

Summit at Fern Hill Community Development District

Board of Supervisors

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

Jamie Giuffre, District Manager
Kathryn "KC" Hopkinson, District Counsel
Phil Chang, District Engineer

REGULAR MEETING AGENDA

Monday, October 6, 2025, at 6:00 p.m.

[Join Teams Meeting](#)

Meeting ID: 261 800 659 429 2 **Passcode:** 5e5GP7J4

1. Call to Order/Roll Call

2. Motion to Approve Agenda

3. Public Comments on Agenda Items

*Each individual has the opportunity to comment and is limited to **three (3) minutes** for such comment.*

4. Staff Reports

- A. District Counsel
- B. District Engineer
- C. District Manager
 - i. Aquatic Weed Control.....Page 2
- D. Field Inspection.....Page 6

5. Business Items

- A. Approval of Solicitation for Landscape & Irrigation Maintenance Services.....Page 13
- B. Consideration of Resolution 2026-01; Re-designating Officers.....Page 37
- C. Consideration of Resolution 2026-02; Goals, Objectives, Performance Measures and StandardsPage 38
- D. Consideration of Resolution 2026-03; Authorization of Spending Limits..... Page 43
- E. Discussion of Amendments
 - i. Motion to Rescind First Amendment for Field Services.....Page 45
 - ii. Approval of Second Amendment.....Page 47
- F. Consideration of Addendum to Inframark's Contract Reflecting No 3% Increase in Management Fee for 2026
- G. Discussion of FY 2026 Budget.....Page 60
- H. Consideration of Yellowstone Irrigation Repairs #594600.....Page 85
- I. Discussion on Clubhouse Rental Rules.....Page 86
- J. Discussion on Strongroom
- K. Discussion on Pool Vendor

6. Business Administration

- A. Consideration of the Board of Supervisors' Regular Meeting Minutes from September 4, 2025 & September 15, 2025, Workshop Minutes.....Page 99
- B. Consideration of Operation and Maintenance August 2025.....Page 104

7. Board of Supervisors' Requests and Comments

8. Adjournment

The next Workshop is scheduled for Monday, October 20, 2025, at 6:00 pm

The next regular meeting will be held on Monday, November 3, 2025, at 6:00 pm

District Office:
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Meeting Location:
Summit at Fern Hill Clubhouse
10340 Boggy Moss Drive
Riverview, FL 33578



AQUATIC WEED CONTROL, Inc.

Orlando - Ft. Myers - Tampa - Daytona Beach 800-543-6694

Lake & Wetland Customer Service Report

Job Name:

Customer Number: 437

Customer: SUMMIT @ FERN HILL CDD

Technician: Tyler

Date: 09/13/2025

Time: 03:00 PM

Customer Signature:

<u>CLARITY</u>	<u>FLOW</u>	<u>METHOD</u>		<u>CARP PROGRAM</u>	<u>WATER LEVEL</u>	<u>WEATHER</u>
<input checked="" type="checkbox"/> < 1'	<input checked="" type="checkbox"/> None	<input checked="" type="checkbox"/> ATV	<input type="checkbox"/> Boat	<input type="checkbox"/> Carp observed	<input type="checkbox"/> High	<input checked="" type="checkbox"/> Clear
<input type="checkbox"/> 1-2'	<input type="checkbox"/> Slight	<input type="checkbox"/> Airboat	<input type="checkbox"/> Truck	<input type="checkbox"/> Barrier Inspected	<input checked="" type="checkbox"/> Normal	<input type="checkbox"/> Cloudy
<input type="checkbox"/> 2-4'	<input type="checkbox"/> Visible	<input type="checkbox"/> Backpack			<input type="checkbox"/> Low	<input checked="" type="checkbox"/> Windy
<input type="checkbox"/> > 4'						<input type="checkbox"/> Rainy

FISH and WILDLIFE OBSERVATIONS

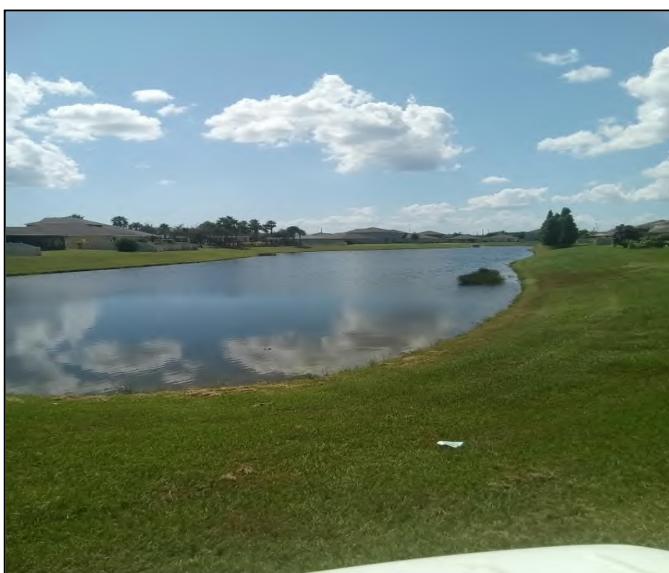
<input type="checkbox"/> Alligator	<input type="checkbox"/> Catfish	<input type="checkbox"/> Gallinules	<input type="checkbox"/> Osprey	<input type="checkbox"/> Woodstork
<input type="checkbox"/> Anhinga	<input type="checkbox"/> Coots	<input type="checkbox"/> Gambusia	<input type="checkbox"/> Otter	<input type="checkbox"/>
<input type="checkbox"/> Bass	<input type="checkbox"/> Cormorant	<input type="checkbox"/> Herons	<input type="checkbox"/> Snakes	<input type="checkbox"/>
<input type="checkbox"/> Bream	<input type="checkbox"/> Egrets	<input type="checkbox"/> Ibis	<input type="checkbox"/> Turtles	<input type="checkbox"/>

NATIVE WETLAND HABITAT MAINTENANCE

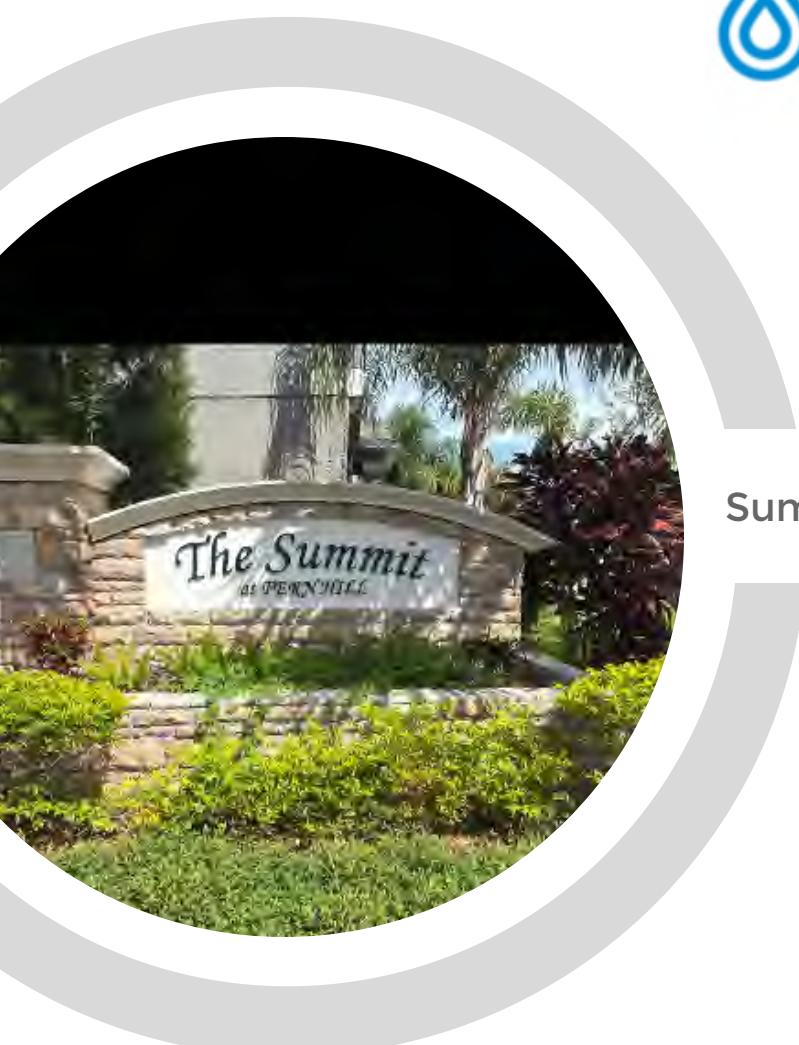
Beneficial Vegetation Notes:

<input type="checkbox"/> Arrowhead	<input type="checkbox"/> Bulrush	<input type="checkbox"/> Golden Canna	<input type="checkbox"/> Naiad	<input type="checkbox"/> _____
<input type="checkbox"/> Bacopa	<input type="checkbox"/> Chara	<input type="checkbox"/> Gulf Spikerush	<input type="checkbox"/> Pickerelweed	
<input type="checkbox"/> Blue Flag Iris	<input type="checkbox"/> Cordgrass	<input type="checkbox"/> Lily	<input type="checkbox"/> Soft Rush	<input type="checkbox"/>









Summit At Fern Hill CDD

Tuesday, 23 September 2025

Prepared For Board Of Supervisors

19 Item Identified

19 Item Incomplete

A handwritten signature in black ink that reads "Jason Liggett".

Jason Liggett

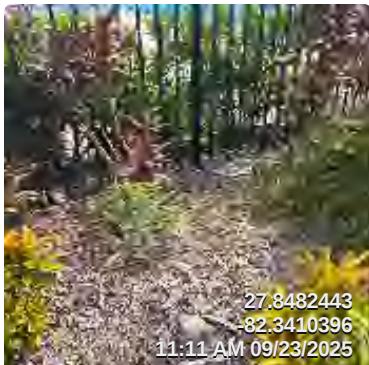
Lead District Field Coordinator



Item 1

[Assigned To: Yellowstone](#)

Please lift the Drake Elm located in the center island in front of the clubhouse



Item 2

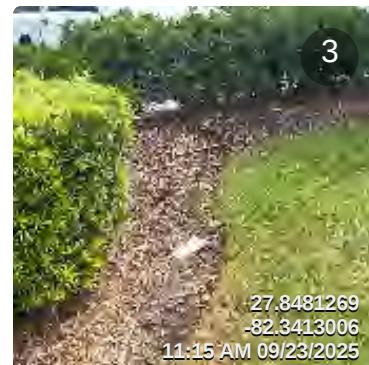
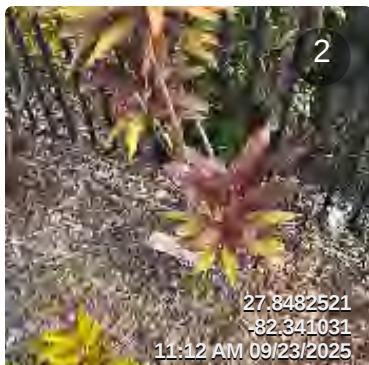
[Assigned To: Yellowstone](#)

What is the status of the stump near the pool fence on the front side of the clubhouse? Was it scheduled for removal?

Item 3

[Assigned To: Yellowstone](#)

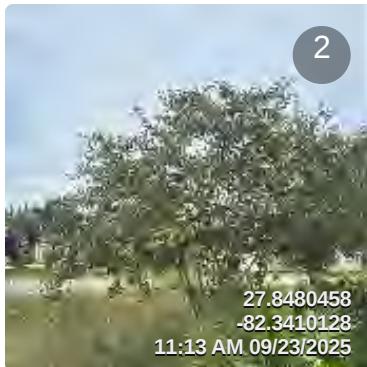
Please ensure crews thoroughly police the area around the amenity center for trash during every visit. The current trash appears to have been there for some time and needs prompt attention.



Item 4

[Assigned To: Yellowstone](#)

Please remove the sucker growth and lift the crape myrtles around the amenity center.



Item 5

[Assigned To: Yellowstone](#)

Please remove the weeds from the grass areas at the amenity center on the outbound side of the entrance on Fuzzy Cattail Street.

Item 6

[Assigned To: Yellowstone](#)

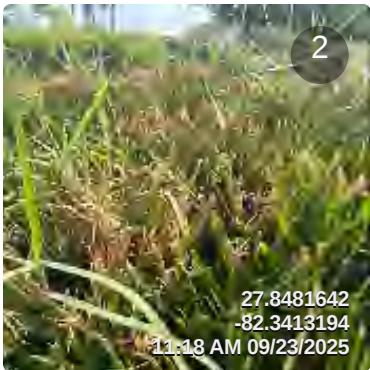
When was the last irrigation inspection conducted in the district? Please review the irrigation system on the inbound side of the entrance to the amenity center from Boggy Moss Drive and ensure that any cut drip lines are repaired.



Item 7

[Assigned To: Yellowstone](#)

Please remove the grassy weeds growing in the coontie palm on the inbound side of the entrance to the amenity center on Boggy Moss Drive. Also, discontinue shearing this plant material moving forward.



Item 8

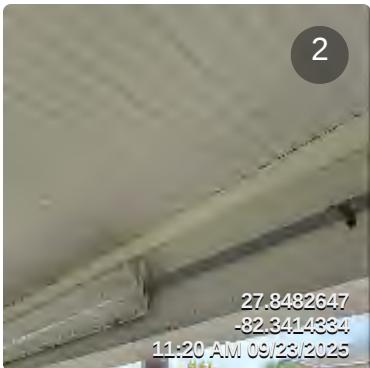
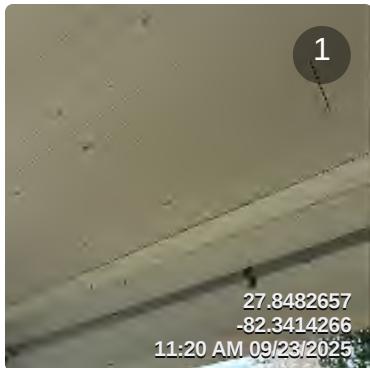
[Assigned To: Yellowstone](#)

Please remove the palm chutes in the coontie palms near the mail kiosk.

Item 9

[Assigned To: District Manager](#)

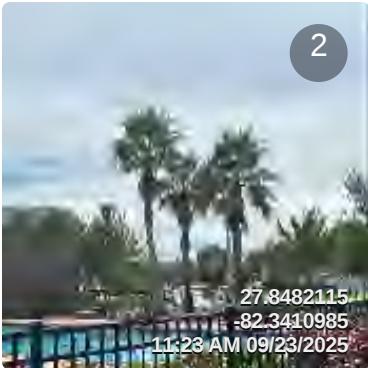
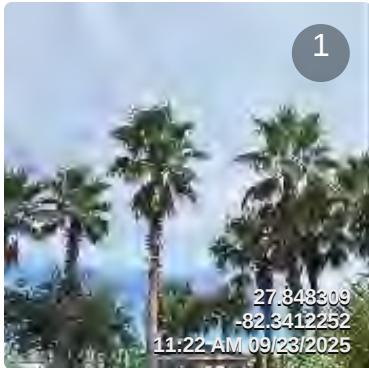
Do we currently have a pest company that comes out? The mail kiosk needs to be treated and spider webs removed.



Item 10

[Assigned To: Yellowstone](#)

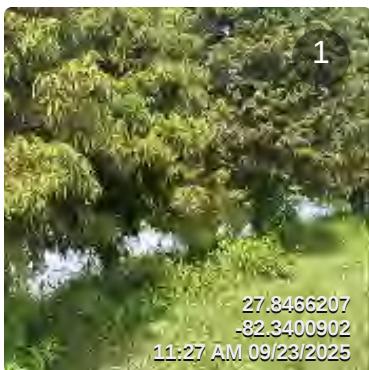
When was the last time the palm trees were trimmed?



Item 11

Assigned To: Yellowstone

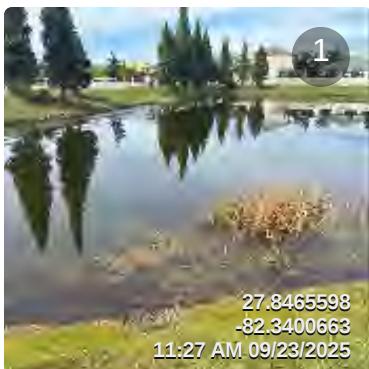
What is the plan to maintain the Falahatchee beds around the pond areas throughout the district? It seems they are currently being neglected.



Item 12

Assigned To: Aquatics

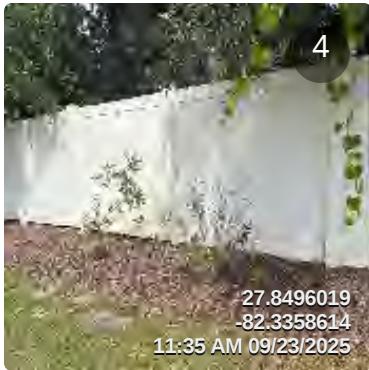
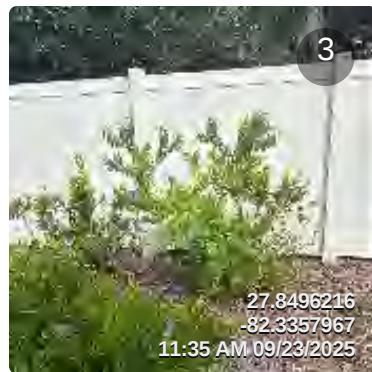
Pond FH 2 still requires some work. We are continuing to see a buildup of algae along the sides of the banks.



