

# *Summit at Fern Hill Community Development District*

**March 2, 2026**

## **Agenda Package**

### **Join Teams Meeting**

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

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

2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

## **CLEAR PARTNERSHIPS**



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

# Summit at Fern Hill Community Development District

## Board of Supervisors

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

## Staff

Mark Vega, District Manager  
Heather Jackson, District Manager  
Kathryn "KC" Hopkinson, District Counsel  
Phil Chang, District Engineer  
Christina Fowler, Field Inspector  
Jonathan Sciortino, District Accountant  
Crystal Yem, District Admin Assistant

## REGULAR MEETING AGENDA

Monday, March 2, 2026, at 6:00 p.m.

### Join Teams Meeting

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

1. Call to Order/Roll Call
2. Motion to Approve Agenda
3. Public Comments on Agenda Items *Each individual has the opportunity to comment and is limited to three (3) minutes for such comment.*
4. Staff Reports
  - A. Field Inspection Report.....Page 3
    - i. Consideration of Monthly Pool Maintenance Proposal.....Page 12
  - B. Landscape Update
    - i. Consideration of Irrigation Repair Proposals.....Page 15
    - ii. Yellowstone Irrigation Report.....Page 16
  - C. District Accountant
    - i. Consideration of Operation and Maintenance January 2026.....Page 29
  - D. District Counsel
  - E. District Engineer
    - i. Consideration of Pond Assessment Report.....Page 82
  - F. District Manager
5. Business Items
  - A. Consideration of Resolution 2026-04, Designating Officers.....Page 89
  - B. Consideration of Asphalt Installation Proposal.....Page 90
  - C. Discussion of Landscape RFP Proposals
6. Business Administration
  - A. Consideration of the Board of Supervisors' Regular Meeting Minutes from February 2, 2026.....Page 102
7. Board of Supervisors' Requests and Comments
8. Adjournment

*The next Workshop is scheduled for Monday, March 16, 2026, at 6:00 pm*

*The next Board meeting will be held on Monday, April 6, 2026, at 6:00 pm*

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

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



## The Summit At Fern Hill CDD

Tuesday, 10 February 2026

Prepared For Board Of Supervisors

11 Items Identified

11 Items Incomplete

Christy Fowler

Inframark

## Item 1

Assigned To: Yellowstone

Mailbox Area

Edging has not been repaired, and the drip line remains draped across the sidewalk, creating an unfinished appearance and potential trip hazard. This is a liability, especially since it's in an area where there is heavy foot traffic.

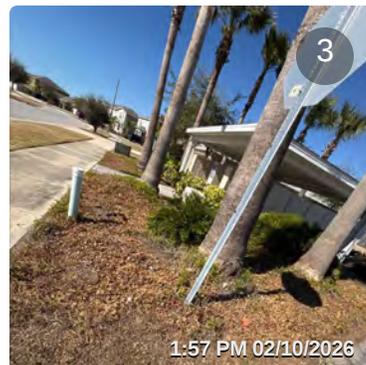
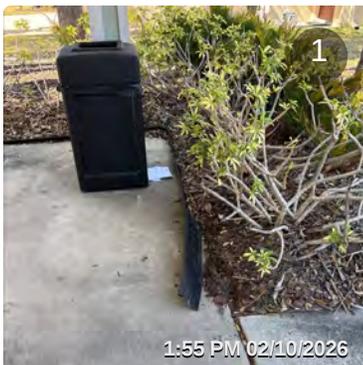
Recommendation: Repair edging and properly secure or reroute drip line beneath mulch or soil.

Frost damage observed in plant material.

Recommendation: Evaluate again in March for affected plants for recovery; prune damaged growth as appropriate.

Irrigation lines are protruding from the ground where a tree has been removed.

Recommendation: Cap off and bury exposed lines since the tree is no longer present, to eliminate safety concerns and improve aesthetics.



## Item 2

Assigned To: Inframark Maintenance

Amenity Center

Door (appears to be a closet door) has visible staining.

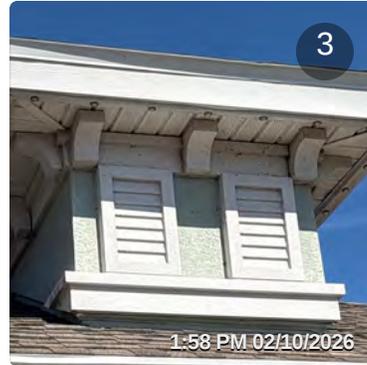
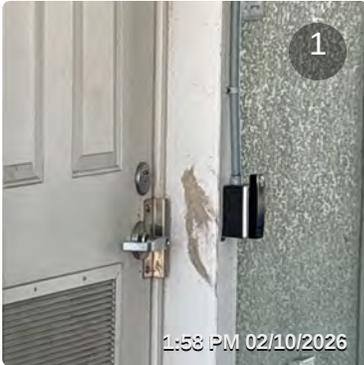
Recommendation: Clean surface thoroughly; if staining does not resolve, repaint door.

Interior and/or exterior doors throughout the amenity center show dirt and wear.

Recommendation: Clean all doors; repaint as needed to restore appearance.

Eaves along the amenity center have accumulated insect debris.

Recommendation: Remove debris and schedule power washing to improve overall appearance.



### Item 3

Assigned To: Yellowstone

Clubhouse – Southeast Side

Photo 1: Cut drip line observed on the southeast side of the clubhouse.

Recommendation: Repair or reconnect drip line and ensure proper irrigation coverage to prevent plant stress.



### Item 4

Assigned To: Yellowstone

Strawberry Tetra Drive & Crested Fringe Drive – Island

Palm fronds observed on the ground within the island landscape area.

Recommendation: Remove fallen fronds and maintain routine pruning to keep palms clean and the island well-maintained.

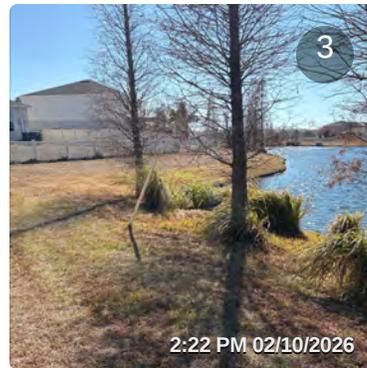
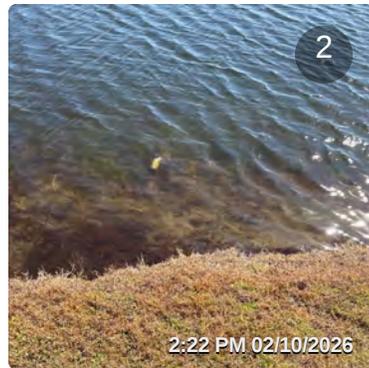
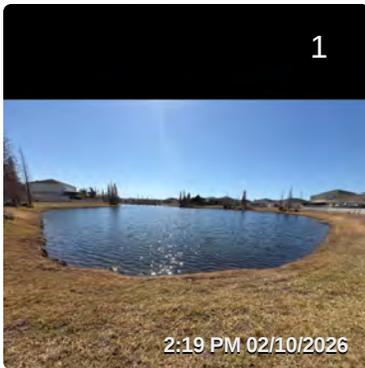
### Item 5

Assigned To: Aquatics

## Pond 2 – Northeast Bank

Trash observed in the pond along the northeast bank.

