,680.76 | 966.72 | 966.72 | - | Dist 745 | |
| | | - | - | - | - | - | - | - | | |
| | | - | - | - | - | - | - | - | | |
| | | - | - | - | - | - | - | - | | |
| | | - | - | - | - | - | - | - | | |
| TOTAL | 982,860.47 | 592,107.00 | 592,107.00 | 248,070.80 | 248,070.81 | 142,682.67 | 142,682.66 | 0.00 | | |
| Net Total on Roll | 974,715.36 | | 587,200.12 | | 246,015.00 | | 141,500.24 | | | |
| Collection Surplus / (Deficit) | 8,145.11 | | 4,906.88 | | 2,055.81 | | 1,182.42 | | | |

SUMMIT AT FERN HILL CDD

DISTRICT CHECK REQUEST

| | |
|-----------------------------|---|
| Today's Date | <u>11/7/2025</u> |
| Total Check | <u>\$1,235.42</u> |
| Payable To | <u>Summit at Fern Hill CDD</u> |
| Check Amount | <u>\$784.31</u> |
| Check Description | <u>Series 2016 - FY 26 Tax Dist. ID 748</u> |
| Code To | <u>200-103200-1000</u> |
| Check Amount | <u>\$451.11</u> |
| Check Description | <u>Series 2018 - FY 26 Tax Dist. ID 748</u> |
| Code To | <u>201-103200-1000</u> |
| Special Instructions | <u>Please mail check with DS directional letter</u> |

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

Jonathan Sciortino
Authorization

SUMMIT AT FERN HILL CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2026, Tax Year 2025

| | Dollar Amounts | Fiscal Year 2026 Percentages | |
|-----------|----------------|------------------------------|----------|
| Net O&M | \$ 587,200.12 | 60.24% | 0.602400 |
| Net DS 16 | \$ 246,015.00 | 25.24% | 0.252400 |
| Net DS 18 | \$ 141,500.24 | 14.52% | 0.145200 |
| Net Total | 974,715.36 | 100.00% | 1.000000 |

200 201

| Date Received | Amount Received | 60.24% | 25.24% | 14.52% | Proof | Date Transferred / Distribution ID | Notes / CDD check # |
|--------------------------------|-----------------|-----------------------------------|--|--|----------|------------------------------------|---------------------|
| | | Raw Numbers Operations Revenue | Raw Numbers 2016 Debt Service Revenue | Raw Numbers 2018 Debt Service Revenue | | | |
| 11/7/2025 | 3,107.44 | 1,872.02 | 784.31 | 451.11 | - | 748 | |
| | | - | - | - | - | | |
| | | - | - | - | - | | |
| | | - | - | - | - | | |
| | | - | - | - | - | | |
| | | - | - | - | - | | |
| | | - | - | - | - | | |
| | | - | - | - | - | | |
| | | - | - | - | - | | |
| | | - | - | - | - | | |
| | | - | - | - | - | | |
| | | - | - | - | - | | |
| | | - | - | - | - | | |
| | | - | - | - | - | | |
| | | - | - | - | - | | |
| | | - | - | - | - | | |
| TOTAL | 3,107.44 | 1,872.02 | 784.31 | 451.11 | - | | |
| Net Total on Roll | 974,715.36 | | | | | | |
| Collection Surplus / (Deficit) | (971,607.92) | | | | | | |