Item 13

Assigned To: Yellowstone

Please remove the dead plants from the common area beds next to 10252 Strawberry Tea Drive, treat the weeds, and remove vines from the plant material.



Item 14

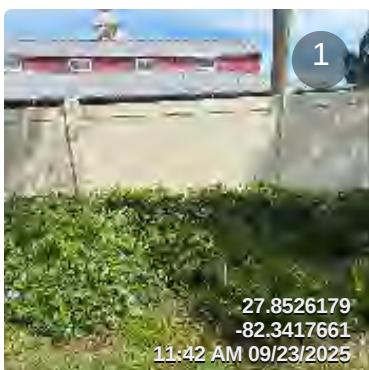
[Assigned To: Yellowstone](#)

Please ensure that tree rings are established around the new oak tree on Boggy Moss Drive. These should have soft edges during maintenance visits.

Item 15

[Assigned To: Yellowstone](#)

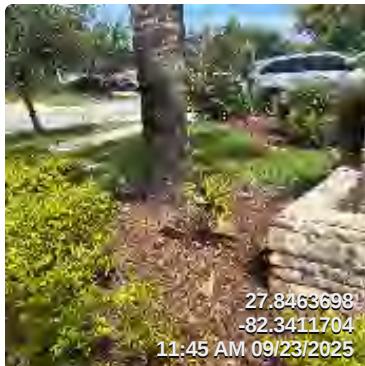
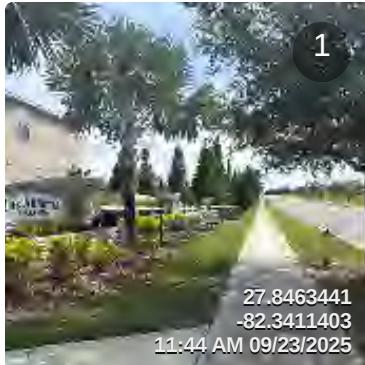
Please improve the detail and overall appearance of the plant beds at the cul-de-sac on Golden Wonder Lane. Also, ensure that the beds in this area are consistently soft-edged during maintenance.



Item 16

[Assigned To: Board](#)

The benches at the entrance to the community have been moved.



Item 17

[Assigned To: Yellowstone](#)

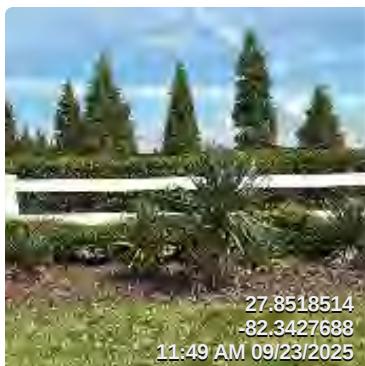
Please remove the Bismarck palm debris near the main entrance signs to the community.



Item 18

[Assigned To: Yellowstone](#)

Remove the vines over the asparagus fern at the main entrance to the community and treat the beds for weeds.



Item 19

[Assigned To: Yellowstone](#)

Remove the dead leaves from the yucca plants along the border fences on Cone Grove Road and Fern Hill Drive.

Summitt at Fern Hill Community Development District

Solicitation for Landscape & Irrigation Maintenance Services

1. General Information.

The Board of Supervisors ("Board") of the (**Summitt at Fern Hill**) Community Development District ("District") is requesting proposals for the provision of Landscape and Irrigation Maintenance Services on a continuing basis ("Proposals"). The District will accept proposals from all qualified companies interested in providing these services. All proposers should be experienced in providing landscaping and irrigation services in the State of Florida and hold any applicable licenses or certifications. Any proposer that is a corporation or other business entity must be registered with the Florida Department of State, Division of Corporations, authorized to do business in the State of Florida, and currently in good standing.

- 2. Questions should be Directed to District Management.** Any questions relating to this solicitation should be directed to District Management via email at Jliggett@inframark.com. The deadline for submitting questions is **August 18, 2025 at 3:00pm**.

3. Submittal of Proposals.

- Interested persons and firms should submit an electronic copy of their Proposal containing the information and materials described herein to District Management at the above email address no later than **3:00 p.m., Monday, August 25, 2025**.
- Proposals will be securely kept and not reviewed until after the submission deadline.
- The Board reserves the right to review and accept any Proposals submitted late.

- 4. Shortlist Review and Invitation to Present to the Board.** The Board will be provided the proposals on or before the regular meeting on **Tuesday, September 9, 2025**. If the Board determines that it will proceed with presentations, proposers should be prepared for a 10-20 minute presentation to include a question-and-answer period.

5. Scope of Services.

The services to the District are generally described in the "Scope of Services" attached hereto as **Exhibit A** and is intended to incorporate all services that are necessarily performed by a landscape and irrigation maintenance vendor (the "Contractor") in the effective operation of a CDD in compliance with federal, state, or local regulation. Proposers are strongly encouraged to visit and become familiar with the landscape and irrigation areas as depicted on the "**Landscape Maintenance Map**" attached here to as **Exhibit B**. If a specific task is not identified in the Scope of Services, but is necessary for the District's landscaping maintenance, irrigation maintenance or compliance with federal, state, or local regulation, it is expected that the landscape vendor will include such task in the performance of its general landscape and irrigation services unless an additional charge is identified in the Proposal and agreed to by the District in writing.

- 6. Interpretation and Addenda of Scope of Services.** No verbal interpretations will be made to any proposer as to the meaning of the Scope of Services. Interpretations, if made, will be written in the form of an addendum and sent by District Management to all known proposers who have shown interest in submitting a Proposal.

7. **Term and Renewal.** The initial term of the service agreement will be 1 year. The agreement will automatically renew for subsequent 1-year periods until terminated pursuant to the termination provisions in the agreement. The scope of services and compensation for renewal periods may be adjusted by mutual written agreement evidenced by a written addendum.

8. **Submittal Requirements.** Each Proposal shall include the following information:

a. **Company Information**

- i. Name of company (including any "Doing Business As" names)
- ii. Headquarters/parent company locations
- iii. Office locations and total number of employees at each
- iv. Local address and telephone number
- v. History of the company
- vi. Organization chart of company
- vii. Proof of applicable insurance
- viii. List of any outstanding litigation that would threaten the viability of the proposer or the performance of services

b. **Qualifications and Staffing**

- i. Number of CDDs the proposer is currently providing landscape maintenance services for along with the names of those CDDs
- ii. Why the proposer is the best qualified to perform the Scope of Services
 - 1. if there will be a subcontractor performing certain services, describe which services will be subcontracted and include subcontractor's qualifications
- iii. Staff team the proposer will assign to the District, including:
 - 1. the name, title, number of years' service, specific services each will have primary responsibility over, and relevant educational and work experiences
 - 2. for the proposed "**Site Manager**" include:
 - a. number of CDDs they are responsible for
 - b. names of the CDDs they represent nearest to the District
 - c. length of career in serving as an Site Manager
 - d. professional designations (if any)
- iv. How often site visits will be performed and how often the Site Manager will meet with District Management
- v. How any issues arising after business hours will be handled
- vi. Backup plan for situations where the Site Manager is unavailable
- vii. Escalation procedures and contact information if there are any concerns regarding the assigned Site Manager or staff

c. **Cost of Services.** All proposers must submit a separate cost proposal for district management services (inclusive of all direct and non-direct costs as well as all overhead, fees and profit). Cost proposals should be written so that they may be incorporated, as modified during negotiations, as an attachment to an agreement.

- i. Each cost proposal must include the following:

- 1. A completed Official Proposal Form for Solicitation of Proposals for Landscape and Irrigation Maintenance services attached hereto as **Exhibit C**.
- 2. The total annual cost of all services described in the Scope of Services ("Total Annual Price")
 - a. if the Total Annual Price will be broken down in equal monthly installments, list the monthly installment that will be invoiced

- b. if the Total Annual Price will be broken down in another manner, list such breakdown and include the pricing and when such services will be invoiced
 - c. An itemized price of the services should be included along with the Total Annual Price.
 - 3. A detailed listing of any other expenses or fees to be reimbursed to the proposer (excluding those additional services provided below) such as postage, courier services, printing, binding, travel expenses, etc.. Any expenses not specifically included will not be eligible for reimbursement and must be absorbed by the Total Annual Price.
 - 4. A fee proposal and detailed explanation for additional services that may be performed in addition to the items described in the Scope of Services.
 - a. The fee proposal must clearly identify what types of services will be separately billed to the District, as opposed to those that are included in the Total Annual Price
- ii. If any of the services described in the “Scope of Services” are not going to be provided directly by the proposer, then the Proposal should disclose that and provide an estimate of the costs from a 3rd-party vendor to provide such services.
- d. **References.** All proposers must submit a list of at least 3 references, including the name of the client entity, the client’s website or general location, and the name, email, and number of a contact person.

9. Proposal Duration. The Proposal must be in effect for a minimum of 90 calendar days starting with the day following the submission deadline. During this time, all provisions of the Proposal must be in effect, including prices.

10. Proposal Evaluation Criteria. Each Proposal will be evaluated using the following criteria:

- a. Responsiveness to each element contained in the Scope of Services and this solicitation
- b. Ability of the proposer
- c. Experience of the proposer
- d. Geographic location of the proposer's headquarters or local office in relation to the District
- e. Past performance of the proposer in other CDDs
- f. Willingness to meet time and budget requirements
- g. Recent, current, and anticipated workloads
- h. Volume of work previously awarded to the proposer
- i. Reasonableness of cost for the total effort
- j. The District reserves the right to consider other factors and the criteria included herein shall constitute the minimum criteria to be considered

11. Right to Waive Mistakes and Variations.

- a. Proposals may not be modified after the submission deadline.
- b. Mistakes in arithmetic extension of pricing may be corrected by the Board.
- c. The District reserves the right to waive any minor or non-material discrepancies or technicalities.
- d. The District further reserves the right to request supplementation of any or all Proposals.

12. Method of Selection, Award, and Right to Reject.

- a. The Board will evaluate each Proposal pursuant to the evaluation criteria in order to determine which Proposal is in the District's best interest (low price shall not entitle any proposer to be awarded the services).
- b. There is no guarantee that a service agreement will be awarded.
- c. The District expressly reserves the right to reject any or all Proposals at any time or until such time as an agreement is fully executed.
- d. If the Board intends on awarding the services to a proposer, it will announce the proposer they desire to engage with at a public meeting. No written notice of the award will be provided unless requested by a proposer.
- e. The selected proposer shall promptly enter into negotiations with the District to finalize any terms or details.
 - i. If the negotiations are unsuccessful, the District may negotiate with the next proposer(s) whose proposal(s) was determined to be in the District's best interest until such the negotiation(s) is successful.
- f. If the District elects to move forward with a Proposal, it will be sent to District Counsel to prepare a Landscape and Irrigation Maintenance Services Agreement (the "Agreement").

13. No Protest of Board Decisions: By submitting a proposal, proposers acknowledge this is an informal solicitation of proposals for services, there are no competitive procurement thresholds and requirements with respect to the Scope of Services, and thus there is no right to protest any decision by the Board with respect to this solicitation.

14. No Reimbursement of Preparation Costs. Proposers will not be reimbursed for any cost associated with responding to this solicitation.

15. Required Disclosure:

- a. **Public Entity Crimes:** Proposers should be aware of, and in compliance with, all requirements under Section 287.133, Florida Statutes, on Public Entity Crimes. A representation of compliance will be included in the Agreement.
- b. **Scrutinized Companies:** Proposers should be aware of, and in compliance with, all requirements under Section 287.135, Florida Statutes, on Scrutinized Companies. A representation of compliance will be included in the Agreement.
- c. **E-Verify:** Proposers should be aware of, and in compliance with, all requirements under Section 448.095(2)(c), Florida Statutes, on E-Verification requirements. A representation of compliance will be included in the Agreement.
- d. **Anti-Human Trafficking:** Pursuant to Section 787.06, Florida Statutes, proposer represents that it does not use coercion for labor or services as defined in the statute. In addition to being part of the Agreement, proposer is required to provide an affidavit, signed by an officer or a representative of the proposer with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes. A sample Affidavit for Anti-Human Trafficking is attached hereto as **Exhibit G**.
- e. **Public Records:** All Proposals are considered public records pursuant to Chapter 119, Florida Statutes.
- f. **No Consideration of social, political, or ideological interests.** You are hereby made aware of the provisions of Section 287.05701, *Florida Statutes*. The District is not requesting documentation of nor will it consider a vendor's social, political, or ideological interests when determining if the vendor is a responsible vendor or when awarding a contract.

Thank you for your interest in the District.

EXHIBIT “A” - SCOPE OF SERVICES

PART 1

GENERAL LANDSCAPE MAINTENANCE

1) MOWING – All grass areas will be mowed on the following schedule:

MARCH 1 – NOVEMBER 1 – Once a week

NOVEMBER 1 – MARCH 1 – Once every two weeks

This schedule estimates that there will be between 41 – 45 cuts annually based on standard growing periods in Florida, however, requires a minimum of 52 services (weekly) to perform those duties, other than mowing, that cannot remain unattended for two weeks. (i.e., weed control, selective mowing, debris clearing, and general detailing of property, etc.) Notwithstanding the above, at no time will the grass be allowed to grow beyond a maximum height of five (5) inches. Each mowing should leave the St. Augustine & Bahia grass at a height of three and one half (3 1/2) to four (4) inches. Do not remove more than 1/3 of the height of the leaf blade at any one mowing. All blades shall be kept sharp at all times to provide a high-quality cut and to minimize disease. The DISTRICT requires mowers to be equipped with a mulching type deck. Rotary Mowers are preferred for heights above one (1) inch and Reel type mowers for heights below one (1) inch. Clippings may be left on the lawn as long as no readily visible clumps remain on the grass after mowing. Otherwise, large clumps of clippings MUST either be collected and removed by the CONTRACTOR **OR** be **immediately** re-distributed across the lawn. This is to re-introduce nutrients in the clippings back into the soil system. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. The CONTRACTOR shall restore any noticeable damage caused by the CONTRACTOR'S mowing equipment within twenty-four hours from the time the damage is caused at his sole cost and expense. Contractor shall be responsible for training all its personnel in the technical aspects of Summit at Fern Hill CDD's Landscape Maintenance Program and general horticultural practices. This training will also include wetland species identification as it relates to lake banks & wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mowing/fertilizing/herbicide applications, etc. Weekend work is permitted when necessary upon prior approval. Any lawn that dies or becomes weak or unsightly (including heavy weed infestation, excessive insect or disease damage, etc.) shall be replaced at the sole cost of the Contractor. This excludes damage from water restrictions (only if automatic irrigation is completely and legally banned by the State and/or local authorities). At all times, Contractor must maintain the perimeters of all natural areas so the growth does not overtake the turf in open lawns, pond banks, tracts between the edges of the wetland and sidewalks, trails or roadways. Contractor is expected to regularly cut this material back and dispose of off-site on an as-needed basis. Contractors will be expected to maintain these tree lines in this trimmed condition throughout the duration of the contract.

1A) POND MOWING – All pond banks identified as such (green) on the overall Summit at Fern Hill Maintenance Exhibit shall be mowed incorporating the same mowing schedule as the common areas stated above. Each mowing shall leave the grass at a height of four (4) to four and one half (4½) inches. Pond banks will be mowed and/or trimmed to water's edge or sod line (if water is not present). Line trimming at water's edge and line trimming of all drainage structures shall occur each and every time the pond is mowed. Careful attention must be paid to mower height on pond

banks so as not to scalp at the crest of the lake bank and increase the chances for pond bank erosion. Also, when line trimming to water's edge, Contractor shall be extremely careful not to scalp at the water's edge also increasing chances of pond bank erosion. Line trimming height shall be the same as mowing height (if not slightly higher). Contractor shall be careful to keep trimmings from entering water. Excessive clippings shall be hand removed. As mentioned earlier, The DISTRICT requires mowers to be equipped with a mulching-type deck with mulch flap in the closed position, specifically around pond banks. If circumstances do not allow this, mowers must blow all clippings away from pond banks, but not into any residential lawns. It is understood that trash of any kind and other debris within arm's reach of water's edge shall be removed & disposed of by Contractor during every normal service event.

2) EDGING AND TRIMMING – All hard-edged areas (curbs, sidewalks, bike paths, nature trails, etc.) shall be edged and/or line trimmed every week and soft-edged areas (tree rings, shrub and groundcover bed lines) shall be edged a minimum of every other week. All edging shall be performed to the sole satisfaction of the DISTRICT. **Chemical edging shall not be permitted anywhere on property.**

AT NO TIME SHALL LAWN BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN TWENTY-FOUR HOURS OF NOTICE BY DISTRICT. CONTRACTOR SHALL COMPLETE ALL LAWN MAINTENANCE ACTIVITIES (i.e., MOWING, EDGING, LINE TRIMMING, BLOWING OFF SIDEWALKS, BOARDWALKS, DRIVEWAYS, CURB & GUTTERS, ETC.) IN RELATIVELY SMALL, MANAGEABLE SECTIONS. THE ENTIRE PROPERTY (OR DESIGNATED SECTIONS) MUST BE MOWED, EDGED, LINE-TRIMMED AND ALL DEBRIS BLOWN OFF ALL PAVEMENT IN THE SAME DAY. CONTRACTOR IS NOT TO LEAVE GRASS CLIPPINGS, TRIMMED WEEDS, TURF, DIRT OR DEBRIS ON ANY SURFACES FOR MORE THAN TWO HOURS. IF A MOWING EVENT IS MISSED, EVERY EFFORT SHALL BE MADE TO PERFORM THE MOWING SERVICE THE SAME WEEK (INCLUDING SATURDAYS WITH PRIOR APPROVAL). IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROVIDE THE DISTRICT A CREDIT FOR FUTURE SERVICES OR ADD A MOWING EVENT TO BE PROVIDED AT A LATER DATE. THE DISTRICT SHALL DETERMINE WHETHER THE CREDIT OR EXTRA MOWING SHALL BE USED.