Recommendation: Remove debris from the water and bank area to maintain water quality and overall appearance.



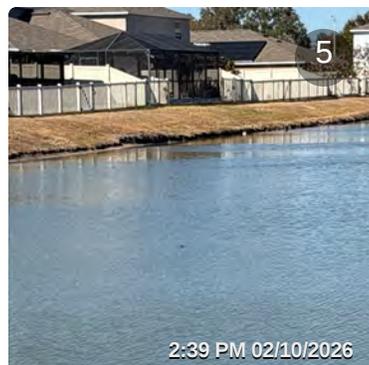
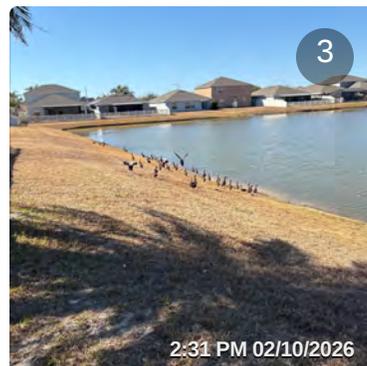
## Item 6

Assigned To: Aquatics

Playground Area & Pond 4 – Southeast Corner

Glass bottles and trash observed at the southeast corner of the playground area and near Pond 4.

Recommendation: Remove all debris immediately due to safety hazard concerns and continue monitoring for litter to prevent recurrence.



## Item 7

Assigned To: Yellowstone/ Inframark Maintenance

Old Cone Grove (Left Turn from Shimmering Koi Way)

Fence requires pressure washing due to visible dirt and buildup.

Recommendation: Schedule pressure washing to improve overall appearance.

Broken pipe observed laying on the ground.

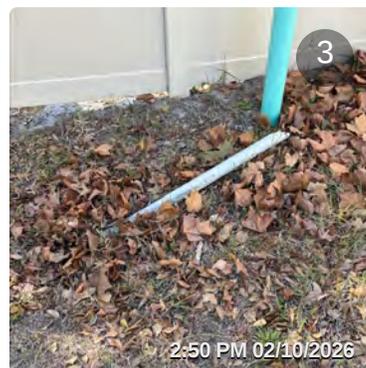
Recommendation: Remove and properly dispose of debris.

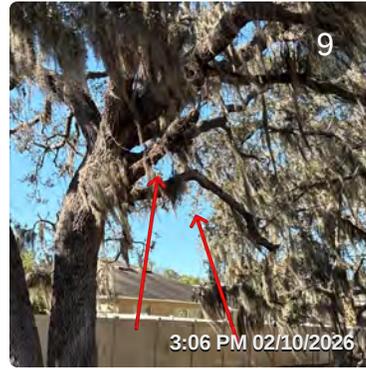
Photo 8: Tree observed to be dead and may pose a risk of falling and potentially blocking the roadway.

Recommendation: Confirm ownership (CDD property) and have an arborist evaluate for removal if applicable.

Photos with arrows indicate dead limbs hanging over the sidewalk.

Recommendation: Confirm if this area is CDD property and prune/remove dead limbs to eliminate pedestrian safety hazards.





**Item 8**

Assigned To: Aquatics

Pond 5

Water level is observed to be low.

Recommendation: Continue to monitor water levels



**Item 9**

Assigned To: Yellowstone

Strawberry Tetra Drive

Irrigation clock is falling off the post.

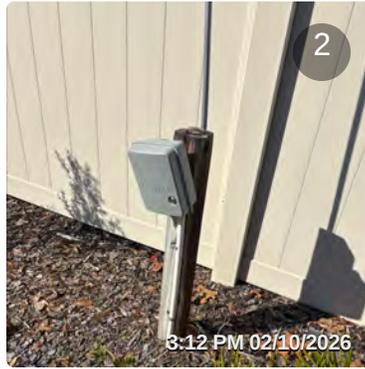
Recommendation: Secure or repair irrigation clock to ensure proper system operation.

Vines growing into the Palmettos.

Recommendation: Trim vines to prevent damage and maintain plant health.

Depression observed in the ground next to the irrigation valve boxes.

Recommendation: Fill and grade depression to prevent trip hazards and water pooling.



## Item 10

Assigned To: Yellowstone/Aquatics

Conservation Area – Golden Winter Lane

Photo 4: Area appears to have been cut back since the last inspection; however, debris remains.

Recommendation: Pick up remaining debris to maintain a clean and safe environment.

String trimming observed along the retention wall.

Recommendation: Continue routine maintenance to prevent overgrowth and maintain aesthetics.

Drain at the northeast corner requires attention.

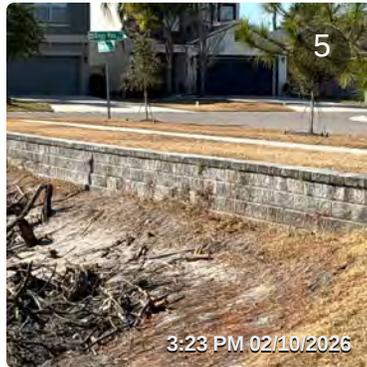
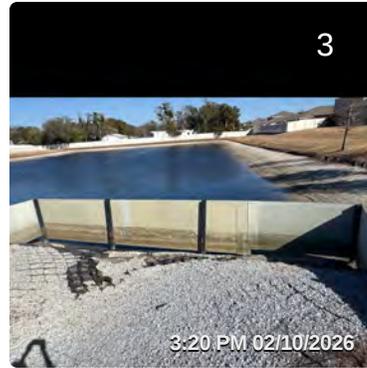
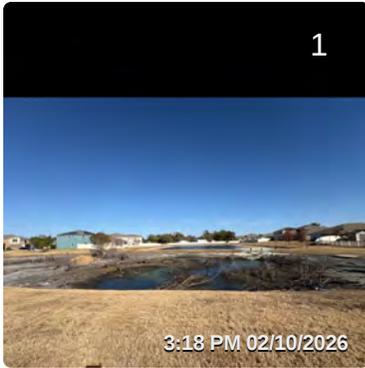
Recommendation: Clear and inspect drain to ensure proper water flow.

Drain at the southeast corner requires attention.

Recommendation: Clear and inspect drain to prevent standing water or potential flooding.

Algae observed on the water surface at the northeast corner and along the north side of the pond.