3) TREE AND SHRUB CARE – All deciduous trees shall be pruned when dormant to ensure proper uniform growth. All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. Sucker growth at the base of the trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all times. Branches will be pruned just outside the branch collar. Contractor is responsible for the removal of all branches and limbs up to a 4" diameter and up to a 15' height to keep them from encroaching onto buildings (including roofs), signage structures, play structures, fences & walls, as well as pruned to prevent streetlights and traffic signage from being blocked. Additionally, trees shall be pruned over sidewalks, nature trails, parking lots and roadways so as not to interfere with pedestrians or cars. (This is to include maintaining at all times a minimum of ten to fifteen (10-15) feet of clearance under all limbs over sidewalks/turf areas (10') in and outside of ROW's and roads (15'), respectively. This may depend on location and species of tree and shall vary according to DOT specs. All moss hanging from trees (including ball moss) shall be removed up to a height of 15' from all CDD-maintained trees on an as-needed basis. During the dormant season, ALL Crape Myrtles shall have ALL mosses removed up to a height of 15'. During this time, all Crape Myrtles less than 15' in height must be pruned. This includes the removal of all seed pods. Crape Myrtles

are not to be "hat racked" at any time. Pencil to thumb pruning is the preferred method of Crape Myrtle pruning and shall be performed after threat of frost has passed but before new growth flushes. Any initial removal of all Spanish and Ball Mosses shall be included in the proposals and completed within ninety (90) days of contract commencement.

All shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance. Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics of Summit at Fern Hill. The Contractor agrees that pruning is an art that must be done under the supervision of a highly trained foreman and shall make provisions for such supervision. Individual plants sheared into rounded balls or unnatural shapes will not be allowed. In fact, shearing should be incorporated on a limited basis to not spread fungus and other disease. Selective pruning is the preferred method of shaping. Contractor shall sterilize all pruning equipment prior to pruning the next shrub grouping; particularly when fungal diseases are known to be present. All clippings and debris from pruning will be carted away at the time pruning takes place and disposed of off-site. It is of utmost importance that all plant material within clear site lines and visibility triangles at roadway intersections and medians is maintained at or below the required heights. It is the Contractor's responsibility to bring to the attention of the District all areas that are not in compliance. If pruning will bring the area into compliance, then the Contractor, after conferring with District's representative, will proceed with the pruning activity. However, if pruning will NOT bring the area into compliance, perhaps due to permanent existing grades, another solution will need to be proposed and executed.

Palms: **All palms (regardless of height) shall receive pruning as often as necessary to appear neat and clean at all times.** This includes only the removal of brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary and pruning of palms shall never raise the canopy above the three o'clock – nine o'clock horizontal. Contractor will not be asked to trim a singular palm on the property but will be required to trim palms once a significant quantity of palms have a petticoat of dead fronds. Fronds should be removed only once they turn brown or become broken or are disrupting flow of pedestrian/vehicular traffic or are hanging on architectural structures. Flower/Fruit pods shall be removed prior to development. Tarpaulins shall be used in areas where date palms and other palm fruits may stain sidewalks & pavement including, but not limited to, pool decks. Contractor shall be responsible for the removal of all palm fruit stains. Contractor shall utilize sterilized pruning equipment (preferably having a minimum of two sets of pruning tools to allow sterilization of previously used equipment between palms). Contractor shall pay careful attention when pruning Medjool, Sylvester, Reclinata, Canary & Washington Palms. Palms on pool decks (and all other plant material, in general, on pool decks) shall be inspected during every maintenance visit and pruned as necessary in order to keep this area safe, neat and attractive at ALL times.

4) WEEDS AND GRASSES – All shrub & groundcover beds as well as all turf areas shall be kept reasonably free of weeds and grasses and be neatly cultivated and maintained in an orderly fashion at all times. This may be accomplished by carefully applied applications of pre- & post-emergent herbicides as part of fertilizer mixtures and post-emergent herbicide spot treatments on an as-needed basis. Condition of turf is to be determined by the DISTRICT at its sole discretion. All

shrub and bed areas shall be maintained each mowing service by removing all weeds, trash and other undesirable material and debris (leaf and other) to keep the area neat and tidy. All ornamental beds, hedge areas and tree rings shall be kept weed (and sod) free throughout the year. This is to be accomplished through hand pulling or the careful application of a post-emergent herbicide. **AT NO TIME SHALL POST-EMERGENT HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE PLANTING BEDS. HAND PULLING MUST BE PERFORMED.**

NON-SELECTIVE, POST-EMERGENT HERBICIDES SHALL NEVER BE USED TO CONTROL WEED/SOD GROWTH AROUND STRUCTURES OF ANY TYPE (I.E. STREET SIGNS, UTILITY BOXES, STREET LIGHTS, PAVEMENT, TREE RINGS, FENCES, ETC.) THE FIRST OFFENSE WILL RESULT IN A VERBAL WARNING; THE SECOND OFFENSE WILL RESULT IN A SECOND VERBAL WARNING AND THE BOARD OF SUPERVISORS FOR THE DISTRICT WILL BE NOTIFIED; THE THIRD OFFENSE MAY TERMINATE THIS CONTRACT FOR CAUSE AT THE DISTRICT'S DISCRETION.

The CONTRACTOR shall be responsible for the replacement of turf and ornamental plants killed or damaged by herbicide application. All fence lines shall be kept clear of landscape shrubs growing through, weeds, undesirable vines and overhanging limbs.

5) MAINTENANCE OF PAVED AREAS – All paved areas, including curb and gutter along roadways shall be kept weed & debris free. This may be accomplished by mechanical means (line trimmer) or by applications of post/pre-emergent herbicides. Weeds greater than two (2) inches in height or width shall be pulled from paved areas, not sprayed. No sprays with dyes may be used on any paved areas. Contractor is not to use non-selective herbicides to eradicate weeds in curb line or sidewalk expansion joints where the chemical can travel back into the turf causing regularly spaced dead patches behind the curbs and sidewalks.

6) CLEAN UP – At no time will CONTRACTOR leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other unsightly material shall be removed promptly upon completion of work. CONTRACTOR shall use his own waste disposal methods, never the property dumpsters. Grass clippings shall be blown off sidewalks, streets and curbs within a relatively short time frame and are not to be left for more than two hours. Also grass clippings shall be blown into turf areas, never into mulched bed areas or tree rings as these are to be maintained free of grass clippings. Grass clippings at highly trafficked areas (i.e., tennis courts, clubhouse sidewalks, pool areas, walking trails, etc.) shall be blown off immediately after mowing and edging have taken place. **NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS.**

7) REPLACEMENT OF PLANT MATERIAL – Trees and shrubs in a state of decline should immediately be brought to the attention of the DISTRICT. Dead or unsightly plant material shall be removed upon notification of the DISTRICT. CONTRACTOR shall be responsible for replacement if due to his negligence. New plant material shall be guaranteed for a period of one (1)

year for trees and ninety (90) days for shrubs, ground cover and lawn after final acceptance or for the duration of the Contractor's contract, whichever is greater.

Reporting

Contractor shall provide to management a written report of work performed for each week with notification of any problem areas and a schedule for the upcoming month. The Contractor shall also report on any deficiencies or items needing attention relating to disease and insects or other afflictions. Contractor shall prescribe the treatment plan he is to follow to remedy such afflictions.

PART 2

FERTILIZATION

Contractor shall abide by all requirements in Ordinance No. 14-16 regarding the application of fertilizer within Hillsborough County.

NO PERSON SHALL APPLY FERTILIZERS CONTAINING NITROGEN AND/OR PHOSPHORUS TO TURF AND/OR LANDSCAPE PLANTS DURING ONE OR MORE OF THE FOLLOWING EVENTS:
i) IF IT IS RAINING AT THE APPLICATION SITE, OR ii) WITHIN THE TIME PERIOD DURING WHICH A FLOOD WATCH OR WARNING, OR A TROPICAL STORM WATCH OR WARNING, OR A HURRICANE WATCH OR WARNING IS IN EFFECT FOR ANY PORTION OF HILLSBOROUGH COUNTY, ISSUED BY THE NATIONAL WEATHER SERVICE, OR iii) WITHIN 36 HOURS PRIOR TO A RAIN EVENT GREATER THAN OR EQUAL TO 2 INCHES IN A 24 HOUR PERIOD IS LIKELY.

All turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for central Florida turf: (per BMP guidelines and University of Florida IFAS Extension, central Florida is determined by anything south of a line running east-west from coast to coast through Ocala and north of a line between Tampa & Vero Beach.)

All Bahia Sod:

March	A complete fertilizer based on soil tests + PreM formulated for Bahia turf for warm- season weeds
April	A second application of PreM formulated for Bahia turf for warm-season weeds
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF) + PreM
June	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
August	Fe For foliar application, use ferrous sulfate (2 oz/3-5 gal. H2O/1,000 SF)
October	A complete fertilizer based on soil tests + PreM formulated for Bahia turf for cool- season weeds

All St. Augustine Sod:

February	A complete fertilizer based on soil tests + PreM
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF + PreM
May	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
July	Fe For foliar application, use ferrous sulfate (2 oz/3-5 gal. H2O/1,000 SF)
August	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
October	A complete fertilizer based on soil tests + PreM

The contractor shall submit a fertilizer label to the Field Inspections Coordinator for approval prior to application. At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to ensure that turf areas are kept uniformly GREEN, healthy and into peak condition. It shall be the responsibility of the contractor to determine specific needs and requirements and notify the resident project representative when these additional applications are needed.

Fertilizers containing iron shall be removed from all hard surfaces to avoid staining before the sprinklers are activated after application of the fertilizer. Any stains caused by a failure to do so will be the responsibility of the contractor to remove.

Soil test samples shall be taken by the contractor to determine the presence of Phosphorus and whether changes in the fertilizer pH or formulations are required. Should changes be of merit, the Contractor shall notify the District in writing prior to the implementation of such changes.

Fertilizer shall be applied in a uniform manner. If streaking of the turf occurs, correction will be required at no additional cost to owner. Fertilizer shall be swept/blown off of all hard surfaces onto lawns or beds in order to avoid staining. **IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY THEIR NEGLIGENCE OF FERTILIZER APPLICATION.** Fertilizer shall not be applied within ten (10) feet from the landward extent of any surface water. Spreader deflector shields are required when applying fertilizer by use of any broadcast or rotary spreader. Deflector shields must be positioned such that fertilizer granules are deflected away from all impervious surfaces and surface waters.

SHRUB, TREE & GROUNDCOVER FERTILIZATION:

For purposes of bidding, All SHRUBS, GROUNDCOVERS and TREES shall be fertilized according to the following specifications:

3 Times a year – (March, June, October)

A complete fertilizer (formula will vary according to soil test results) at a rate of 4-6 lbs. N/1000 sq. ft./year. (A minimum 50% Nitrogen shall be in a slow-release form)

Fertilizer shall be applied by hand in a uniform manner, broadcast around the plants, but never in direct contact with stems or trunks. Fertilizer shall never be piled around plants. All fertilizer remaining on the leaves of the plants is to be brushed or blown off. **IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY PLANT MATERIAL DAMAGED BY FERTILIZATION BURN DUE TO HIS NEGLIGENCE.**

PALM FERTILIZATION:

All Palms shall receive 1 ½ pounds of 8-2-12+4Mg with micronutrients per 100 SF of palm canopy four times per year (March, May, October & late November). The “2” should be reduced to “0” if a soil test indicates there is not a deficiency of Phosphorus in the soil. 100% of the N, K & Mg **MUST** be in slow- release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6” from the palm trunk.

The District requires that all fertilizer applied to all palms on the CDD property be 8-2-12+4Mg. The fertilizer label shall reflect that 100% of the N, K, Mg, and B sources be in slow-release or controlled- release form and all the Mn, Fe Zn & Cu sources be water soluble (generally these will be sulfates, except for Fe, which can be chelated with EDTA or DTPA). No source of N, K, Mg or B should be water-soluble. This will be considered an unacceptable fertilizer. The information below reflects the most effective sources for the seven critical elements in Florida landscape palm fertilizers:

Element Recommended Sources:*

N - Sulfur-coated urea, resin (or polymer)-coated urea or ammonium salts, urea-formaldehyde
P - Superphosphate, triple superphosphate, coated diammonium phosphate
K - Sulfur-coated potassium sulfate (may have additional polymer coating)
Mg - Kieserite (magnesium sulfate monohydrate) granules
Mn - Manganese sulfate
Fe - Iron sulfate, FeEDTA and/or FeDTPA
B - Granubor® (sodium borate)

*Based on data from Broschat (1991, 1996, 1997, 2008) and Broschat and Elliott (2005)Archival copy:
for current recommendations see <http://edis.ifas.ufl.edu> or your local extension office.

This item will not be included in the contract amount and fertilizer shall not be billed equally on a monthly basis but invoiced the month after application. Contractor is required to provide proposals for each application and proceed once District approval has been executed.

CONTRACTOR shall provide the DISTRICT with PALM fertilizer analysis tags from the fertilizer in order to verify correct formulation and quantity prior to purchase. This is to allow time to verify nutrient sources for the macro and micronutrients ensuring they are in slow-release or water-soluble forms. Payment will not be made until the correct quantity and formulation has been verified and applied. CONTRACTOR must notify the DISTRICT five (5) working days in advance of the day the property is scheduled to be fertilized. Failure on the part of the CONTRACTOR to so notify the DISTRICT may result in the CONTRACTOR forfeiting any and all rights to payment for the applications made without notification.

PART 3

PEST CONTROL

Insects and Disease in Turf Insect and disease control spraying in turf shall be provided by the Contractor every month with additional spot treatment as needed. During the weekly inspections the Contractor is responsible for the identification and eradication/control of disease and insect damage including but not limited to: scale, mites, fungus, chinch bugs, grubs, nematodes, fire ants, mole crickets, etc. Contractor shall pay for chemicals. Please list all chemicals that you will include in your fertilizer applications in the space allocated for "formula" under the fertilization section in the bid form. Also include the cost of these chemicals as part of the fertilizer application. Any anticipated additional treatments shall be included in the Pest Control portion of the bid form.

Insects and Disease Control for Trees, Palms and Plants The Contractor is responsible for treatment of insects and diseases for all plants. The appropriate insecticide or fungicide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. Contractor shall pay for chemicals. There are several afflictions that may be detrimental to the health of many trees and palms. Contractor will be fully responsible in the treatment of such afflictions. At the CDD's discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Lethal Bronzing. The cost of these inoculations should be included as a separate line item in your Pest Control price. Contractor is to identify those species of palms susceptible and supply a list of species and quantities with proposal. Each susceptible palm shall receive quarterly injections. Each injection site/valve can be used only twice. The third quarterly injection requires a new valve and injection site. Contractor is asked to provide cost per injection (material & labor) multiplied by quantity of susceptible palms multiplied by four inoculations per year in bid form. **The CDD reserves the right to subcontract out any and all OTC Injection events.**
This will not be included in the Contract Amount.

The Contractor is required to inspect all landscaped areas during each visit for indication of pest problems. When control is necessary, it is the responsibility of the Contractor to properly apply low toxicity and target-specific pesticide. If pesticides are necessary they will be applied on a spot treatment basis when wind drift is a threat.

Careful inspection of the property on each visit is crucial to maintaining a successful program. It is the Contractor's full responsibility to ensure that the person inspecting the property is properly trained in recognizing the symptoms of both insect infestations and plant pathogen damage (funguses, bacteria, etc.). It is also the Contractor's responsibility to treat these conditions in an expedient manner.

It shall also be the Contractor's responsibility to furnish the resident project representative with a copy of the Pest Management Report (a copy of which is included), which he is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. Contractor shall familiarize himself with all current regulations regarding the applications of pesticides and fertilizers.

If at any time the District should become aware of any pest problems it will be the Contractor's responsibility to treat pest within five (5) working days of the date of notification.

FIRE ANT CONTROL

Contractor is required to inspect property each visit for evidence of fire ant mounds and immediately treat upon evidence of active mounds. In small areas control can be achieved by individual mound treatment. Active mounds in larger turf areas will require broadcast application of bait.

For informational purposes only, Contractor is asked to provide the cost for the annual application of Top Choice in all dark green areas designated as “CDD Maintained – with irrigation unless otherwise noted” on the Maintenance Exhibit. Do NOT include roadway medians in this price nor lake banks, trails or between ponds and conservation areas. It is limited to those landscaped areas under automated irrigation.

Pest Control will not be included as a standard line item in each monthly billing, but shall be invoiced as a separate line item the month after service is rendered.

Pest Control shall be included in the Contract Amount.

PART 4

IRRIGATION SYSTEM MONITORING AND MAINTENANCE

Irrigation System. The Contractor shall inspect and test the irrigation system components one (1) time per month. Areas shall include all the existing irrigation systems.