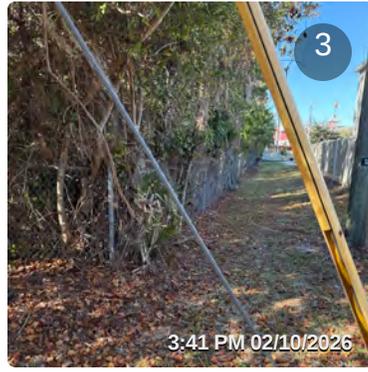
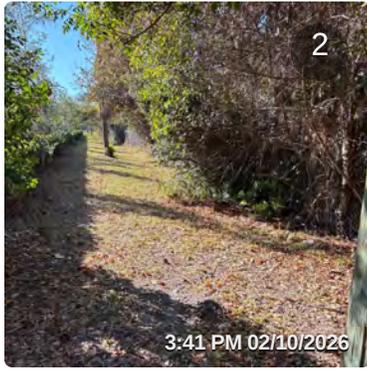
Recommendation: Treat algae accumulation to maintain water quality and prevent excessive growth.



### Item 11

Assigned To: Yellowstone

Northwest corner of the property line tucked behind the homes along Boggy Moss. The chain-link fence needs to have debris cleared from fence. This was noted in the last report and has not been addressed.



Inframark LLC  
656-247-3501  
nmontagna@inframark.com  
2005 Pan Am Cir Suite 300  
Tampa, FL 33607



Estimate #: 1012  
Date: 12/8/2025  
Valid until: 3/31/2026

Summit at Fern Hill CDD  
2005 Pan Am Cir Suite 300  
Tampa, FL 33607

### Summit at Fern Hill Monthly Pool Maintenance

#### Job location

10340 Boggy Moss Drive, Riverview, FL 33578

Product / Service	Quantity	Unit price	Total
Monthly Pool Maintenance	1	\$1,250.00	\$1,250.00
		Subtotal:	\$1,250.00
		Total:	\$1,250.00

Customer signature

Date

#### Scope of Services

1. Scope of Services: The Contractor shall perform all work, including all labor, chemicals, material, equipment, supervision, and transportation necessary to perform the services for District's pools, 3 days per week, as more fully described below:

- Chemical analysis, record keeping, and treatment to ensure compliance with the State of Florida and Health Department standards and ensure water chemistry is in proper balance.
- When the chemical balance is not at recommended safe levels, Contractor will notify District and close the pool while chemicals are being adjusted.
- Contractor will post a "Pool Closed for Maintenance" sign on the entry gate.
- After the prescribed period of time, Contractor will return to re-test the water balance and remove the "Pool Closed for Maintenance" sign

- Furnish all chemical products necessary to provide a safe bathing environment.
- Skim surface and remove floating debris as needed.
- Net pool floor to remove debris as needed.
- Vacuum the pool as needed.
- Clean tile as needed.
- Brush walls, steps, and floor as needed.
- Empty baskets and clean gutters as needed.
- Clean filters as needed to ensure proper filtration of pool.
- Backwash filter/hose off cartridges inside of filter housing as needed.
- Inspect equipment and report any malfunction or necessary repairs (repairs not included).
- Grease equipment as needed.
- Calibrate equipment as needed.
- Promptly respond to any health code violations and deal with health inspectors as needed.

## 2. Responsibilities of the Contractor

- a. All work shall be performed in a neat and professional manner reasonably acceptable to District and shall be in accordance with industry standards and best management practices.
- b. Upon discovery of any information, concealed conditions, or defect that may affect the work, the Contractor shall provide District written notice of such information or defect.
- c. In the event of holidays, inclement weather, or other conditions outside the control of the Contractor that cause a service to be missed, the Contractor shall timely inform District and provide a written plan of making up the missed service on a later date or issuing a credit on the next invoice.

## **EXCLUSION TO SERVICES**

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

Inframark

Offices-Celebration-Tampa

We are proud to provide a range of services for your community.



**Proposal #: 621763**  
 Date: 2/16/2026  
 From: Jason Geary

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

Mark Vega  
 Inframark  
 2654 Cypress Ridge Blvd.  
 Suite 101  
 Wesley Chapel, FL 33544  
 mark.vega@inframark.com

LOCATION OF PROPERTY

10612 Fuzzy Cattail Street  
 Riverview, FL 33578

**1/2026 General Repairs**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor	18	\$75.00	\$1,350.00
Irrigation Parts	1	\$938.86	\$938.86

- 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

<b>Subtotal</b>	<b>\$2,288.86</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Proposal Total</b>	<b>\$2,288.86</b>

**THIS IS NOT AN INVOICE**

# Yellowstone Landscape | TAMPA



30319 Commerce Drive, San Antonio, FL 33576 - 813.223.6999

## Property

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

## Inspection

**Started:** 12/15/2025  
**Last Updated:** 1/15/2026  
**Inspector:** Jason Mixell

## Estimate Summary

## Service Summary

Service	Quantity
Repair Controller	1
Repair Drip Line	40
Repair Lateral Line	3
Repair Valve	3
Replace Sprinkler Head	26
Troubleshoot Valve	9

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Date**

# Service Detail

Controller 1		
Asset	Service	Notes
<i>No issues were identified</i>		

Controller 1 > Zone 1		
Asset	Service	Notes
<i>No issues were identified</i>		

Controller 1 > Zone 2		
Asset	Service	Notes
<i>No issues were identified</i>		

Controller 1 > Zone 3		
Asset	Service	Notes
<i>No issues were identified</i>		

Controller 2 > Zone 1 on a node 100		
Asset	Service	Notes
<i>No issues were identified</i>		

Controller 2 > Zone 2		
Asset	Service	Notes
<i>No issues were identified</i>		

Controller 2 > Zone 3		
Asset	Service	Notes
<i>No issues were identified</i>		

Controller 2 > Zone 4		
Asset	Service	Notes
Valve 1	<u>Troubleshoot</u>	don't work zone 4

Controller 2 > Zone 5		
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Asset	Service	Notes
Valve 1	<u>Troubleshoot</u>	don't work zone 5

Controller 3 > Zone 1 sprays

Asset	Service	Notes
Sprinkler Head 16	<u>Replace</u>	Part: Nozzle clogged nozzle
Sprinkler Head 17	<u>Replace</u>	Part: Nozzle clogged nozzle

Controller 3 > Zone 2 drip

Asset	Service	Notes
Drip Line 18	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2"  broken drip
Drip Line 19	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2"  broken drip
Drip Line 20	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2"  broken drip
Drip Line 21	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2"  drip broke
Drip Line 22	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2"  drip broke
Drip Line 23	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2"  drip broke