A. Irrigation Controllers

1. Semi-automatic start of the automatic irrigation controller
2. Check for proper operation
3. Program necessary timing changes based on site conditions
4. Lubricate and adjust mechanical components
5. Test back up programming support devices

B. Water Sources

1. Visual inspection of water source
2. Clean above ground strainers and filters
3. Test each pump at design capacities **weekly**; inform District Manager of any problems immediately. Contractor shall also confirm weekly that all backflow preventers are on and operating properly.
4. Test automatic protection devices

C. Irrigation Systems

1. Manual test and inspection of each irrigation zone
2. Clean and raise heads as necessary
3. Adjust arc pattern and distance for required coverage areas
4. Clean out irrigation valve boxes

D. Report

1. Irrigation operation time
2. Irrigation start time
3. Maintenance items performed
4. General comment and recommendations

The above list is for routine maintenance and adjustment of the existing irrigation system components, locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs as well as other larger scale repairs are to be considered additional items. Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as necessary to verify proper operation. Each head, seal, nozzle, and strainer are to be inspected for adjustment and shall be aligned, packed, cleaned, and repaired as necessary. Shrubs, groundcovers and turf around sprinkler heads shall be trimmed to maintain maximum clearance at all times for the greatest coverage. All below ground repairs including valves, pumps and wiring require an estimate for all such repairs. Upon written approval from Management, Contractor shall proceed. In the event of an emergency,

contractor shall make a diligent effort to contact, with the approximate price or estimate of repairs, Management, or their assign prior to making such repair.

Upon being awarded contract, Contractor shall have a period of thirty (30) days from date of commencement to perform a thorough audit of the entire irrigation system listing items that need repair/replacement in order for the system to operate properly. A separate audit may be provided by the Contractor listing those items that would improve the irrigation system. Any action taken regarding the Irrigation Audit will be at the Board of Supervisors' discretion,

After the thirty (30) day period has expired and for the duration of the contract, Contractor shall assume responsibility for any and all unreported maintenance deficiencies, including parts and labor, associated with the irrigation system of 2 inches or less, to include sprinkler heads (includes spray heads), nozzles, drip, main and delivery lines and any associated fittings. Said repairs shall be performed immediately. The District Manager shall be notified what day and time of the week the irrigation tech will be available servicing the community. The Contractor will keep detailed irrigations reports consisting of run times and correct operation of system. A copy of this report will be maintained by the Contractor and a copy delivered to the District Manager or his designee, along with the weekly report. At no time shall the Contractor leave the property knowing of the need for a repair and not reporting it.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of Lee County or any other governmental agencies. It is the responsibility of the Contractor to ensure the turf and plant material remains healthy. If the Contractor finds that the irrigation system cannot adequately cover the District in the allotted time, it will be the Contractor's responsibility to bring this to the attention of the District representative and apply for a variance. **Violations and/or fines imposed by any local or state agency will be deducted from the Contractor's monthly payment.**

Emergency service shall be available after normal working hours and an emergency telephone/pager number will be provided to Management or their assign.

Freeze Protection. The Contractor shall describe ability and cost per man-hour to provide freeze protection for both landscape material and pumps/wells.

PART 5

INSTALLATION OF MULCH

After prior approval by the Board of Supervisors, Contractor shall top dress all currently landscaped areas as shown on the maintenance map (landscaped beds & tree rings) with Medium Pine Bark Mulch, Shredded Hardwood Dark Brown Mulch or Pine Straw Mulch up to twice per year during the months of April and October. In doing so, Contractor shall ensure that all mulched areas are brought to a minimum depth of three (3) inches **after compaction**. Match mulch to what is currently present in landscape beds or tree rings.

Contractor is responsible for all necessary clean up related to this procedure.

Contractor agrees to provide reasonably neat and defined lines along edges of all mulched areas. This is done to facilitate mechanical edging of these areas. Additionally, Contractor shall properly trench all bed lines adjacent to concrete surfaces. Trenches shall be 3" deep and beveled. Mulched beds on slopes adjacent to turf shall also be trenched to a depth of 3" & beveled to reduce mulch washout. Mulch shall not be piled around tree trunks or bases of plants. Any mulch "volcanoes" around tree trunks shall be corrected immediately at no additional cost to Owner. Labor for trenching shall be included in the unit cost of the mulch.

Contractor agrees to ensure that mulch caught in plant material will be shaken or blown from plants, so that upon completion there is no plant material left covered with mulch.

If, after installation is complete and it is determined that additional mulch is required to attain the required 3" depth, sufficient mulch shall be supplied by Contractor at no additional cost to District.

This item will not be included in the contract amount and shall be invoiced separately the month after service is rendered. Contractor shall provide a price per cubic yard/bale and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with bid. The CDD reserves the right to subcontract out any and all mulching events.

EXHIBIT C

Official Proposal Form for Solicitation of Proposals for Landscape and Irrigation Maintenance Services

Name of Proposer: _____

In accordance with the solicitation of proposals issued by the **(Summitt at Fern Hill)** Community Development District the undersigned proposes to provide all work necessary to perform the scope of services as described in the Solicitation for Proposals for Landscape and Irrigation Maintenance Services.

Proposer submits that it can perform the work described above summarized as follows and as more specifically described in Proposer's proposal:

1. General Landscape Maintenance (Part 1)	\$ _____
2. Fertilization (Part 2)	\$ _____
3. Pest Control (Part 3)	\$ _____
4. Irrigation System Monitoring and Maintenance (Part 4)	\$ _____

Total Yearly Cost for the first year of the above items	\$ _____
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6. Annuals Maintenance/Installation	\$ _____
7. Top Choice Application (Per Year)	\$ _____
8. Mulching for Tree and Shrub/Groundcover Bed Areas	\$ _____

Estimate of total cubic yards proposed to service the property: _____

Cost of Mulch Per Cubic Yard \$ _____

Irrigation Hourly Rate for items not included in the Scope of Services: \$ _____

Proposer, thoroughly reviewed all components of the Solicitation for Landscape and Irrigation Maintenance Proposals and has a thorough understanding of the work required, the site and conditions where the work is to be performed, local labor conditions and all laws, regulations and other factors affecting performance of the work, having knowledge of the expense and difficulties attending performance of the work, and having fully inspected the site in all particulars, hereby proposes and agrees, if Proposer's proposal is accepted, to enter into the proposed Agreement with the District.

Name of Authorized Signatory of Proposer: _____

Title of Authorized Signatory of Proposer: _____

Signature of Authorized Signatory of Proposer: _____

EXHIBIT D

COST BREAKOUT FOR GENERAL LANDSCAPE MAINTENANCE

General Landscape Maintenance

Mowing, hard edging, blowing off hard surfaces:	\$ _____ / event
Pond bank mowing, including line-trimming to water's edge: including weeding, soft edging, shrub pruning, delineation and dead-wooding, dead-heading of annuals, trash and landscape litter removal:	\$ _____ / event Bed detailing, \$ _____ / event
Tree Lifting:	\$ _____ / event
Palm Pruning, including seed pods, old flower stalks, and inflorescence, vines & volunteers:	\$ _____ / event

EXHIBIT E

LANDSCAPE AND IRRIGATION MAINTENANCE RATES FOR ADDITIONAL SERVICES

A.	Mowers w/operator	\$ _____ Hour
B.	Bush-Hog w/operator	\$ _____ Hour
C.	Tractor w/operator	\$ _____ Hour
D.	Supervisor with Transportation	\$ _____ Hour
E.	勞工 with hand equipment	\$ _____ Hour
F.	Truck w/driver	\$ _____ Hour
G.	Irrigation Tech	\$ _____ Hour
H.	Granular Pesticide Applicator Person with Drop Spreader	\$ _____ Hour
I.	Liquid Pesticide Applicator Person with Spray Truck	\$ _____ Hour
J.	Granular Fertilizer Applicator Person with Drop Applicator	\$ _____ Hour
K.	Liquid Fertilizer Applicator Person with Spray Truck	\$ _____ Hour
L.	Granular Weed Control Applicator Person with Drop Applicator	\$ _____ Hour
M.	Liquid Weed Control Applicator Person with Spray Truck	\$ _____ Hour
N.	勞工 for Additional Trash Pick-Up	\$ _____ Hour
O.	Lump Sum Mowing ⁽¹⁾ , entire community	\$ _____ Per Mow

Please provide rates for the following items (including overhead and profit) which will be used for any additional work and/or services:

¹ Mowing shall include mowing, edging, weed eating, weeding of beds, weeding of lawns and blowing and/or vacuuming.

EXHIBIT F

EMERGENCY CLEAN-UP SERVICES

In the event of a declared emergency or disaster, the following services shall be provided on a time and materials basis, at the rates (which include all costs including but not limited to overhead and profit) set forth below:

A. Debris removal personnel unit costs:

\$ _____ per Hour
\$ _____ per Hour
\$ _____ per Hour

8) Debris removal equipment unit costs:

\$ _____ per Hour
\$ _____ per Hour
\$ _____ per Hour

9) Other emergency/disaster related unit costs:

\$ _____ per Hour
\$ _____ per Hour
\$ _____ per Hour

Costs for equipment and personnel are only payable for when the equipment and personnel are operating. No stand-by time is eligible for payment. Disaster recovery assistance services shall not exceed 70 hours for each declared emergency or disaster. Contractor shall maintain and supply District all necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state, or federal agencies. The District

EXHIBIT G

Affidavit for Anti-Human Trafficking

Section 787.06(13), Florida Statutes

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared _____, who being duly sworn, deposes and says (the “Affiant”):

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the _____(Title) of _____(the “Company”) and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the Summitt at Fern Hill Community Development District (“CDD”).
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

Signature of Affiant

Sworn before me on _____, 2025

Notary Public Signature

Notary Stamp

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS DESIGNATING THE OFFICERS OF SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the initial supervisors have taken and subscribed to the oath of office per F.S. 190.006(4); and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to organize by designating the Officers of the District per F.S. 190.006(6).

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

1. The following persons are elected to the offices shown, to wit:

<u>Antonio Bradford</u>	Chairman
<u>Matthew Roth</u>	Vice-Chairman
<u>Jennifer Goldyn</u>	Secretary
<u>Leah Popelka</u>	Treasurer
<u>Yonatan Derar</u>	Assistant Secretary
<u>Tiebe Kiflom</u>	Assistant Secretary
<u>Sam Wenzel</u>	Assistant Secretary
<u>Jamie Giuffre</u>	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 6th DAY OF OCTOBER 2025

ATTEST:

**SUMMIT AT FERN HILL COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairman/ Vice Chairman

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, *Florida Statutes*; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, *Florida Statutes*, beginning October 1, 2025, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, *Florida Statutes*, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 6th day of OCTOBER 2025.

ATTEST:

**SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair, Board of Supervisors

Exhibit A: Goals, Objectives, and Annual Reporting Form

Exhibit A:
Goals, Objectives, and Annual Reporting Form

**Summit at Fern Hill Community Development District
Performance Measures/Standards & Annual Reporting Form**

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least twelve regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of twelve Board meetings were held during the fiscal year.

Achieved: Yes No

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications). **Achieved:** Yes No

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes No

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections **Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes No

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to District's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District's engineer.

Achieved: Yes No

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year. (*or other deadline, as appropriate*)

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes No

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes No

SIGNATURES:

Chair/Vice Chair: _____ Date: _____

Printed Name: _____

Summit at Fern Hill Community Development District

District Manager: _____ Date: _____

Printed Name: _____

Summit at Fern Hill Community Development District

RESOLUTION 2026-02

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PASSED AND ADOPTED THIS 6th DAY OF OCTOBER, 2025.

Attest:

**Summit at Fern Hill
Community Development District**

By: _____
Name: _____
Secretary/Assistant Secretary

By: _____
Chair / Vice- Chairman Board of Supervisors

**FIRST AMENDMENT
TO THE MANAGEMENT AND FINANCIAL SERVICES AGREEMENT BETWEEN
SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT
AND INFRAMARK, LLC.**

THIS FIRST AMENDMENT is entered into and executed on October 1, 2024 as set forth by and between Summit at Fern Hill Community Development District ("DISTRICT") and Inframark, LLC .

WHEREAS, District Management Services, LLC, d/b/a Meritus Districts ("Meritus Districts") and DISTRICT entered into a management and financial services contract on April 2, 2015 (the "Agreement"), where Manager would provide district management services to the DISTRICT, and

WHEREAS, on January 1, 2022, the Agreement was assigned from Meritus Districts to Inframark, LLC ("MANAGER"); and

WHEREAS the MANAGER and DISTRICT now wish to amend the Agreement to add field services and adjust the compensation for field services; and

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree to amend the Agreement as follows:

1. The Section 6 of the Scope of Services set forth in Exhibit A to the Agreement is amended to add the following field:

- Perform a monthly inspection of District property and maintenance responsibilities.
- Perform a follow up inspection on follow up items prior to the meeting
- Provide monthly inspection reports with pictures, analysis, and recommendations.
- Notify District vendors about deficiencies in service.
- Coordinate and work with the District's on-site staff (if applicable)
- Monitor District vendors' progress in remedial work and provide the Board with a progress report.
- Provide input to the District Manager for annual budgetary consideration.
- Use experience to obtain proposals for various projects.
- Assist in drafting competitive procurement packages (such as instructions to proposers and scope of services) and conduct pre-application meetings with interested proposers.
- Attendance at Board meetings or workshops as needed or requested.

For the avoidance of doubt, MANAGER has provided the services set forth in Section 6 set forth in this First Amendment since October 1, 2024 for the annual compensation of \$12,000.00.

2. The annual compensation for annual field service inspections shall be \$12,000.00. The DISTRICT shall pay MANAGER this compensation in equal monthly installments of \$1,000.00. MANAGER shall provide monthly invoices to the DISTRICT and DISTRICT shall pay such invoices within thirty (30) days of receipt of invoice. This compensation to the MANAGER will be adjusted annually in budget to reflect wage and cost of living increases for staff.
3. Except as provided in this First Amendment, the other terms and conditions of the Agreement shall remain in full force and effect. In the event of a conflict between the terms of this First Amendment and terms of the Agreement, the terms of this First Amendment shall prevail.
4. This First Amendment is binding upon the parties hereto and their respective legal representatives, successors, and assigns.

IN WITNESS WHEREOF, the parties hereto have duly executed this First Amendment as of this 2nd day of June 2025.

Inframark, LLC

By: _____
Name: CHRIS TARASE
(Print)
Title: President Community
Management Services

Summit at Fern Hill Community
Development District

By: 
Name: Antonio Bradford
(Print)
Title: Chairperson

AMENDED AND RESTATED MANAGEMENT AND FINANCIAL SERVICES AGREEMENT

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

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

BACKGROUND

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

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

1) TERM AND TERMINATION

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

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

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

1.4 Upon termination, the Service Company shall be

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

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

2) SERVICE COMPANY’S SERVICES

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

2.2. [RESERVED].

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

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

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

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

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

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

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

3) DISTRICT OBLIGATIONS

3.1. District shall:

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

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

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

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

3.3. The District represents and warrants that:

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

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

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

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

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

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

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

4) FEES AND PAYMENT

4.1. [RESERVED].

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

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

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

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

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

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

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

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

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

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

5) INDEMNIFICATION AND LIMITATION

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

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

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

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

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

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

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

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

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

6) INSURANCE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

7) DISPUTES

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

7.2 [RESERVED].

8) FORCE MAJEURE

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

9) PUBLIC RECORDS

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

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

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

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

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

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

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

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

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

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

10) MISCELLANEOUS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

To Service Company:

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

With a copy to:

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

To District:

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

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

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

11) E-VERIFY REQUIREMENT

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

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

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

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

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

INFRAMARK, LLC

By: Chris Tarase

Title: President

Date: _____

**SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT
DISTRICT**

Printed Name: _____

Title: _____

Date: _____

Schedule A **Scope of Services**

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

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

A- FINANCIAL ACCOUNTING SERVICES

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

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

B- MANAGEMENT AND RECORDING SERVICES

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

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

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

C- SPECIAL ASSESSMENT SERVICES

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

D- FIELD SERVICES –

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

E- COMMUNITY SERVICE ATTENDANT (Up to 29 hours per week) –

1- General Duties

- a. Assist Clubhouse Manager in the day-to-day operations.
- b. Provide access cards/fobs, room rentals, and document sales in various logs.
- c. Troubleshoot and resolve issues with access cards/fobs.
- d. Assist in notifying residents of upcoming events, meetings, and general information.
- e. Assist in maintaining preventative maintenance records, inventories, and purchases.
- f. Interaction with residents and guests on a day-to-day basis.
- g. Document all complaints, injuries, and maintenance issues.
- h. Process and manage work orders as needed.
- i. Conduct other related tasks as directed by the District Manager.

2- General Maintenance

- a. Swimming Pool Deck: Blow off entire pool deck, arrange furniture, empty and clean all waste receptacles and control algae growth around pool area.
- b. Blow off all play courts and pick up any litter and empty waste receptacles.
- c. Interior of Building(s): Ensure all door locks are in good condition, control cobwebs, and dust.
- d. Parking Lot: Pick up litter, blow off debris as needed
- e. Clean outdoor furniture and equipment as needed.

F- EXCLUSION TO SERVICES

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

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

Schedule B
Fee Schedule

I. ANNUAL BASE FEE

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

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

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

II. MISCELLANEOUS SCHEDULE OF CHARGES

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

Summit At Fern Hill
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Adopted Budget

Prepared by:



Summit at Fern Hill
Community Development District

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OPERATING BUDGET

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Summit At Fern Hill
Community Development District

Budget Overview
Fiscal Year 2026

Summit At Fern Hill
Community Development District

Operating Budget
Fiscal Year 2026

Summary of Revenues, Expenditures and Changes in Fund Balances

General Fund
Fiscal Year 2026

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL	
	BUDGET FY 2025	THRU 6/30/25	July- 9/30/2025	PROJECTED FY 2025	% +/(-) Budget	BUDGET FY 2026
REVENUES						
Clubhouse Rentals	\$ -	-	\$ -	\$ -	0%	-
Operations & Maintenance Assmts - On Roll	587,199	-	587,199	587,199	0%	587,199
Rental Income	-	-	-	-	0%	-
Other Miscellaneous Revenues	-	-	-	-	0%	-
TOTAL REVENUES	\$ 587,199	\$ -	\$ 587,199	\$ 587,199		\$ 587,199
EXPENDITURES						
<i>Financial and Administrative</i>						
Supervisor Fees	\$ 24,000	13,800	\$ 10,200	\$ 24,000	0%	24,000
Onsite Staff	\$ -	-	-	-	0%	-
District Management	35,000	21,285	13,715	35,000	0%	24,050
Website Admin Services	1,600	3,937	-	3,937	146%	1,585
District Engineer	4,000	4,506	-	4,506	13%	8,000
District Counsel	8,000	6,296	1,704	8,000	0%	8,000
Trustees Fees	8,100	8,512	-	8,512	5%	8,100
Auditing Services	6,000	6,000	-	6,000	0%	6,000
Postage, Phone, Faxes, Copies	1,000	100	900	1,000	0%	1,000
Mailings	-	-	-	-	0%	-
Legal Advertising	2,500	1,912	654	2,566	3%	2,500
Bank Fees	200	-	200	200	0%	200
Dues, Licenses & Fees	175	450	-	450	157%	175
Onsite Office Supplies	-	-	-	-	0%	-
Website ADA Compliance	1,500	1,100	400	1,500	0%	-
Disclosure Report	8,820	4,615	4,205	8,820	0%	8,820
Field Management	-	-	-	-	0%	12,000
Total Financial and Administrative	\$ 100,895	\$ 72,513	\$ 31,978	\$ 104,491		\$ 104,430
<i>Insurance</i>						
General Liability	\$ 3,750	3,750	\$ -	\$ 3,750	0%	4,104
Public Officials Insurance	3,067	3,067	-	3,067	0%	3,356
Property & Casualty Insurance	10,235	12,272	-	12,272	20%	13,955
Deductible	-	-	-	-	0%	-
Rental Income	-	-	-	-	0%	-
Other Miscellaneous Revenues	-	-	-	-	0%	-
Hurricane repairs	-	-	-	-	0%	-
Total Insurance	\$ 17,052	\$ 19,089	\$ -	\$ 19,089		\$ 21,415
<i>Utility Services</i>						
Electric Utility Services	\$ 47,500	34,178	\$ 13,322	\$ 47,500	0%	48,925
Street Lights	-	-	-	-	0%	-
Amenity Internet	1,700	-	1,700	1,700	0%	1,900
Water/Waste	8,500	8,063	437	8,500	0%	8,500
Total Utility Services	\$ 57,700	\$ 42,241	\$ 15,459	\$ 57,700		\$ 59,325

Summary of Revenues, Expenditures and Changes in Fund Balances

General Fund
Fiscal Year 2026

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL	
	BUDGET FY 2025	THRU 6/30/25	July- 9/30/2025	PROJECTED FY 2025	% +/(-) Budget	BUDGET FY 2026
Amenity						
Pool Monitor	\$ -	\$ -	\$ -	\$ -	0%	\$ 25,000
Janitorial - Contract	-	8,925	-	8,925	0%	9,000
Garbage Dumpster - Rental/Collection	-	-	-	-	0%	-
Amenity Pest Control	1,500	576	924	1,500	0%	1,500
Amenity R&M	9,400	17,938	-	17,938	91%	10,000
R&M- Clubhouse	-	-	-	-	0%	-
Park Facility Maint. & Improvement	-	-	-	-	0%	-
Access Control R&M	1,512		1,512	1,512	0%	2,016
Key Card Distribution	-	-	-	-	0%	-
Dog Waste Station Service and Supplies	-	-	-	-	0%	-
Entrance Monuments, Gates, Walls R&M	-	-	-	-	0%	-
Sidewalk, Pavement, Signage R&M	-	-	-	-	0%	-
Pool Maintenance - Contract	16,800	14,031	2,769	16,800	0%	16,800
Pool Treatments & Other R&M	2,000	5,088	1,740	6,828	241%	2,000
Security Monitoring Services	-	-	-	-	0%	-
Miscellaneous Maintenance	5,000	4,679	321	5,000	0%	5,000
Special Events	-	-	-	-	0%	-
Holiday Decorations	6,500	2,685	3,815	6,500	0%	3,000
Amenity Center - Cleaning & Supplies	9,000	-	9,000	9,000	0%	-
Other Miscellaneous Revenues	-	-	-	-	0%	-
Total Amenity	\$ 51,712	\$ 53,922	\$ 20,081	\$ 74,003		\$ 74,316
Landscape and Pond Maintenance						
Landscape Maintenance - Contract	\$ 80,000	\$ 67,144	\$ 12,856	\$ 80,000	0%	80,000
Landscaping - R&M Other	4,000	10,542	-	10,542	164%	4,000
Landscaping - Mulch	15,000	-	15,000	15,000	0%	15,000
Landscaping - Annuals	7,000	-	7,000	7,000	0%	-
Park Facility Maintenance & Improvements	-	-	-	-	0%	-
Landscaping - Plant Replacement Program	4,000	-	4,000	4,000	0%	4,000
Irrigation Maintenance	4,500	8,309	2,841	11,150	148%	10,000
Contract-Ponds	5,340	5,505	-	5,505	3%	5,340
Aquatics - Plant Replacement	-	-	-	-	0%	-
R&M-Ponds	5,000	-	5,000	5,000	0%	5,000
Capital Improvements	110,000	18,360	73,325	91,685	-17%	68,500
Capital Reserve	125,000	-	125,000	125,000	0%	135,873
Rental Income	-	-	-	-	0%	-
Other Miscellaneous Revenues	-	-	-	-	0%	-
	-	-	-	-	0%	-
	-	-	-	-	0%	-
	-	-	-	-	0%	-
Total Landscape and Pond Maintenance	\$ 359,840	\$ 109,860	\$ 245,022	\$ 354,882		\$ 327,713
TOTAL EXPENDITURES	\$ 587,199	\$ 297,625	\$ 312,539	\$ 610,164		\$ 587,199
Excess (deficiency) of revenues	\$ -	\$ (297,625)	\$ 274,660	\$ (22,965)		\$ -

Summary of Revenues, Expenditures and Changes in Fund Balances

General Fund
Fiscal Year 2026

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL	
	BUDGET FY 2025	THRU 6/30/25	July- 9/30/2025	PROJECTED FY 2025	% +/(-) Projected Budget	BUDGET FY 2026
Net change in fund balance	\$ -	\$ (297,625)	\$ 274,660	\$ (22,965)	\$ -	
FUND BALANCE, BEGINNING	\$ 157,030	\$ 157,030	\$ (140,595)	\$ 157,030	\$ 134,065	
FUND BALANCE, ENDING	\$ 157,030	\$ (140,595)	\$ 134,065	\$ 134,065		\$ 134,065

Budget
Narrative Fiscal
Year 2026

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

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

Developer Contributions

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

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

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

EXPENDITURES

Financial and Administrative

Supervisor Fees

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

Onsite Staff

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

District Management

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

Field Management

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

Administration

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

Budget
Narrative Fiscal
Year 2026

EXPENDITURES

Financial and Administrative (continued)

Recording Secretary

Inframark provides recording services with near verbatim minutes.

Construction Accounting

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

Financial/Revenue Collections

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

Rentals and Leases

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

Data Storage

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

Accounting Services

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

Dissemination Agent/Reporting

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

Website Administration Services

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

District Engineer

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

District Counsel

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

Trustee Fees

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

EXPENDITURES

Budget
Narrative Fiscal
Year 2026

Financial and Administrative (continued)

Auditing Services

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

Postage, Phone, Faxes, Copies

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

Mailings

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

Professional Services – Arbitrage Rebate

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

Legal Advertising

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

Bank Fees

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

Dues, Licenses and Fees

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

Onsite Office Supplies

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

Website ADA Compliance

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

Disclosure Report

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

Annual Stormwater Report

Cost to produce annual report on CDD stormwater infrastructure.

Miscellaneous Administrative

All other administrative costs not otherwise specified above.

Budget
Narrative Fiscal
Year 2026

EXPENDITURES

Insurance

Insurance-General Liability

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

Public Officials Insurance

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

Property & Casualty Insurance

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

Deductible

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

EXPENDITURES

Utility Services

Electric Utility Services

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

Streetlights

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

Lighting Replacement

Cost of replacing defective lights and bulbs in CDD facilities.

Decorative Light Maintenance

Cost of replacement and repair of decorative lighting fixtures.

Amenity Internet

Internet service for clubhouse and other amenity locations.

Water/Waste

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

Gas

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

Facility A/C & Heating R&M

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

Utilities – Other

Utility expenses not otherwise specified in above categories.

Budget
Narrative Fiscal
Year 2026

EXPENDITURES

Amenity

Pool Monitor

Cost of staff members to facilitate pool safety services.

Janitorial – Contract

Cost of janitorial labor for CDD Facilities.

Janitorial Supplies/Other

Cost of janitorial supplies for CDD Facilities.

Garbage Dumpster – Rental and Collection

Cost of dumpster rental and trash collection at CDD facilities.

Amenity Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity R&M

Cost of repairs and regular maintenance of CDD amenities.

Amenity Furniture R&M

Cost of repairs and maintenance to amenity furniture.

Access Control R&M

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

Key Card Distribution

Cost of providing keycards to residents to access CDD Facilities.

Recreation/Park Facility Maintenance

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

Athletic Courts and Field Maintenance

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

Park Restroom Maintenance

Upkeep and cleaning of park restrooms on CDD property.

Playground Equipment and Maintenance

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

Clubhouse Office Supplies

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

Clubhouse IT Support

Cost of IT services and for clubhouse operational needs.

Dog Waste Station Service & Supplies

Cost of cleaning and resupplying dog waste stations.

EXPENDITURES

Budget
Narrative Fiscal
Year 2026

Amenity (Continued)

Entrance Monuments, Gates, Walls R&M

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

Sidewalk, Pavement, Signage R&M

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

Trail/Bike Path Maintenance

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

Boardwalk and Bridge Maintenance

Cost of upkeep for boardwalks and bridges on CDD property.

Pool and Spa Permits

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

Pool Maintenance – Contract

Cost of Maintenance for CDD pool facilities.

Pool Treatments & Other R&M

Cost of chemical pool treatments and similar such maintenance.

Security Monitoring Services

Cost of CDD security personnel and equipment.

Special Events

Cost of holiday celebrations and events hosted on CDD property.

Community Activities

Cost of recreational events hosted on CDD property.

Holiday Decorations

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

Miscellaneous Amenity

Amenity Expenses not otherwise specified.

EXPENDITURES

Landscape and Pond Maintenance

R&M – Stormwater System

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

Landscape Maintenance - Contract

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

Landscaping - R&M

Cost of repairs and regular maintenance to landscaping equipment.

EXPENDITURES

Landscape and Pond Maintenance (Continued)

Budget Narrative
Fiscal Year 2026

Landscaping – Plant Replacement Program

Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance

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

Aquatics – Contract

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

Wetlands Maintenance and Monitoring

Cost of upkeep and protection of wetlands on CDD property.

Aquatics – Plant Replacement

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

Waterway Management Program

Cost of maintaining waterways and rivers on district property.

Debris Cleanup

Cost of cleaning up debris on district property.

Wildlife Control

Management of wildlife on district property.

EXPENDITURES

Contingency/Reserves

Contingency

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

Capital Improvements

Funding of major projects and building improvements to CDD property.

R&M Other Reserves

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

Summit At Fern Hill
Community Development District

Debt Service Budgets
Fiscal Year 2026

Summit at Fern Hill

Community Development District

Series 2016 Debt Service

Series 2016 Bonds Fiscal Year 2026 Budget

REVENUES

CDD Debt Service Assessments	\$ 243,763
TOTAL REVENUES	\$ 243,763

EXPENDITURES

Series 2016 May Bond Interest Payment	\$ 75,881
Series 2016 May Bond Principal Payment	\$ 92,000
Series 2016 November Bond Interest Payment	\$ 75,881
TOTAL EXPENDITURES	\$ 243,763
EXCESS OF REVENUES OVER EXPENDITURES	\$ -

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2025	\$ 3,152,000
Principal Payment Applied Toward Series 2021 Bonds	\$ 92,000
Bonds Outstanding - Period Ending 11/1/2026	\$ 3,060,000

Summit at Fern Hill

Community Development District

Series 2016 Debt Service

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

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

Summit at Fern Hill

Community Development District

Series 2016 Debt Service

Continued

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

Budget Narrative
Fiscal Year 2026

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

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

Developer Contributions

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

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

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

EXPENDITURES

Debt Service

Principal Debt Retirement

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

Interest Expense

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

Summit at Fern Hill

Community Development District

Series 2018 Debt Service

Series 2018 Bonds Fiscal Year 2026 Budget

REVENUES

CDD Debt Service Assessments	\$ 139,450
TOTAL REVENUES	\$ 139,450

EXPENDITURES

Series 2018 May Bond Interest Payment	\$ 47,225
Series 2018 May Bond Principal Payment	\$ 45,000
Series 2018 November Bond Interest Payment	\$ 47,225
TOTAL EXPENDITURES	\$ 139,450

EXCESS OF REVENUES OVER EXPENDITURES	\$ -
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ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2025	\$ 1,889,000
Principal Payment Applied Toward Series 2021 Bonds	\$ 45,000
Bonds Outstanding - Period Ending 11/1/2026	\$ 1,844,000

Summit at Fern Hill

Community Development District

Series 2018 Debt Service

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

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

Summit at Fern Hill

Community Development District

Series 2018 Debt Service

Continued

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

Budget Narrative
Fiscal Year 2026

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

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

Developer Contributions

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

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

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

EXPENDITURES

Debt Service

Principal Debt Retirement

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

Interest Expense

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

Summit At Fern Hill
Community Development District

Supporting Budget Schedules
Fiscal Year 2026

Assessment Summary
Fiscal Year 2026 vs. Fiscal Year 2025

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



Proposal #: 594600

Date: 9/30/2025

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

9/2025 General Repairs

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor	10	\$75.00	\$750.00
Irrigation Parts	1	\$304.05	\$304.05

- Wet Check found : Broken Sprays, Rotors, Clogged Nozzles, Broken Drip, Lateral Leaks

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	\$1,054.05
Sales Tax	\$0.00
Proposal Total	\$1,054.05

THIS IS NOT AN INVOICE

Summit at Fern Hill Community Development District

Recreational Facilities Policies

(revised January 2021)
(adopted May, 2021)

Summit at Fern Hill Community Development District
Recreational Facilities Policies

Definitions

“Board” – shall mean the District’s Board of Supervisors.

“District” – shall mean the Summit at Fern Hill Community Development District.

“District Manager” – shall mean the professional management company with which the District has contracted to provide management services to the District.

“Guest” – shall mean any individual who is invited and must be accompanied to use the Recreational Facilities by a Resident, Non-Resident Member, or Renter.

“Non-Resident Member” – shall mean any individual not owning or renting property in the District who has paid the Non-Resident Annual User Fee to the District for use of the Recreational Facilities.

“Patron” – shall mean Residents, Guests, Non-Resident Members, and Renters, including and members of the households of any of the foregoing, who are eighteen (18) years of age and older.

“Recreational Facilities” – shall mean the properties and areas owned by the District intended for recreational use, including but limited to, the Pool, Playground, and Dog Park together with its appurtenant facilities and areas.

“Renter” – shall mean any tenant residing in a Resident’s home pursuant to a valid rental or lease agreement, or any person who rents certain portions or spaces of the Recreational Facilities for specified events pursuant to the approval of the District staff.

“Resident” – shall mean any person, spouse, or registered domestic partner of a person or family owning property within the District.

Enforcement of Policies

The Board, the District Manager, and any District staff shall have full authority to enforce these policies. However, the District Manager shall have the authority to waive strict application of any of these policies when prudent, necessary, or in the best interest of the District and its Patrons. Such a temporary waiver of any policy by the District Manager shall not constitute a continuous, ongoing waiver of said policy, and the District Manager reserves the right to enforce all of these policies at any time.

Use of Recreational Facilities at Your Own Risk

Patrons are welcome to enjoy the Recreational Facilities at their own risk and pursuant to the District’s rules and policies. The District does not provide on-site staff dedicated for the purpose of monitoring the use of the Recreational Facilities or safety of the Patron. The District will not accept responsibility for any injuries from the use of the Recreational Facilities or damage or theft of personal property.

Summit at Fern Hill Community Development District
Recreational Facilities Policies

Persons interested in using the Recreational Facilities are encouraged to consult with a physician prior to commencing a physical fitness program.