Controller 3 > Zone 3 sprays

Asset	Service	Notes
<i>No issues were identified</i>		

Controller 3 > Zone 4 bubbler

Asset	Service	Notes
<i>No issues were identified</i>		

Controller 3 > Zone 5 sprays

<i>No issues were identified</i>		
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Asset	Service	Notes
Sprinkler Head 18	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0  broken 6" spray
Sprinkler Head 19	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0  sprinkler head broke

#### Controller 3 > Zone 6 sprays

Asset	Service	Notes
Lateral Line 1	<u>Repair</u>	Part: Line Line Length (ft.): 0 Line Size: 1/2"  pipe broke
Sprinkler Head 20	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0  broken 6" spray
Sprinkler Head 21	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0  broken 6" spray
Sprinkler Head 22	<u>Replace</u>	Part: Nozzle  clogged nozzle X2
Sprinkler Head 23	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0  sprinkler head broke
Sprinkler Head 24	<u>Replace</u>	Part: Nozzle  clogged nozzle 2

#### Controller 3 > Zone 7 sprays

Asset	Service	Notes
Sprinkler Head 15	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0  broken 6" spray
Sprinkler Head 16	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0  broken 6" spray

Asset	Service	Notes
Sprinkler Head 17	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0  sprinkler head broke
Sprinkler Head 18	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0  sprinkler head broke

Controller 3 > Zone 8 sprays

Asset	Service	Notes
<i>No issues were identified</i>		

Controller 3 > Zone 9 drip

Asset	Service	Notes
Drip Line 23	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2"  broken drip
Drip Line 24	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2"  broken drip
Drip Line 25	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2"  broken drip
Drip Line 26	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2"  broken drip

Controller 3 > Zone 10 drip

Asset	Service	Notes
Drip Line 38	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2"  broken drip
Drip Line 39	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2"  broken drip
Drip Line 40	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2"  drip broke 2

Controller 3 > Zone 11 bubblers

Asset	Service	Notes
No issues were identified		

Controller 3 > Zone 12 drip		
Asset	Service	Notes
Drip Line 38	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2"  broken drip
Drip Line 39	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2"  broken drip
Drip Line 40	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2"  broken drip
Drip Line 41	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2"  broken drip
Drip Line 42	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2"  broken drip
Drip Line 43	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2"  broken drip
Drip Line 44	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2"  broken drip
Drip Line 45	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2"  drip broke 9

Controller 3 > Zone 13 drip		
Asset	Service	Notes
Drip Line 20	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2"  broken drip
Drip Line 21	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2"  broken drip
Drip Line 22	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2"  broken drip
Drip Line 23	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2"  broken drip

Asset	Service	Notes
Drip Line 24	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2"  broken drip
Drip Line 25	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2"  6 drip broke

#### Controller 3 > Zone 14 sprays

Asset	Service	Notes
Drip Line 3	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2"  funny pipe broke 2 bubbles
Drip Line 4	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2"  funny pipe broke for bubbles
Lateral Line 5	<u>Repair</u>	Part: Line Line Length (ft.): 0 Line Size: 1/2"  broken lateral
Sprinkler Head 3	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0  sprinkler head broke

#### Controller 3 > Zone 15 sprays

Asset	Service	Notes
<i>No issues were identified</i>		

#### Controller 3 > Zone 16 sprays & rotors

Asset	Service	Notes
Sprinkler Head 5	<u>Replace</u>	Part: Nozzle  clogged nozzle
Sprinkler Head 6	<u>Replace</u>	Part: Nozzle  broken nozzle

#### Controller 3 > Zone 17 sprays

Asset	Service	Notes
Sprinkler Head 2	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0  broken 6" spray

Asset	Service	Notes
Sprinkler Head 3	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0  sprinkler head broke
Sprinkler Head 4	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0  sprinkler broke

Controller 3 > Zone 18 sprays

Asset	Service	Notes
Sprinkler Head 11	<u>Replace</u>	Part: Nozzle  clogged nozzle

Controller 3 > Zone 23 drip

Asset	Service	Notes
Drip Line 79	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2"  broken drip
Drip Line 80	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2"  broken drip
Drip Line 81	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2"  broken drip

Controller 3 > Zone 24 drip

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

Controller 3 > Zone 26 spray

Asset	Service	Notes
Sprinkler Head 16	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0  broken 6" spray
Valve 8	<u>Repair</u>	Part: Solenoid  bad Hunter solenoid need to replace
Valve 9	<u>Troubleshoot</u>	bad solenoid need to replacement

Controller 3 > Zone 27 sprays

Asset	Service	Notes
<i>No issues were identified</i>		

Controller 3 > Zone 30 sprays

Asset	Service	Notes
<i>No issues were identified</i>		

Controller 3 > Zone 31 bubblers

Asset	Service	Notes
Valve 1	<u>Troubleshoot</u>	doesn't turn on from controller need to troubleshoot and repair
Valve 2	<u>Troubleshoot</u>	doesn't turn on from control need to troubleshoot and repair

Controller 3 > Zone 32 drip

Asset	Service	Notes
Drip Line 22	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2"  broken drip
Drip Line 23	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2"  broken feeder tee X2
Drip Line 24	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2"  broken drip X5
Valve 1	<u>Troubleshoot</u>	doesn't turn on from controller need to troubleshoot and repair
Valve 2	<u>Troubleshoot</u>	doesn't turn on from control need to troubleshoot and repair

Controller 3 > Zone 33

Asset	Service	Notes
Sprinkler Head 10	<u>Replace</u>	Part: Nozzle  clogged nozzle
Sprinkler Head 11	<u>Replace</u>	Part: Nozzle  clogged nozzle

Controller 3 > Zone 34

Asset	Service	Notes
<i>No issues were identified</i>		

Controller 3 > Zone 37 sprays		
Asset	Service	Notes
<i>No issues were identified</i>		

Controller 3 > Zone 38 sprays		
Asset	Service	Notes
<i>No issues were identified</i>		

Controller 3 > Zone 39 sprays		
Asset	Service	Notes
Sprinkler Head 7	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 6"  broken 6" spray
Sprinkler Head 8	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0  sprinkler head broke

Controller 3 > Zone 40 sprays		
Asset	Service	Notes
Lateral Line 4	<u>Repair</u>	Part: Line Line Length (ft.): 0 Line Size: 1"  broken lateral

Controller 3 > Zone 41 drip		
Asset	Service	Notes
Drip Line 1	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2"  broken drip

Controller 3 > Zone 42 sprays		
Asset	Service	Notes
<i>No issues were identified</i>		

Controller 3 > Zone 43 sprays		
Asset	Service	Notes
Valve 6	<u>Repair</u>	Part: Solenoid  bad rainbird solenoid need to replace

Controller 3 > Zone 44 drip

Asset	Service	Notes
<i>No issues were identified</i>		

Controller 3 > Zone 45 sprays

Asset	Service	Notes
Sprinkler Head 9	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0  broken 6" spray

Controller 3 > Zone 46 sprays

Asset	Service	Notes
<i>No issues were identified</i>		

Controller 3 > Zone 47 drip

Asset	Service	Notes
Drip Line 25	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2"  broken drip
Drip Line 26	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2"  broken drip
Drip Line 27	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2"  broken drip

Controller 3 > Zone 48 rotors

Asset	Service	Notes
<i>No issues were identified</i>		

Controller 3 > Zone 49 rotors

Asset	Service	Notes
<i>No issues were identified</i>		

Controller 3 > Zone 50 sprays

Asset	Service	Notes
Valve 6	<u>Repair</u>	Part: Solenoid  bad rainbird solenoid need to replace



Controller 3 > Zone 51 sprays		
Asset	Service	Notes
Valve 5	<u>Troubleshoot</u>	alarming at controller need to troubleshoot and repair

Controller 3 > Zone 52 bubblers		
Asset	Service	Notes
Valve 4	<u>Troubleshoot</u>	alarming at controller need to troubleshoot and repair

Controller 4		
Asset	Service	Notes
<i>No issues were identified</i>		

Controller 5		
Asset	Service	Notes
<i>No issues were identified</i>		

Controller 6		
Asset	Service	Notes
<i>No issues were identified</i>		

Controller 7		
Asset	Service	Notes
<i>No issues were identified</i>		

Controller 8		
Asset	Service	Notes
<i>No issues were identified</i>		

Controller 9		
Asset	Service	Notes
<i>No issues were identified</i>		

Controller 10		
Asset	Service	Notes
<i>No issues were identified</i>		

Controller 11		
Asset	Service	Notes
<i>No issues were identified</i>		

Controller 12		
Asset	Service	Notes
<i>No issues were identified</i>		

Controller 13		
Asset	Service	Notes
<i>No issues were identified</i>		

Controller 14		
Asset	Service	Notes
<i>No issues were identified</i>		

Controller 15		
Asset	Service	Notes
<i>No issues were identified</i>		

Controller 16		
Asset	Service	Notes
<i>No issues were identified</i>		

Controller 17		
Asset	Service	Notes
Controller 17	<u>Repair</u>	need to replace the battery powered controller with a Hunter node 400

Controller 18		
Asset	Service	Notes
<i>No issues were identified</i>		

**SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 1/01/2026 to 1/31/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>								
001	100149	01/08/26	YELLOWSTONE LANDSCAPE	1049934	LANDSCAPE MAINTENANCE DEC 2025	Landscape Maintenance	546300-53902	\$6,523.50
001	100149	01/08/26	YELLOWSTONE LANDSCAPE	1059969	PALM PRUNING	Landscape Maintenance	546300-53902	\$2,585.00
001	100150	01/08/26	AQUATIC WEED CONTROL INC	117330	POND MAINTENANCE NOVEMBER 2025	R&M Ponds	531085-53902	\$445.00
001	100150	01/08/26	AQUATIC WEED CONTROL INC	117332	POND MAINTENANCE OCTOBER 2025	R&M Ponds	531085-53902	\$445.00
001	100150	01/08/26	AQUATIC WEED CONTROL INC	117234	POND MAINTENANCE DECEMBER 2025	R&M Ponds	531085-53902	\$445.00
001	100151	01/08/26	NEPTUNE MULTI SERVICES LLC	00531037	RELOCATE DOG STATION	Amenity Maintenance & Repairs	546176-53908	\$65.00
001	100152	01/08/26	INFRAMARK LLC	166727	POSTAGE	Postage, Phone, Faxes, Copies	541024-51301	\$10.08
001	100153	01/08/26	ILLUMINATIONS HOLIDAY LIGHTING	1961225	HOLIDAY LIGHTING BALANCE	Holiday Decoration	549027-53908	\$2,685.00
001	100154	01/08/26	HOME TEAM PEST DEFENSE, INC.	115570858	PEST CONTROL DECEMBER 2025	Pest Control	531170-53908	\$197.90
001	100155	01/08/26	A-QUALITY POOL SERVICE	979635	DEC 2025 POOL SERVICE	R&M-Pools	546074-53908	\$1,400.00
001	100156	01/21/26	FCM INDUSTRIES OPCO, LLC.	3828	PLAYGROUND MULCH INSTALLATION	Landscaping - Mulch	546954-53902	\$2,550.00
001	100157	01/21/26	INFRAMARK LLC	167788	DISTRICT INVOICE JANUARY 2026	Disclosure Report/Dissemination Services	531142-51301	\$735.00
001	100157	01/21/26	INFRAMARK LLC	167788	DISTRICT INVOICE JANUARY 2026	District Manager	531150-51301	\$1,916.67
001	100157	01/21/26	INFRAMARK LLC	167788	DISTRICT INVOICE JANUARY 2026	Field Management	531016-51301	\$1,000.00
001	100158	01/21/26	NEPTUNE MULTI SERVICES LLC	00531057	DEC 25 Janitorial Contract	Janitorial Contract	531144-53908	\$900.00
001	100158	01/21/26	NEPTUNE MULTI SERVICES LLC	00531058	January Janitorial Contract	Janitorial Contract	531144-53908	\$900.00
001	100159	01/21/26	YELLOWSTONE LANDSCAPE	1079810	LANDSCAPE SERVICES JAN 26	Landscape Maintenance	546300-53902	\$6,523.50
001	100160	01/21/26	AFFORDABLE LOCK & SECUIRTY SOLUTIONS	298858415	ACCESS CONTROL CONTRACT	Access Control Maintenance & Repair	546998-53908	\$168.00
001	100161	01/21/26	A-QUALITY POOL SERVICE	980075	POOL SERVICE JANUARY 2026	R&M-Pools	546074-53908	\$1,400.00
001	100162	01/29/26	STRALEY ROBIN VERICKER	27775	LEGAL COUNSEL	District Counsel	531146-51301	\$335.50
001	100163	01/29/26	INFRAMARK LLC	169066	POSTAGE/COPIES	Postage, Phone, Faxes, Copies	541024-51301	\$11.59
001	100164	01/29/26	AQUATIC WEED CONTROL INC	118500	JANUARY WATERWAY MGMT	R&M Ponds	531085-53902	\$445.00
001	100165	01/29/26	NEPTUNE MULTI SERVICES LLC	00531056	CLEANING SERVICE	Janitorial Contract	531144-53908	\$900.00
001	300075	01/14/26	BOCC ACH	011426-0149-ACH	WATER 12/10/25-01/13/2026	Water/Waste	543018-53150	\$384.53
001	300076	01/23/26	FRONTIER ACH	011626-6205-ACH	Phone/Internet	Amenity Internet	549031-53150	\$174.58
001	300077	01/14/26	TECO TAMPA ELECTRIC ACH	010826-7513-ACH	UTILITY SERVICES	Utility - Electric	543041-53150	\$125.51
001	300078	01/14/26	TECO TAMPA ELECTRIC ACH	010826-7901-ACH	UTILITY SERVICES	Utility - Electric	543041-53150	\$483.79
001	300079	01/14/26	TECO TAMPA ELECTRIC ACH	010826-7729-ACH	UTILITY SERVICES	Utility - Electric	543041-53150	\$2,591.18
001	300080	01/14/26	TECO TAMPA ELECTRIC ACH	010826-8520-ACH	UTILITY SERVICES	Utility - Electric	543041-53150	\$480.47
<b>Fund Total</b>								<b>\$36,826.80</b>