General Policies

1. The Board reserves the right to amend, modify, or delete, in part or in their entirety, these policies at a duly-noticed Board meeting. However, in order to change or modify rates or fees beyond any increases that may be specifically allowed for by the District's rules and regulations, the Board must hold a duly-noticed public hearing.
2. All Patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing the Recreational Facilities and shall ensure that any minor for whom they are responsible also complies with the same.
3. All Patrons using the Recreational Facilities are expected to conduct themselves in a responsible, courteous, respectful, and safe manner, in compliance with all District policies, and rules governing the Recreational Facilities. Violation of the District's Policies and/or misuse or destruction of Recreational Facilities equipment may result in the suspension or termination of privileges with respect to the offending Patron in accordance with the policies set forth herein.
4. The Recreational Facilities is available for use by Patrons during normal operating hours to be established and posted by the District.
5. Patrons are responsible for any damage they or their Guests cause to District property and will be responsible for the costs associated with repairing the damage.
6. Patrons are responsible for any and all actions taken by any of their Guests. Violation by a Guest of any of these policies as set forth by the District could result in loss of the privileges and/or membership of that Patron.
7. All Patrons may be required to present a valid government issued identification card in order to gain access to the Recreational Facilities.
8. Vehicles must be parked in designated areas. Vehicles must not be parked on grass lawns, in any way which blocks the normal flow of traffic or in any way that limits the ability of emergency service workers to respond to situations. The District Manager reserves the right to waive this parking restriction in the event overflow parking is needed for a large event.
9. Fireworks of any kind are not permitted anywhere at or in the Recreational Facilities or adjacent areas; however, notwithstanding this general prohibition, the Board may approve the use of fireworks over a body of water.
10. Only District contractors, vendors, or authorized personnel are allowed in the service areas of the Recreational Facilities.
11. Except for District contractors, vendors, or authorized personnel, no watercrafts of any kind are allowed in any District stormwater ponds.

Summit at Fern Hill Community Development District
Recreational Facilities Policies

12. No fishing or swimming is permitted in any District stormwater ponds.
13. Audio or Video playing devices must be kept at reasonable volumes.
14. Off-road motorbikes/vehicles are prohibited on all property owned, maintained and operated by the District including, but not limited to, the Recreational Facilities.
15. No signage or advertisements shall be posted or circulated within the Recreational Facilities property or other District property.
16. The Recreational Facilities shall not be used for commercial purposes without written permission from the District Manager. The term “commercial purposes” shall mean those activities which involve, in any way, the provision of goods or services for compensation or advertising.
17. The District Manager reserves the right to authorize all programs and activities, including the number of participants, usage of equipment and supplies etc., at the Recreational Facilities, except usage and rental fees that have been established by the Board. The District Manager also has the right to authorize management sponsored events and programs to better serve the Patrons, and to reserve any Recreational Facilities for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events, cultural programs and social events. Should the District be entitled to any of these revenues based on its established rental or usage fees, the District Manager will be required to compensate the District accordingly.
18. For any emergencies, please call 911. Afterwards please report all emergencies and injuries to the District Manager.

Designation of Renter to Use Resident's Membership Privileges

1. Residents who rent or lease out their home shall have the right to designate the Renter of their home as the beneficial users of the Resident's membership privileges for purposes of Recreational Facilities use.
2. A Renter who is designated as the beneficial user of the Resident's membership shall be entitled to the same rights and privileges to use the Recreational Facilities as a Resident. If the Resident does not designate the Renter as a beneficial user of the Resident's membership privileges, the Renter will be required to pay the Non-Resident Annual User Fee to acquire a membership, unless that Renter is a Guest.
3. During the period when a Renter is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Recreational Facilities with respect to that membership.

Summit at Fern Hill Community Development District
Recreational Facilities Policies

Pool Policies

1. There is no lifeguard on duty.
2. Children under the age of 15 years old must be supervised by a Patron.
3. No one should use the pool during inclement weather (especially when lightning is present).
4. Proper swimwear is required. Loose clothing, especially with strings, is prohibited.
5. Children under 3 years of age and those who are not reliably toilet trained, must wear rubber lined swim diapers and a swimsuit over the swim diaper.
6. No glass containers are permitted in the fenced pool area.
7. No Food or Beverages are permitted in the pool or on the wet deck.
8. Patrons should shower before entering the pool.
9. Pool Furniture should not be removed from the fenced pool area or placed in the pool.
10. No profanity, harassment, diving, running, rough housing, chicken fighting, or horseplay is permitted.
11. No skates, skateboards, scooters, or bicycles are permitted within the fenced pool area.
12. No more than 3 total persons can be brought by any Patron household at any time.
13. No dogs or other animals are allowed in the pool, with the exception of authorized service animals.

Playground Policies

1. Children under the age of 15 years old must be supervised by a Patron
2. All children must remain in the sight of parents/guardians.
3. All children are expected to play cooperatively with other children.
4. Proper footwear and clothing is required. Loose clothing, especially with strings, is prohibited.
5. Mulch must not be picked up, thrown, or kicked for any reason.
6. No food, drinks or gum are permitted at the playground.
7. No glass containers are permitted at the playground.
8. No jumping off from any climbing bar or platform.
9. Profanity, rough-housing, and disruptive behavior are prohibited.

Dog Park Policies

1. Children under the age of 15 years old must be supervised by a Patron
2. Patrons are legally responsible for their dogs and injuries caused by them.
3. Dogs are required to wear a basic flat buckle collar or harness with identification tags at all times.
4. Patrons must clean up after their dogs and immediately fill any holes their dogs dig.
5. Dogs showing aggression towards people may be removed from the dog park.
6. Dogs using the dog park must be at least 4 months old.
7. Dogs using the park must be up-to-date on their shots.
8. Dogs must never be left unattended.
9. Children must be under constant supervision.
10. Dogs "in heat" will not be allowed inside the dog park.
11. Dogs must be leashed before entering and leaving the dog park.
12. Except for treats, no food is allowed inside the dog park.
13. Dogs are the only type animals permitted in dog park.
14. Violators will be subject to removal from the dog park and suspension of privileges.
15. Dogs must be under voice command at all times.
16. No glass containers are permitted at the Dog Park.

Summit at Fern Hill Community Development District
Recreational Facilities Policies

17. Profanity, rough-housing, and disruptive behavior are prohibited.

Access Cards for the Use of the Pool

1. The District operates an access system for entry into the District's Pool to ensure that only Patrons and their Guests enjoy the pool.
2. The current owners of a home in the District will be issued 1 initial Access Card at no charge. If the current owners sell their property, then they may transfer their Access Cards to the purchaser of their home. If no transfer is made, then the new owners may purchase an Access Card from the District for a non-refundable fee of \$25.00 per card.
3. Renters who have proof of a valid rental agreement will be issued Access Cards after they pay the District a non-refundable fee of \$25.00 per Access Card.
4. There is a \$25.00 non-refundable fee to replace a lost Access Card or to purchase an additional Access Card. No more than 2 Access Cards (issued to those 18 years or older) may be held by any Patron's household at any time.
5. Under no circumstance should a Patron provide their Access Cards to another person to allow them to utilize the Pool. To obtain an Access Card, proof of residence (Driver's License, State ID, utility bill or a vehicle registration) is required.

Suspension and Termination of Privileges

- 1. Violations.** The privileges of a Patron to use the Recreational Facilities may be suspended or terminated if the Patron engages in any of the following behavior:
 - a. Submits false information on any application for use of the Recreational Facilities.
 - b. Permits the unauthorized use of an Access Card.
 - c. Exhibits unsatisfactory behavior or appearance.
 - d. Fails to pay fees or assessments owed to the District in a proper and timely manner.
 - e. Fails to abide by any policies or rules established for the use of the Recreational Facilities.
 - f. Treats the District's supervisors, contractors, or other representatives, or other Patrons, in an unreasonable or abusive manner.
 - g. Damages or destroys District property.
 - h. Engages in conduct that is improper or likely to endanger the welfare, safety, harmony or reputation of the District, or its supervisors, staff, facility management, contractors, or other representatives, or other Patrons.
- 2. Documentation of Violations.** The District Manager shall record all violations, including repeat violations, on written incident reports and shall include the date, time, name of the parties involved, and nature of the violation. The District Manager shall file such report with the District Manager within 24 hours of the incident. The District Manager shall maintain all records in accordance with public record laws.
- 3. Suspension by the District Manager**
 - a. The District Manager may at any time suspend a Patron's privileges to use the Recreational Facilities for committing any of the violations outlined above.
 - b. The District Manager shall ask the Patron to leave the Recreational Facilities immediately and shall call local law enforcement for assistance if the Patron fails to comply with the request.
 - c. Such suspension shall be for a maximum period of 30 consecutive days.
 - d. In determining the length of any suspension, the District Manager, shall take into account the nature of the conduct and any prior violations.
- 4. Appeal of Suspension**
 - a. A Patron subject to a suspension may appeal the suspension to the District's Board by filing a written request for an appeal, which written request shall be immediately sent to the District's Chairperson with a copy to the District Manager.
 - b. The filing of a request for an appeal shall not result in the stay of the suspension.
 - c. The District shall consider the appeal at its next Board meeting and shall provide reasonable notice to the Patron of the Board meeting where the appeal will be considered.
 - d. At that meeting, the Board shall allow the Patron to appear and present statements and/or evidence on the Patron's behalf, subject to any reasonable restrictions that the Board may impose.
 - e. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning or otherwise modifying the suspension, to address the appeal and any violations.

Summit at Fern Hill Community Development District
Recreational Facilities Policies

- f. In determining the appropriate action to be taken, the Board shall take into account the nature of the violation and any prior violations.

5. Longer Suspension or Termination of Privileges by the Board.

- a. The District Manager may recommend to the Board, or the Board on its own initiative may elect to consider, a longer suspension or termination of a Patron's privileges for committing any of the violations.
- b. At least 15 days prior to any Board meeting where a longer suspension or termination is to be considered, the District shall send written notice of the meeting by United States mail to the Patron's last known address.
- c. Upon prior written request submitted by the Patron to the District at least 5 days prior to the meeting, the Board shall allow the Patron to appear at the meeting and present statements and/or evidence on the Patron's behalf, subject to any reasonable restrictions that the Board may impose.
- d. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances to address the violations, including imposing a longer suspension or permanent termination of a Patron's privileges to use the Recreation Facilities.
- e. In determining the appropriate action to be taken, the Board shall take into account the nature of the violation and any prior violations.

6. Trespass. If a Patron subject to a suspension or termination is found on the premises, such Patron may be subject to arrest for trespassing.

Summit at Fern Hill Community Development District
Recreational Facilities Policies

Summit at Fern Hill Community Development District

Incident Report

Date of Incident: _____ **Time of Incident:** _____ (am/pm)

Party Involved: _____ **Sex:** Male/Female

Is this person 18 years or older? Yes/No

If not, name of Parent or Guardian: _____

Mailing Address: _____

Was local law enforcement called? Yes/No

Description of what happened (include location):

Names, phone numbers, and addresses of who witnessed the incident:

Immediately Suspended: Yes/No

If yes, the reason: _____

Recommendation: _____

Name of Staff Member writing this report: _____

Signature of Staff Member writing this report: _____

Date: _____

Date of Reservation: _____
Time From: _____ **to** _____
Type of Function: _____
Number of Persons Planning to Attend: _____
Total Rental Fee: \$50.00
Total Refundable Deposit: \$200.00

THE SUMMIT AT FERN HILL Clubhouse Rental Agreement

THIS CLUBHOUSE RENTAL AGREEMENT (the "Agreement") is made on this _____ day of _____, 20____, by and between THE SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT., a local unit of special-purpose government organized and existing pursuant to Chapter 190, Florida Statutes (the "CDD"), located at _____ and _____, (the "Homeowner"), residing at _____, Riverview, Florida 33578.

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

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

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

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

HOMEOWNER:

Name: _____

CDD:

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

Name: _____

By: _____

Name: _____

Name: _____

Title: _____

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

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

EXHIBIT A

Clubhouse Clean-up Check List

Failure to comply with any or all of the above responsibilities will result in forfeit of all or part of security deposit.

By assisting us with this clean-up, you are not only allowing the turnover of the Clubhouse to another group in a timely manner, but you also allow us to keep our rental rates reasonable.

We are seeking your continued cooperation in the use of the Clubhouse.

Name of Homeowner: _____

CHECK – IN

Agreement that Clubhouse at the time of rental is in a neat, clean and orderly condition:

Homeowners Signature

Date

Homeowners Signature

Date

Management Company

Date

CHECK - OUT

Agreement that Clubhouse was left by Homeowner in a neat, clean and orderly condition:

Homeowners Signature

Date

Homeowners Signature

Date

Management Company

Date

Comments, if any:

**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, September 4, 2025, and called to order at 6:05 p.m. at the Summit at Fern Hill Clubhouse located at 10340 Boggy Moss Drive, Riverview, FL.

Present and constituting a quorum were:

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

Also present were:

Lisa Castoria District Manager
Jason Leggit Field Manager, Inframark
Reseidents

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Public Comments Agenda Items

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS

Consent Agenda

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

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

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

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

A discussion ensued regarding business item 5I on resident suspension.

44 **B. District Engineer**

45 There being none, the next order if business followed.

46 **C. District Manager**

47 **i. Community Inspection Reports**

48 **ii. First Choice Aquatics**

49 A discussion ensued and the Community Inspection and First Choice Aquatics reports
50 were reviewed by the Board.

52 **FIFTH ORDER OF BUSINESS**

53 **Business Items**

54 **A. Discussion on Inframark Contract**

55 A discussion ensued with concerns regarding current management contract and new
56 field addendum. A concern about billing and scope/conditions of contract. The Board of
57 Supervisors request discussion with leadership at the next meeting.

58 **B. Discussion on Landscaping Comparison Pricing**

61 On MOTION by Mr. Bradford seconded by Mr. Roth, with all
62 in favor, approving an RFP landscaping (informal), was
63 approved 5-0

64 **C. Discussion on District Manager Spending Authorization Limits**

65 A discussion ensued regarding District manager spending limits. The Board requested
66 to place this item on workshop and October agenda lock.

68 **D. Discussion on Pool Vendor**

70 This business item to be added on Workshop and October's meeting agenda.

72 **E. Discussion on Strongroom Access**

73 Training provided to the Board of Supervisors.

74 **F. Discussion on Clubhouse Rental**

75 There are no reports of current rentals for the month of October.

77 **G. Consideration of Sidewalk Proposals**

79 On MOTION by Mr. Bradford seconded by Mr. Roth, with all
80 in favor, proposal by World Class Concrete & Pavers for
81 sidewalk repair \$3,000, was approved 5-0

86 **H. Consideration of Mulch Proposals**
8788 On MOTION by Mr. Bradford seconded by Mr. Roth, with all
89 in favor, proposal by EZ Mulch #4528 \$2,550 for playground
90 mulch, was approved 5-091 **I. Discussion on Resident Suspension**
9293 On MOTION by Mr. Roth seconded by Mr. Bradford, with all
94 in favor, to keep suspension of CDD amenity access in place for
95 motor bike gate incident until restitution is paid, was approved
96 5-097 District Counsel will draft a demand letter to resident.
9899 A discussion ensued on previous motion not to exceed fence repair. Project is awarded to
100 Jayman Enterprises.103 **SIXTH ORDER OF BUSINESS**104 **Board of Supervisors' Requests and**
105 **Comments**

106 The Board commented and requested the following:

107 • The grass that is being cut closer to the fences needs to improve.
108 • Previous Ventana irrigation topic reviewed.
109 • Page 51 operations and maintenance explanation.110 **SEVENTH ORDER OF BUSINESS**111 **Adjournment**

112 There being no further business,

113 On MOTION by Mr. Bradford seconded by Mr. Roth, with all
114 in favor, the meeting was adjourned at 7:09 p.m. 5-0115
116
117
118
119 Jamie Guiffre
120 Assistant SecretaryAntonio Bradford
Chairperson

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

1 The Workshop of the Board of Supervisors of Summit at Fern Hill Community
2 Development District was held on Monday, September 15, 2025, and called to order at 6:05 p.m.
3 at the Summit at Fern Hill Clubhouse located at 10340 Boggy Moss Drive, Riverview, FL
4 33578.

8	Antonio Bradford	Chairperson
9	Matthew Roth	Vice Chairperson
10	Yonatan Derar	Assistant Secretary
11	Teibe Kilflom	Assistant Secretary
12	Sam Wenzel	Assistant Secretary

14 *The following item was discussed during the September 15, 2025, Summit at Fern Hill*
15 *Community Development District Workshop; no motions, votes or actions were taken. Any*
16 *action to be taken on the items listed below will occur at a regular meeting of the Board of*
17 *Supervisors.*

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

The workshop was called to order.

21 A discussion ensued regarding the resignation of previous District Manager and an
22 introduction of the new District Manager; Jamie Giuffre was announced.

23 A discussion ensued regarding iPads which will be provided at the meeting moving
24 forward.

25 A discussion ensued regarding field services and fees are to be refunded to the District as
26 it is included in the management fee. The budgets for next year are being updated to reallocate
27 that amount to Capital Reserves.

28 A motion is needed for the addendum of field services cost and an updated addendum of
29 contracts will be prepared. The scope of services will not change.

30 More information regarding the District bonds was requested. FMS is welcome to come to
31 the meeting to discuss interest rates and making changes to reduce cost.