**SERIES 2016 DEBT SERVICE FUND - 200**

200	2763	01/05/26	SUMMIT AT FERN HILL CDD	12192025-755	SERIES 2016 AND SERIES 2018 FY26 TAX DIST ID 755	Cash in Transit	103200	\$3,816.27
200	2764	01/08/26	SUMMIT AT FERN HILL CDD	01062026-758	SERIES 2016 AND SERIES 2018 FY26 TAX DIST ID 758	Cash in Transit	103200	\$1,623.51
<b>Fund Total</b>								<b>\$5,439.78</b>

**SERIES 2018 DEBT SERVICE FUND - 201**

201	2763	01/05/26	SUMMIT AT FERN HILL CDD	12192025-755	SERIES 2016 AND SERIES 2018 FY26 TAX DIST ID 755	Cash in Transit	103200	\$2,195.00
201	2764	01/08/26	SUMMIT AT FERN HILL CDD	01062026-758	SERIES 2016 AND SERIES 2018 FY26 TAX DIST ID 758	Cash in Transit	103200	\$933.79
<b>Fund Total</b>								<b>\$3,128.79</b>

<b>Total Checks Paid</b>	<b>\$45,395.37</b>
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**SUMMIT AT FERN HILL CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
<b>Monthly Contract</b>						
AFFORDABLE LOCK & SECUIRTY SOLUTIONS	1/1/2026	298858415	\$168.00			SECURITY
A-QUALITY POOL SERVICE	1/2/2026	980075	\$1,400.00			POOL SERVICE JANUARY 2026
AQUATIC WEED CONTROL INC	12/12/2025	117234	\$445.00			WATERWAY SVC
FRONTIER ACH	1/16/2026	011626-6205-ACH	\$174.58			Phone/Internet
HOME TEAM PEST DEFENSE, INC.	12/19/2025	115570858	\$197.90			PEST CONTROL
INFRAMARK LLC	12/22/2025	166727	\$10.08			POSTAGE
INFRAMARK LLC	1/2/2026	167788	\$735.00			MANAGEMENT FEE
INFRAMARK LLC	1/2/2026	167788	\$1,916.67			MANAGEMENT FEE
INFRAMARK LLC	1/2/2026	167788	\$1,000.00	\$3,651.67	\$3,661.75	MANAGEMENT FEE
NEPTUNE MULTI SERVICES LLC	1/2/2026	00531056	\$900.00			CLEANING SERVICE
YELLOWSTONE LANDSCAPE	1/1/2026	1079810	\$6,523.50			LANDSCAPE SERVICES JAN 26
<b>Monthly Contract Subtotal</b>			<b>\$13,470.73</b>			
<b>Utilities</b>						
BOCC ACH	12/15/2025	121525-0149-ACH	\$380.33			UTILITY - WATER
BOCC ACH	1/14/2026	011426-0149-ACH	\$384.53		\$764.86	UTILITY - WATER
FRONTIER ACH	12/16/2025	121625-6205-ACH	\$174.63			INTERNET
TECO TAMPA ELECTRIC ACH	12/8/2025	120825-7513-ACH	\$104.26			ELECTRIC
TECO TAMPA ELECTRIC ACH	12/8/2025	120825-7729-ACH	\$2,649.71			ELECTRIC
TECO TAMPA ELECTRIC ACH	12/8/2025	120825-7901-ACH	\$622.11			ELECTRIC
TECO TAMPA ELECTRIC ACH	12/8/2025	120825-8520-ACH	\$480.29		\$3,856.37	ELECTRIC
<b>Utilities Subtotal</b>			<b>\$4,795.86</b>			
<b>Regular Services</b>						
AQUATIC WEED CONTROL INC	1/16/2026	118500	\$445.00			JANUARY WATERWAY MGMT

**SUMMIT AT FERN HILL CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
FCM INDUSTRIES OPCO, LLC.	9/8/2025	3828	\$2,550.00			PLAYGROUND MULCH INSTALLATION
STRALEY ROBIN VERICKER	1/14/2026	27775	\$335.50			LEGAL COUNSEL
TECO TAMPA ELECTRIC ACH	1/8/2026	010826-8520-ACH	\$480.47			UTILITY SERVICES
TECO TAMPA ELECTRIC ACH	1/8/2026	010826-7513-ACH	\$125.51			UTILITY SERVICES
TECO TAMPA ELECTRIC ACH	1/8/2026	010826-7901-ACH	\$483.79			UTILITY SERVICES
TECO TAMPA ELECTRIC ACH	1/8/2026	010826-7729-ACH	\$2,591.18		\$3,680.95	UTILITY SERVICES
YELLOWSTONE LANDSCAPE	12/18/2025	1059969	\$2,585.00			PALM PRUNING
<b>Regular Services Subtotal</b>			<b>\$9,596.45</b>			
<b>Additional Services</b>						
INFRAMARK LLC	1/20/2026	169066	\$11.59			POSTAGE
NEPTUNE MULTI SERVICES LLC	1/2/2026	00531057	\$900.00			CLEANING SERVICE
NEPTUNE MULTI SERVICES LLC	1/2/2026	00531058	\$900.00		\$1,800.00	CLEANING SERVICE
SUMMIT AT FERN HILL CDD	12/19/2025	12192025-755	\$3,816.27			SERIES 2016 FY26 TAX DIST ID 755
SUMMIT AT FERN HILL CDD	12/19/2025	12192025-755	\$2,195.00	\$6,011.27		SERIES 2018 FY26 TAX DIST ID 755
SUMMIT AT FERN HILL CDD	1/6/2026	01062026-758	\$1,623.51			SERIES 2016 FY26 TAX DIST ID 758
SUMMIT AT FERN HILL CDD	1/6/2026	01062026-758	\$933.79	\$2,557.30	\$8,568.57	SERIES 2018 FY26 TAX DIST ID 758
<b>Additional Services Subtotal</b>			<b>\$10,380.16</b>			
<b>TOTAL</b>			<b>\$38,243.20</b>			



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

<b>INVOICE</b> 298858415	<b>INVOICE DATE</b> Jan 01, 2026
-----------------------------	-------------------------------------