SECOND ORDER OF BUSINESS

Discussion on July 2025 Financials

33 A discussion ensued regarding a deduction of management fees, and dissemination
34 services.

THIRD ORDER OF BUSINESS

Discussion on Pool Vendor

36 A discussion ensued.

39	FOURTH ORDER OF BUSINESS	Review of FY 2025 Invoices
40	A discussion ensued requesting yearly invoice of dissemination services.	
41		
42	FIFTH ORDER OF BUSINESS	Discussion on Ventana/Yellowstone Irrigation Concern
43	A discussion ensued as Inframark is reviewing to resolve this budget issue. The field services side will investigate this to get costs adjusted.	
44		
45		
46		
47	SIXTH ORDER OF BUSINESS	Update on Clubhouse Rentals
48	A discussion ensued.	
49		
50	SEVENTH ORDER OF BUSINESS	Audience Comments
51	There were no audience comments.	
52	The Board of Supervisors discussed the 3% increase for Inframark was not approved by the Board. The 2026 financials will be adjusted to remove the 3% increase.	
53		
54	The Board questioned “where did the \$3,000 go?”	
55		
56	EIGHTH ORDER OF BUSINESS	Adjournment
57	There being no further business, the workshop was adjourned.	
58		
59		
60		
61	_____ Jamie Giuffre	_____ Antonio Bradford
62	Assistant Secretary	Chairperson

SUMMIT AT FERN HILL CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Utilities					
BOCC ACH	7/23/2025	072325-0149-ACH	\$485.52	\$485.52	UTILITY - WATER
TECO TAMPA ELECTRIC ACH	8/6/2025	080625-8520-ACH	\$480.29	\$480.29	UTILITY SERVICES
TECO TAMPA ELECTRIC ACH	8/6/2025	080625-7513-ACH	\$84.33	\$84.33	UTILITY SERVICES
TECO TAMPA ELECTRIC ACH	8/6/2025	080625-7729-ACH	\$2,649.71	\$2,649.71	UTILITY SERVICES
TECO TAMPA ELECTRIC ACH	8/6/2025	080625-7901-ACH	\$826.81	\$826.81	UTILITY SERVICES
Utilities Subtotal			\$4,526.66	\$4,526.66	
Regular Services					
AFFORDABLE LOCK & SECURITY SOLUTIONS	8/1/2025	200924787	\$168.00	\$168.00	access control
ANTONIO DEON BRADFORD, SR.	8/4/2025	AB-080425	\$200.00	\$200.00	BOARD 8/4/25
ANTONIO DEON BRADFORD, SR.	8/18/2025	AB-081825	\$200.00	\$200.00	WORKSHOP 8/18/25
A-QUALITY POOL SERVICE	8/1/2025	977820	\$1,431.00	\$1,431.00	POOL SERVICE
FIRST CHOICE AQUATIC WEED MGMT LLC	8/15/2025	112920	\$445.00	\$445.00	AQUATIC MAINT
FRONTIER ACH	7/16/2025	071625-6205-ACH	\$173.82	\$173.82	internet
INFRAMARK LLC	8/1/2025	155228	\$735.00		MANAGEMENT FEE
INFRAMARK LLC	8/1/2025	155228	\$2,916.66		MANAGEMENT FEE
INFRAMARK LLC	8/1/2025	155228	\$1,000.00	\$4,651.66	MANAGEMENT FEE
MATTHEW CHARLES ROTH	8/4/2025	MR-080425	\$200.00	\$200.00	BOARD 8/4/25
MATTHEW CHARLES ROTH	8/18/2025	MR-081825	\$200.00	\$200.00	WORKSHOP 8/18/25
SAMUEL LEN WENZEL JR.	8/4/2025	SW-080425	\$200.00	\$200.00	BOARD 8/4/25
SAMUEL LEN WENZEL JR.	8/18/2025	SW-081825	\$200.00	\$200.00	WORKSHOP 8/18/25
STRALEY ROBIN VERICKER	7/29/2025	26891	\$568.00	\$568.00	LEGAL COUNSEL
TIEBE KIFLOM	8/4/2025	TK-080425	\$200.00	\$200.00	BOARD 8/4/25
TIEBE KIFLOM	8/18/2025	TK-081825	\$200.00	\$200.00	WORKSHOP 8/18/25
YELLOWSTONE LANDSCAPE	8/1/2025	972968	\$6,523.50	\$6,523.50	LANDSCAPE SERVICES
YONATAN DERAR	8/4/2025	YD-080425	\$200.00	\$200.00	BOARD 8/4/25

SUMMIT AT FERN HILL CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
YONATAN DERAR	8/18/2025	YD-081825	\$200.00	\$200.00	WORKSHOP 8/18/25
Regular Services Subtotal			\$15,960.98	\$15,960.98	
Additional Services					
FIELDS CONSULTING GROUP, LLC	8/19/2025	3639	\$150.00	\$150.00	signs
HEDRICK AIR	7/29/2025	15343	\$350.00	\$350.00	r&m
JAYMAN ENTERPRISES, LLC	7/28/2025	4111	\$675.00	\$675.00	R&M
RKA MULTISERVICES PLUS LLC	8/14/2025	12123	\$925.00	\$925.00	r&m
Additional Services Subtotal			\$2,100.00	\$2,100.00	
TOTAL			\$22,587.64	\$22,587.64	



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
SUMMIT AT FERN HILL	6440260149	07/23/2025	08/13/2025

M-Page 1 of 3

Summary of Account Charges

Previous Balance	\$531.19
Net Payments - Thank You	\$-531.19
Bill Adjustments	\$1.25
Total Account Charges	\$485.52
AMOUNT DUE	\$486.77

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



Hillsborough
County Florida

Make checks payable to: BOCC

ACCOUNT NUMBER: 6440260149



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526
Internet Payments: HCFLGov.net/WaterBill
Additional Information: HCFLGov.net/Water



THANK YOU!



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

6,638 0

DUE DATE	08/13/2025
Auto Pay Scheduled DO NOT PAY	

0064402601492 00000486779



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
SUMMIT AT FERN HILL	6440260149	07/23/2025	08/13/2025

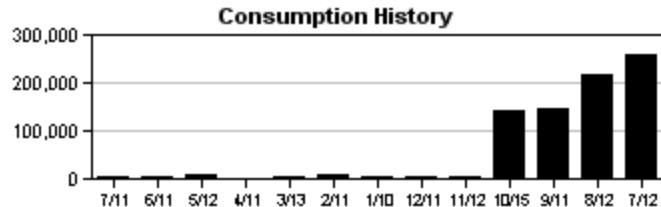
Service Address: 10415 FAIRY MOSS LN (IRRIGATION COMMON AREA)

M-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703769950	07/11/2025	10636	07/11/2025	10636	0 GAL	ACTUAL	WATER
38351230	06/11/2025	14545	07/11/2025	14588	4300 GAL	ESTIMATED	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$12.99
Water Base Charge	\$28.55
Water Usage Charge	\$4.43
Total Service Address Charges	\$52.00



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
SUMMIT AT FERN HILL	6440260149	07/23/2025	08/13/2025

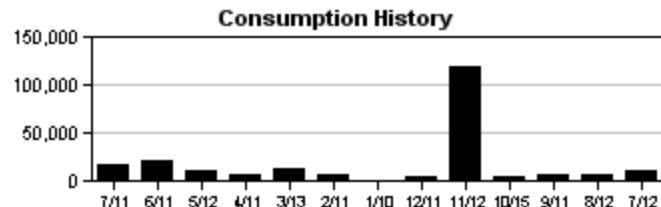
Service Address: 10340 BOGGY MOSS DR

M-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53708598	06/11/2025	25680	07/11/2025	25842	16200 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$48.92
Water Base Charge	\$35.06
Water Usage Charge	\$20.69
Sewer Base Charge	\$103.02
Sewer Usage Charge	\$105.62
Total Service Address Charges	\$319.34





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
SUMMIT AT FERN HILL	6440260149	07/23/2025	08/13/2025

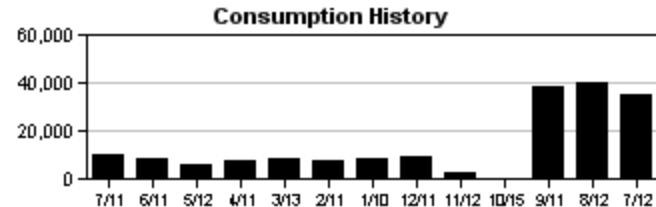
Service Address: 10250 STRAWBERRY TETRA DR (COMM IRRIG MTR)

M-Page 3 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
38576158	06/11/2025	16249	07/11/2025	16350	10100 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$30.50
Water Base Charge	\$48.70
Water Usage Charge	\$10.40
Late Payment Charge	\$0.27
Total Service Address Charges	\$95.90



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
SUMMIT AT FERN HILL	6440260149	07/23/2025	08/13/2025

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	06/11/2025	0	07/11/2025	0	0 GAL	ACTUAL	WATER

Service Address Charges

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





TampaElectric.com

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

Statement Date: August 06, 2025

Amount Due: **\$480.29**

Due Date: August 27, 2025

Account #: 221007748520

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

Account Summary

Current Service Period: July 02, 2025 - July 31, 2025

Previous Amount Due \$480.29

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

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

Amount Due by August 27, 2025 **\$480.29**

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



Scan here to view
your account online.

**Let's be honest.
You don't
need me
anymore.**



You can get your bill by
email or text, skip the
stamp and pay securely online.
Move on to paperless billing.

Log in at TECOaccount.com
and select "ON" to enroll.

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



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

Account #: 221007748520

Due Date: August 27, 2025

Amount Due: **\$480.29**

Payment Amount: \$ _____

687186657891

Your account will be
drafted on August 27, 2025

Mail payment to:

TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

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

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



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

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

Service Period: Jul 02, 2025 - Jul 31, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	176 kWh @ \$0.03412/kWh	\$6.01
Fixture & Maintenance Charge	11 Fixtures	\$103.18
Lighting Pole / Wire	11 Poles	\$361.57
Lighting Fuel Charge	176 kWh @ \$0.03363/kWh	\$5.92
Storm Protection Charge	176 kWh @ \$0.00559/kWh	\$0.98
Clean Energy Transition Mechanism	176 kWh @ \$0.00043/kWh	\$0.08
Storm Surcharge	176 kWh @ \$0.01230/kWh	\$2.16
Florida Gross Receipt Tax		\$0.39
Lighting Charges		\$480.29

Total Current Month's Charges

\$480.29

Important Messages

Moving? Save time and reduce stress!

Start, stop or transfer your Tampa Electric service 24 hours a day, seven days a week - when it's convenient for you! Choose your service dates, sign up for energy-saving programs and free services, receive your new account number, select a convenient payment method and more. Visit [### Quarterly Fuel Source](http://TECOaccount.com>Welcome; it's fast, easy and secure.</p>
</div>
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Ways To Pay Your Bill



Bank Draft

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In-Person

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Mail A Check

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



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909



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

Statement Date: August 06, 2025

Amount Due: \$84.33

Due Date: August 27, 2025

Account #: 211000167513

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

Account Summary

Current Service Period: July 02, 2025 - July 31, 2025

Previous Amount Due \$108.69

Payment(s) Received Since Last Statement -\$108.69

Current Month's Charges \$84.33

Amount Due by August 27, 2025 \$84.33

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

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Your Energy Insight



Your average daily kWh used was 75% higher than the same period last year.



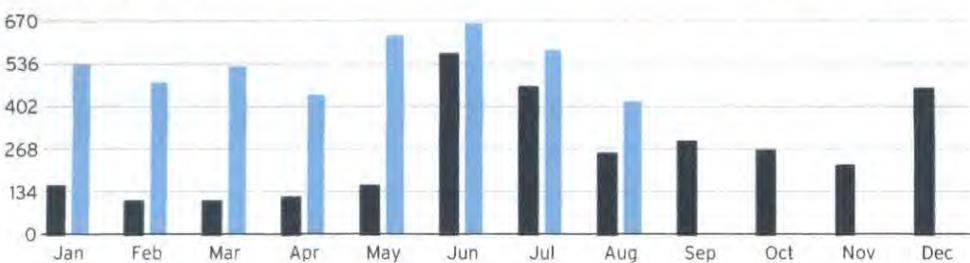
Your average daily kWh used was 30% lower than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)

2024 2025



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

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

Account #: 211000167513

Due Date: August 27, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$84.33

Payment Amount: \$ _____

611878350602

Your account will be drafted on August 27, 2025

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

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

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



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

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

Meter Read

Service Period: Jul 02, 2025 - Jul 31, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000824160	07/31/2025	30,032	-	29,614	=	418 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	418 kWh @ \$0.08641/kWh	\$36.12
Fuel Charge	418 kWh @ \$0.03391/kWh	\$14.17
Storm Protection Charge	418 kWh @ \$0.00577/kWh	\$2.41
Clean Energy Transition Mechanism	418 kWh @ \$0.00418/kWh	\$1.75
Storm Surcharge	418 kWh @ \$0.02121/kWh	\$8.87
Florida Gross Receipt Tax		\$2.11
Electric Service Cost		\$84.33

Total Current Month's Charges **\$84.33**

Avg kWh Used Per Day



Important Messages

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Ways To Pay Your Bill

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In-Person
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Mail A Check
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.

Credit or Debit Card
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.

Phone
Toll Free:
866-689-6469

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

Contact Us

Online: TampaElectric.com	Hearing Impaired/TTY: 7-1-1
Phone: Commercial Customer Care: 866-832-6249 Residential Customer Care: 813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties)	Power Outage: 877-588-1010 Energy-Saving Programs: 813-275-3909



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

Statement Date: August 06, 2025

Amount Due: \$2,649.71

Due Date: August 27, 2025

Account #: 211000167729

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

Account Summary

Current Service Period: July 02, 2025 - July 31, 2025

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

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

Amount Due by August 27, 2025	\$2,649.71
--------------------------------------	-------------------

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



Scan here to view
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**Let's be honest.
You don't
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anymore.**



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email or text, skip the
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and select "ON" to enroll.

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



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

Account #: 211000167729

Due Date: August 27, 2025

Amount Due: \$2,649.71

Payment Amount: \$ _____

611878350603

Your account will be
drafted on August 27, 2025

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

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

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



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

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

Service Period: Jul 02, 2025 - Jul 31, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	1084 kWh @ \$0.03412/kWh	\$36.99
Fixture & Maintenance Charge	57 Fixtures	\$680.43
Lighting Pole / Wire	57 Poles	\$1873.59
Lighting Fuel Charge	1084 kWh @ \$0.03363/kWh	\$36.45
Storm Protection Charge	1084 kWh @ \$0.00559/kWh	\$6.06
Clean Energy Transition Mechanism	1084 kWh @ \$0.00043/kWh	\$0.47
Storm Surcharge	1084 kWh @ \$0.01230/kWh	\$13.33
Florida Gross Receipt Tax		\$2.39
Lighting Charges		\$2,649.71

Total Current Month's Charges

\$2,649.71

Important Messages

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</div>
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P.O. Box 31318
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Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



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866-832-6249

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813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909



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

Statement Date: August 06, 2025

Amount Due: \$826.81

Due Date: August 27, 2025

Account #: 211000167901

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

Account Summary

Current Service Period: July 02, 2025 - July 31, 2025

Previous Amount Due \$874.65

Payment(s) Received Since Last Statement -\$874.65

Current Month's Charges \$826.81

Amount Due by August 27, 2025 \$826.81

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

0000048-0000488-Page 15 of 18

Your Energy Insight



Your average daily kWh used was 15.2% lower than the same period last year.

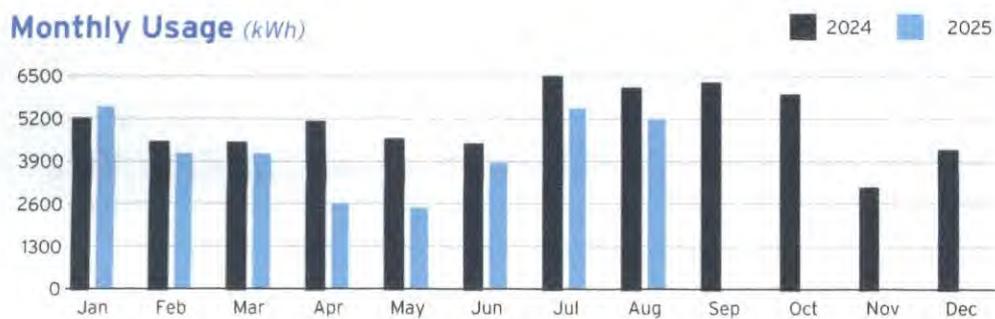


Your average daily kWh used was 8.95% lower than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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

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

Account #: 211000167901

Due Date: August 27, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$826.81

Payment Amount: \$ _____

611878350604

Your account will be drafted on August 27, 2025

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

Mail payment to:

TECO
P.O. BOX 31318
TAMPA, FL 33631-3318



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

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

Meter Read

Service Period: Jul 02, 2025 - Jul 31, 2025

Rate Schedule: General Service - Non Demand

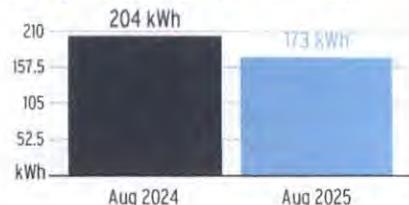
Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000503846	07/31/2025	92,869	87,672	=	5,197 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	5,197 kWh @ \$0.08641/kWh	\$449.07
Fuel Charge	5,197 kWh @ \$0.03391/kWh	\$176.23
Storm Protection Charge	5,197 kWh @ \$0.00577/kWh	\$29.99
Clean Energy Transition Mechanism	5,197 kWh @ \$0.00418/kWh	\$21.72
Storm Surcharge	5,197 kWh @ \$0.02121/kWh	\$110.23
Florida Gross Receipt Tax		\$20.67
Electric Service Cost		\$826.81

Total Current Month's Charges **\$826.81**

Avg kWh Used Per Day



Important Messages

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Visit TECOaccount.com for free recurring or one time payments via checking or savings account.

In-Person
Find list of Payment Agents at TampaElectric.com

Mail A Check
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.

Credit or Debit Card
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.