**JOB ADDRESS**

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

**Billing Date:** 1/1/2026  
**Payment Term:** NET 10  
**Due Date:** 1/11/2026

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

<b>SUB-TOTAL</b>	\$168.00
<b>TAX 0%</b>	\$0.00
<b>TOTAL DUE</b>	\$168.00
<b>BALANCE DUE</b>	<b>\$168.00</b>

Thank You For Choosing Affordable Lock & Security

Please Ask About Other Services We Offer:

- \*Locksmith Services
- \*High-Security Locks

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

NOTE: A late charge of 1.5% per month (APR 18%) will be charged if not paid within the terms stated above  
NOTE: Invoices over \$2,500 paid by credit card will be charged a 4% fee

Warranty Policy: 30 Days Labor and Manufacturer Warranty on Material

[Review Us Here!](#)

**CUSTOMER AUTHORIZATION**

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

Sign here

Date

---

**CUSTOMER ACKNOWLEDGEMENT**

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

Sign here

Date

---

# Invoice



A-Quality Pool Service

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

Invoice Date	Invoice #
1/2/2026	980075
<b>Balance</b>	\$1,400.00

<b>Bill To</b>
The Summit at Fern Hill CDD- tax exempt 10340 Boggy Moss Dr. Riverview, FL 33578

<b>Ship To</b>
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		1/20/2026			
Quantity	Description				Price Each	Amount
	JANUARY Commercial Pool Service, MWF service - Enzymes are not included in rate - Repairs under \$300 that are needed per DOH regulations and for proper operation of the pool will be replaced or repaired and billed accordingly.				1,400.00	1,400.00
	Sales Tax				7.00%	0.00

--

<b>Total</b>	\$1,400.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$1,400.00





SUMMIT AT FERN HILL CDD

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

PIN:  
1485

Billing Date:  
Jan 16, 2026

Billing Period:  
Jan 16 - Feb 15, 2026

Hi SUMMIT AT FERN HILL CDD,

Thanks for choosing Frontier! Have questions about your bill? Visit us at [frontier.com/billing](http://frontier.com/billing) to learn more.

**Bill history**

Previous balance	\$174.63
Payment received by Jan 16, thank you	-\$174.63

**Service summary**

	Previous month	Current month
Internet	\$150.99	\$150.99
Phone	\$13.50	\$13.50
Other	\$4.50	\$4.50
Taxes and Fees	\$5.64	↓\$5.59
<b>Total services</b>	<b>\$174.63</b>	<b>\$174.58</b>
<b>Total balance</b>		<b>\$174.58</b>

Total balance  
**\$174.58**  
Auto Pay is scheduled  
**Feb 09**



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



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

6790 0107 DY RP 16 01162026 NNNNNNNN 01 000869 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](http://frontier.com) or the MyFrontier app.**



9940018137412379121620000000000000000000174585



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

Billing Date:  
**Jan 16, 2026**

PIN:  
**1485**

Billing Period:  
**Jan 16 - Feb 15, 2026**

Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. Visit: [business.frontier.com/internet-backup](https://business.frontier.com/internet-backup)

<b>Internet</b>		
<b>Monthly Charges</b>		
01.16-02.15	Business Fiber Internet 500 1 Usable Static IP Address	\$125.99 \$25.00
<b>Internet Total</b>		<b>\$150.99</b>

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$19.09 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.

<b>Phone</b>		
<b>Monthly Charges</b>		
01.16-02.15	Frontier Roadwork Recovery Surcharge Federal Subscriber Line Charge - Bus Access Recovery Charge-Business	\$4.50 \$6.50 \$2.50
<b>Phone Total</b>		<b>\$13.50</b>

<b>Other Charges</b>		
<b>Monthly Charges</b>		
01.16-02.15	Printed Bill Fee	\$4.50
<b>Other Charges Total</b>		<b>\$4.50</b>

<b>Taxes and Fees</b>		
	Federal USF Recovery Charge	\$3.38
	Federal Excise Tax	\$0.42
	<b>Federal Taxes</b>	<b>\$3.80</b>
	FL State Communications Services Tax	\$0.83
	County Communications Services Tax	\$0.82
	FL State Gross Receipts Tax	\$0.11
	FL State Gross Receipts Tax	\$0.03
	<b>State Taxes</b>	<b>\$1.79</b>
<b>Taxes and Fees Total</b>		<b>\$5.59</b>

**Total current month charges \$174.58**

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

## Service Slip / Invoice

<b>INVOICE:</b>	115570858
<b>DATE:</b>	12/19/25
<b>ORDER:</b>	115570858

**Bill-To:** [2603060]  
 Summit at Fernhill CDD C/O  
 Summit Meritus Districts  
 2005 Pan Am Cir  
 Suite 300  
 Tampa, FL 33607-2359

**Work Location:** [2603060] 813-608-8242  
 Summit at Fernhill CDD  
 Attn: Lisa Castoria/Clubhouse  
 10340 Boggy Moss Dr  
 Riverview, FL 33578-9502

Work Date	Time	Target Pest	Technician	Lot/Block	Time In
12/19/25	11:42 AM		CMKRAMER		
Purchase Order	Terms	Last Service	Map Code	Sub/Dev	Time Out
	DUE UPON RECEIPT	12/19/25	N/A	FERNHILL	

Service	Description	Amount
PS	Pest Control Service	\$197.90
<p>Hi Mr/Ms , Today's 6-Point Advantage Service:1. Inspected the exterior of your home to identify potential pest problems 2. Removed and treated cobwebs and wasps nests within reach3. Provided conventional pest control applications4. Treated pest entry points around doors and windows5. Applied pest control materials around the outside perimeter of your home.6. Provided this detailed service report. Today's Service Comments: What I saw – today while inspecting the exterior perimeter of the clubhouse I noticed a extremely large amount of spider and Midge activity. This included spider spiderwebs, spider eggs, as well as a lot of dead midgets caught in the spiderwebs. I would definitely recommend adding our spider/mosquito suppression service to your pest control as it would mitigate the spider activity. Also the gate code provided for the lockbox is incorrect. Resident let me in, but otherwise I would not normally have access to the pool area. Please provide correct gate code ASAP. Thank you so much!What I did – I did remove all spiders, spiderwebs, and spider eggs from the property.What to expect – you should expect to see dead or dying bugs in the next 3 to 5 days.Curbside Call was completed– left voicemail.Thank you for choosing HomeTeam Pest Defense as your service provider. Your next scheduled service month will be in March 2026.....</p>		
<b>SUBTOTAL</b>		\$197.90
<b>TAX</b>		\$0.00
<b>TOTAL</b>		\$197.90
<b>AMT. PAID</b>		\$0.00
<b>BALANCE</b>		\$197.90