Phone
Toll Free:
866-689-6469

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

Contact Us

Online: TampaElectric.com	Hearing Impaired/TTY: 7-1-1
Phone: Commercial Customer Care: 866-832-6249	Power Outage: 877-588-1010
Residential Customer Care: 813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties)	Energy-Saving Programs: 813-275-3909



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 200924787	INVOICE DATE Aug 01, 2025
----------------------	------------------------------

JOB ADDRESS

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

Billing Date: 8/1/2025

Payment Term: NET 10

Due Date: 8/11/2025

TASK	DESCRIPTION	QTY	PRICE	TOTAL
BRI-SA 2	Brivo Standard Access Monthly Service - 4 Doors Or More - Per Month Per Door Includes A Service Agreement*	6.00	\$28.00	\$168.00

- Lifetime Warranty On All Installed Hardware *
- Free Software Updates *
- Annual System Check *
- Internet Required
- Minimum 36 Months Required - After 36 Months, Service Is Required To Access The System And Make System Updates*
- Autopay Required*

** Terms And Conditions Detailed In Service Agreement Contract*

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

Attendance Confirmation for BOARD OF SUPERVISORS

District Name: Summit at Fern Hill

Board Meeting Date: Meeting 8/4/25

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

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

Approved for payment:

Lisa Castoria

8/5/2025

District Manager Signature

Date

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

Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Summit at Fern Hill

Board Meeting Date: Workshop Meeting 8/18/25

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

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

Approved for payment:

Lisa Castoria

8/20/2025

District Manager Signature

Date

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

Invoice



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

Invoice Date	Invoice #
8/1/2025	977820
Balance	
	\$1,431.00

Bill To
The Summit at Fern Hill CDD- tax exempt C/OLisa Castoria 10340 Boggy Moss Dr. Riverview, FL 33578

Ship To
The Summit at Fern Hill CDD 10340 Boggy Moss Dr. Riverview, FL 33578

P.O. Number	Terms	Rep	Due Date	Via	F.O.B.	Project
	Net 20		8/20/2025			
Quantity	Description				Price Each	Amount
	AUGUST 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
	Monthly Enzyme Treatment/Oil Eater - Needed for Summer months ONLY, May thru Sept and billed monthly --All Applicable Taxes Included Sales Tax				31.00	31.00
					7.00%	0.00

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



Aquatic Weed Control, Inc.

P.O. Box 593258
Orlando, FL 32859

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

Invoice

Date	Invoice #
8/15/2025	112920

Bill To

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

Customer P.O. No.	Payment Terms	Due Date
	Net 30	9/14/2025

Description	Amount
Monthly waterway service for the month this invoice is dated - 8 waterways Light Debris pickup included	445.00

Thank you for your business.

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



AQUATIC WEED CONTROL, Inc.

Orlando - Ft. Myers - Tampa - Daytona Beach 800-543-6694

Lake & Wetland Customer Service Report

Job Name:

Customer Number: 437

Customer: SUMMIT @ FERN HILL CDD

Technician: Jarvis

Date: 08/06/2025

Time: 05:54 PM

Customer Signature:

5 bags of trash collected. Pond 3 has excessive amounts of trash. Pond 4 has a large wooden pallet submerged off shore.

<u>CLARITY</u>	<u>FLOW</u>	<u>METHOD</u>		<u>CARP PROGRAM</u>	<u>WATER LEVEL</u>	<u>WEATHER</u>
<input checked="" type="checkbox"/> < 1'	<input type="checkbox"/> None	<input checked="" type="checkbox"/> ATV	<input type="checkbox"/> Boat	<input type="checkbox"/> Carp observed	<input type="checkbox"/> High	<input type="checkbox"/> Clear
<input type="checkbox"/> 1-2'	<input checked="" type="checkbox"/> Slight	<input type="checkbox"/> Airboat	<input type="checkbox"/> Truck	<input type="checkbox"/> Barrier Inspected	<input checked="" type="checkbox"/> Normal	<input checked="" type="checkbox"/> Cloudy
<input type="checkbox"/> 2-4'	<input type="checkbox"/> Visible	<input type="checkbox"/> Backpack			<input type="checkbox"/> Low	<input checked="" type="checkbox"/> Windy
<input type="checkbox"/> > 4'						<input type="checkbox"/> Rainy

FISH and WILDLIFE OBSERVATIONS

<input type="checkbox"/> Alligator	<input type="checkbox"/> Catfish	<input type="checkbox"/> Gallinules	<input type="checkbox"/> Osprey	<input type="checkbox"/> Woodstork
<input type="checkbox"/> Anhinga	<input checked="" type="checkbox"/> Coots	<input type="checkbox"/> Gambusia	<input type="checkbox"/> Otter	<input type="checkbox"/> _____
<input type="checkbox"/> Bass	<input type="checkbox"/> Cormorant	<input checked="" type="checkbox"/> Herons	<input type="checkbox"/> Snakes	<input type="checkbox"/> _____
<input type="checkbox"/> Bream	<input type="checkbox"/> Egrets	<input type="checkbox"/> Ibis	<input checked="" type="checkbox"/> Turtles	

NATIVE WETLAND HABITAT MAINTENANCE

<input checked="" type="checkbox"/> Arrowhead	<input checked="" type="checkbox"/> Bulrush	<input type="checkbox"/> Golden Canna
<input type="checkbox"/> Bacopa	<input type="checkbox"/> Chara	<input type="checkbox"/> Gulf Spikerush
<input type="checkbox"/> Blue Flag Iris	<input type="checkbox"/> Cordgrass	<input type="checkbox"/> Lily

Beneficial Vegetation Notes:

- Naiad
- Pickerelweed
- Soft Rush



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

PIN:
1485

Billing Date:
Jul 16, 2025

Billing Period:
Jul 16 - Aug 15, 2025

Hi SUMMIT AT FERN HILL CDD,

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

Bill history

Previous balance		\$168.90
Payment received by Jul 16, thank you		-\$168.90

Service summary

	Previous month	Current month
Internet	\$145.99	-\$150.99
Phone	\$13.00	\$13.00
Other	\$4.50	\$4.50
Taxes and Fees	\$5.41	-\$5.33
Total services	\$168.90	\$173.82
Total balance		\$173.82

Total balance
\$173.82

Auto Pay is scheduled
Aug 11



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

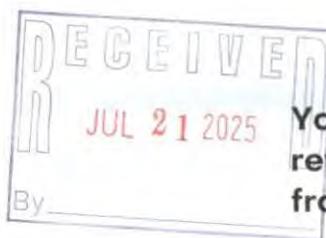
Earn more. Get started with a business referral and earn up to \$325 per referral. Learn more: <https://www.businessreferralrewards.com>



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

6790 0107 NO RP 16 07172025 NNNNNNNN 01 000981 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.



1940038137412379121620000000000000000173825

**SUMMIT AT FERN HILL CDD**

Account Number:

813-741-2379-121620-5

Billing Date:

Jul 16, 2025

Page 3/4

PIN:

1485

Billing Period:

Jul 16 - Aug 15, 2025

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

Internet

Monthly Charges

07.16-08.15	Business Fiber Internet 500 1 Usable Static IP Address	\$125.99 \$25.00
Internet Total		\$150.99

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$18.33 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

07.16-08.15	Federal Subscriber Line Charge - Bus Frontier Roadwork Recovery Surcharge Access Recovery Charge-Business	\$6.50 \$4.00 \$2.50
Phone Total		\$13.00

NOTICE OF RATE INCREASE...

Effective with this bill, your Static IP product has increased to \$25.00 per month, per line. Questions? Please contact customer service.

Other Charges

Monthly Charges

07.16-08.15	Printed Bill Fee	\$4.50
Other Charges Total		\$4.50

Starting in August, the Road Recovery surcharge will increase to \$4.50. We charge this fee to cover a portion of the money we spend to move our network due to road work projects required by government agencies. To learn more, go to frontier.com/taxes-and-surcharges.

Taxes and Fees

Federal USF Recovery Charge	\$3.24
Federal Excise Tax	\$0.40
Federal Taxes	\$3.64
FL State Communications Services Tax	\$0.80
County Communications Services Tax	\$0.77
FL State Gross Receipts Tax	\$0.09
FL State Gross Receipts Tax	\$0.03
State Taxes	\$1.69

Taxes and Fees Total	\$5.33
----------------------	--------

Total current month charges	\$173.82
------------------------------------	-----------------



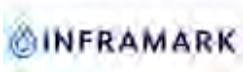
SUMMIT AT FERN HILL CDD Account Number:
813-741-2379-121620-5

Billing Date:
Jul 16, 2025

PIN:
1485

Billing Period:
Jul 16 - Aug 15, 2025





2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

155228

DATE

8/1/2025

CUSTOMER ID

C2291

NET TERMS

Due On Receipt

PO#**DUE DATE**

8/1/2025

BILL TO

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

Services provided for the Month of: August 2025

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

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

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

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

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

Account Name: INFRAMARK, LLC

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

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

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

Attendance Confirmation for BOARD OF SUPERVISORS

District Name: Summit at Fern Hill

Board Meeting Date: Meeting 8/4/25

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

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

Approved for payment:

Lisa Castoria

8/5/2025

District Manager Signature

Date

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

Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name:	Summit at Fern Hill
Board Meeting Date:	Workshop Meeting 8/18/25

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

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

Approved for payment:

Lisa Castoria

8/20/2025

District Manager Signature

Date

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

Attendance Confirmation for BOARD OF SUPERVISORS

District Name: Summit at Fern Hill

Board Meeting Date: Meeting 8/4/25

		In Attendance Please	
	Name	X	Paid
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3	Tiebe Kiflom	X	\$200
4	Sam Wenzel	X	\$200
5	Yonatan Derar	X	\$200

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

Approved for payment:

Lisa Castoria

8/5/2025

District Manager Signature

Date

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

Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Summit at Fern Hill

Board Meeting Date: Workshop Meeting 8/18/25

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

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

Approved for payment:

Lisa Castoria

8/20/2025

District Manager Signature

Date

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

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606
Telephone (813) 223-9400
Federal Tax Id. - 20-1778458

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

July 29, 2025
Client: 001462
Matter: 000001
Invoice #: 26891

Page: 1

RE: General

For Professional Services Rendered Through June 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
6/2/2025	AM	REVIEW PROPOSED BUDGET; PREPARE RESOLUTION ADOPTING BUDGET FOR FISCAL YEAR 2025-2026 AND RESOLUTION LEVYING AND IMPOSING O&M ASSESSMENTS FOR BUDGET.	2.0	\$350.00
6/4/2025	AM	REVISE, FINALIZE AND TRANSMIT FINAL PUBLICATION AD AND RESOLUTIONS WITH INSTRUCTIONS.	0.2	\$35.00
6/4/2025	KCH	REVIEW NOTICE OF PUBLIC HEARING; REVIEW RESOLUTION IMPOSING SPECIAL ASSESSMENTS; REVIEW RESOLUTION ADOPTING A BUDGET.	0.6	\$183.00
Total Professional Services			2.8	\$568.00

July 29, 2025
Client: 001462
Matter: 000001
Invoice #: 26891

Page: 2

Total Services	\$568.00
Total Disbursements	\$0.00
Total Current Charges	\$568.00
Previous Balance	\$1,128.50
<i>Less Payments</i>	<i>(\$1,128.50)</i>
PAY THIS AMOUNT	\$568.00

Please Include Invoice Number on all Correspondence

Attendance Confirmation for BOARD OF SUPERVISORS

District Name: Summit at Fern Hill

Board Meeting Date: Meeting 8/4/25

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

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

Approved for payment:

Lisa Castoria

8/5/2025

District Manager Signature

Date

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

Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Summit at Fern Hill

Board Meeting Date: Workshop Meeting 8/18/25

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

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

Approved for payment:

Lisa Castoria

8/20/2025

District Manager Signature

Date

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



INVOICE

INVOICE #	INVOICE DATE
972968	8/1/2025
TERMS	PO NUMBER
Net 30	

Bill To:

Summit at Fern Hill
c/o Inframark
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Property Name: Summit at Fern Hill

Address: 10612 Fuzzy Cattail Street
Riverview, FL 33578

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: August 31, 2025

Invoice Amount: \$6,523.50

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

Excellence

Invoice Total \$6,523.50

IN COMMERCIAL LANDSCAPING

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

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286

Attendance Confirmation for BOARD OF SUPERVISORS

District Name: Summit at Fern Hill

Board Meeting Date: Meeting 8/4/25

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

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

Approved for payment:

Lisa Castoria

8/5/2025

District Manager Signature

Date

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

Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name:	Summit at Fern Hill
Board Meeting Date:	Workshop Meeting 8/18/25

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

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

Approved for payment:

Lisa Castoria

8/20/2025

District Manager Signature

Date

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

INVOICE

Fields Consulting Group, LLC
(dba. Mike's Signs)
11749 Crestridge Loop
New Port Richey, FL 34655-0017

signsandgraphicsbymike@gmail.co
m
+1 (727) 480-6514

Fields
CONSULTING GROUP, LLC
11749 Crestridge Loop
Trinity, FL 34655



Meritus

Bill to

Inframark
The Summit at Fern Hill CDD
Attn: Lisa Castoria
2005 Pan Am Circle #300
Tampa, FL 33607

Invoice details

Sales Rep: Mike Fields

Invoice no.: 3639

Terms: Due on receipt

Invoice date: 08/19/2025

Due date: 09/01/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Install (Signage)	Custom "No Standing..On Monument Plants" (12x12) metal sign with white + green lettering. Installed on 7-ft u-channel post (painted forest green).	1	\$150.00	\$150.00
			Total	\$150.00	



Quality Air Solutions You Can Trust
Residential/Commercial Air Conditioning, Heating and Ventilation

Phone: 813-758-0755

math@hedrickair.com

7618 Fort King Rd. Zephyrhills, FL 33541

LIC# CMC1250559

WORK ORDER / INVOICE

INVOICE NO.: 15343

DATE: 07/29/2025

Customer Name:	Fern Hill	P.O. # :	Email: Inframarkcms@payableslockbox.com				
Street Address:	10340 boggy moss dr	Job Site Address:					
City/State/Zip:	Riverview FL 33578	I.D. MAKE:	MODEL#:	SERIAL#:			
Phone:		O.D. MAKE:	MODEL#:	SERIAL#:			
Check List	Work Performed:						
COMPRESSOR	Changed out condenser fan motor. Checked operations of motor						
SUCTION / PSIG							
DISCH / PSIG							
VOLTS							
AMPS / RATED							
CONTRACTOR PTS:							
FAN A.:							
SUPERHEAT:							
SUBCOOLING:							
CONDENSER COIL							
CLEAN							
FIN CONDITION	Terms: Due Upon Completion		QTY	ITEM/PART DESCRIPTION	PRICE		
AMBIENT F	<p>I acknowledge that the above described work has been performed in a manner satisfactory to me. In the event payment is not made as agreed, purchaser agrees to pay all costs associated with collection, including a reasonable amount of attorney's fees. Any unpaid amounts shall accrue interest at the highest legal rate allowed by law in the state of Florida.</p> <p>There will be a \$25.00 returned check fee.</p> <p>Customer Signature:</p>		1.0	Quoted repair	\$350.00		
REFIGERANT							
LEAK							
O.K.							
FAN AND MOTOR							
AMPS / RATED							
CONTR. PTS							
BLWR ASSN CLEAN							
LUBRICATION							
TOTALS S.P.:							
ELEC. HEAT STRIPS	<p>I certify that I have performed services indicated and installed parts listed above.</p> <p>Technician Signature:</p>						
INSPECT CONNECT.							
AMPS / RATED							
EVAPORATOR COIL							
CLEAN			TIME ON JOB:				
AIR IN F			Time in:	Time out:	Total		
AIR OUT F			hrs:	Tech:			
CONDENSATE AREA			Time in:	Time out:	Total hrs:		
INSPECTED PAN			Tech:				
INSPECTED DRAIN							
FLOAT SWITCH							
AIR FILTER							
VOLTS							
AMPS / RATED							
AMPS / RATED							

Make all checks payable to:

Hedrick Air LLC

**THANK YOU FOR
YOUR BUSINESS!**

WARRANTY & SERVICE: All materials, parts and equipment are warranted by the manufacturer or suppliers written warranty only. All labor performed by the above named company is warranted for 30 days or as otherwise indicated in writing on this form. Agreement to Release, Indemnity and Assumption Risk. In exchange for Air Conditioning services to be rendered by the above company, customer certifies and agrees the a/c services may have risk of mold and customer expressly intends to assume the risk of damages and injury, if any, resulting from any and all mold related damages resulting from a/c services.

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

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

Date	Invoice #
7/28/2025	4111

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

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Dig up and move Benches located at the East side of Fuzzy Cattail St. to the West side of Fuzzy Cattail St. Both areas are located on Cone Grove. Once benches are moved they will be concreted into the new area. Price includes all labor and materials	675.00	675.00
All work is complete!			Total \$675.00



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

Invoice #12123

Issue date
Aug 14, 2025

Summit at Fern Hill CDD (Pool gate repair)

RKA MULTISERVICE PLUS LLC
10136 Golden Wonder
Riverview FL 33578

Customer	Invoice Details	Payment	
Lisa Castoria Inframark lisa.castoria@inframark.com (656) 223-7011 2654 Cypress Ridge Blvd Suite 101 Wesley Chapel, FL 33544	PDF created August 14, 2025 \$925.00 Service date August 13, 2025	Due August 14, 2025 \$925.00	
Items	Quantity	Price	Amount
Materials + labor	1	\$925.00	
Subtotal		\$925.00	
Total Due		\$925.00	



Pay online

To pay your invoice go to <https://squareup.com/u/D2CmfbL6>

Or open the camera on your mobile device and place the QR code in the camera's view.

Page 1 of 1