TECHNICIAN SIGNATURE

\* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

**PLEASE PAY FROM THIS INVOICE**

Customer is unavailable to sign  
 CUSTOMER SIGNATURE



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**  
166727

**DATE**  
12/22/2025

**CUSTOMER ID**  
C2291

**NET TERMS**  
Due On Receipt

**PO#**

**DUE DATE**  
12/22/2025

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

Services provided for the Month of: November 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	12	Ea	0.84		10.08
<b>Subtotal</b>					<b>10.08</b>

<b>Subtotal</b>	\$10.08
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$10.08

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

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

To pay via ACH or Wire, please refer to our banking information below:  
Account Name: INFRAMARK, LLC

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

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

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



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

167788

**DATE**

1/2/2026

**BILL TO**

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

**CUSTOMER ID**

C2291

**NET TERMS**

Due On Receipt

**PO#****DUE DATE**

1/2/2026

Services provided for the Month of: January 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination/Disclosure Services	1	Ea	735.00		735.00
District Management	1	Ea	1,916.67		1,916.67
Field Management	1	Ea	1,000.00		1,000.00
<b>Subtotal</b>					<b>3,651.67</b>

<b>Subtotal</b>	\$3,651.67
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$3,651.67

**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.



# Neptune Multi services LLC

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

# Invoice

**Invoice No:** 00531056  
**Date:** 01/02/2026  
**Terms:** NET 14  
**Due Date:** 01/16/2026

**Bill To:** The Summit cdd  
 inframarkcms@payableslockbox.com

Description	Quantity	Rate	Amount
Janitorial, trash and Dog stations plus dog bags November 2025	1	\$900.00	\$900.00

### Payment Instructions

Cashapp \$neptunejku

Subtotal	\$900.00
TAX 0%	\$0.00
<b>Total</b>	<b>\$900.00</b>
Paid	\$0.00

**Balance Due \$900.00**



Please detach and send with remittance to:

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

Remittance Advice for Invoice # 00531056 on 01/02/2026

Balance Due \$900.00

Paid

Received From: The Summit cdd

Card Type			
Cardholder's Name	_____		
Card Number	<input type="text"/>	CVV	<input type="text"/> <input type="text"/> <input type="text"/>
Expiry Date	<input type="text"/> <input type="text"/> / <input type="text"/> <input type="text"/>		
Signature	<input type="text"/>		





## INVOICE

INVOICE #	INVOICE DATE
1079810	1/1/2026
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Summit at Fern Hill

**Address:** 10612 Fuzzy Cattail Street  
Riverview, FL 33578

**Invoice Due Date:** January 31, 2026

**Invoice Amount:** \$6,523.50

Description	Current Amount
Monthly Landscape Maintenance January 2026	\$6,523.50

**Invoice Total**

**\$6,523.50**

*Excellence*

IN COMMERCIAL LANDSCAPING

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



Hillsborough County Florida

M-Page 1 of 3

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	12/15/2025	01/05/2026

**Summary of Account Charges**

Previous Balance	\$378.93
Net Payments - Thank You	\$-378.93
Bill Adjustments	\$1.26
Total Account Charges	<b>\$379.07</b>

<b>AMOUNT DUE</b>	<b>\$380.33</b>
-------------------	-----------------

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



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: **6440260149**



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000

Internet Payments: [HCFL.gov/WaterBill](http://HCFL.gov/WaterBill)

Additional Information: [HCFL.gov/Water](http://HCFL.gov/Water)



**THANK YOU!**



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

6.689 0

<b>DUE DATE</b>	01/05/2026
<b>Auto Pay Scheduled DO NOT PAY</b>	



0064402601492 00000380337



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	12/15/2025	01/05/2026

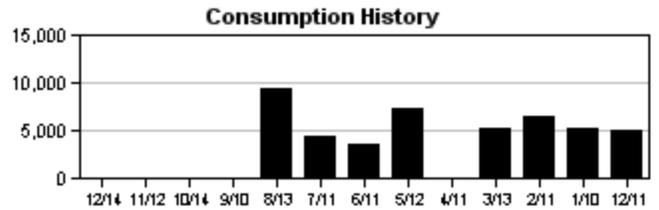
Service Address: 10415 FAIRY MOSS LN (IRRIGATION COMMON AREA)

M-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703769950	11/12/2025	20004	12/14/2025	20004	0 GAL	ACTUAL	WATER

**Service Address Charges**

Customer Service Charge	\$6.54
Water Base Charge	\$30.96
<b>Total Service Address Charges</b>	<b>\$37.50</b>



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	12/15/2025	01/05/2026

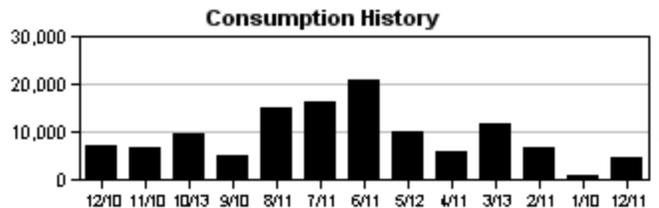
Service Address: 10340 BOGGY MOSS DR

M-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53708598	11/10/2025	26206	12/10/2025	26276	7000 GAL	ACTUAL	WATER

**Service Address Charges**

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$21.14
Water Base Charge	\$38.02
Water Usage Charge	\$7.84
Sewer Base Charge	\$111.73
Sewer Usage Charge	\$49.49
<b>Total Service Address Charges</b>	<b>\$234.76</b>





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	12/15/2025	01/05/2026

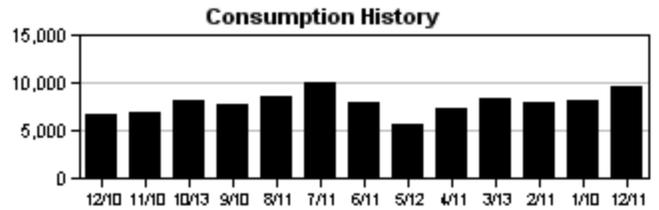
Service Address: 10250 STRAWBERRY TETRA DR (COMM IRRIG MTR)

M-Page 3 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
38576158	11/10/2025	16663	12/10/2025	16729	6600 GAL	ACTUAL	WATER

**Service Address Charges**

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$19.93
Water Base Charge	\$52.83
Water Usage Charge	\$7.39
Late Payment Charge	\$0.20
<b>Total Service Address Charges</b>	<b>\$86.89</b>



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	12/15/2025	01/05/2026

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	11/10/2025	0	12/10/2025	0	0 GAL	ACTUAL	WATER

**Service Address Charges**

Customer Service Charge	\$6.54
Water Base Charge	\$13.58
Late Payment Charge	\$1.06
<b>Total Service Address Charges</b>	<b>\$21.18</b>





Hillsborough County Florida

S-Page 1 of 3

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	01/14/2026	02/04/2026

**Summary of Account Charges**

Previous Balance	\$380.33
Net Payments - Thank You	\$-380.33
Bill Adjustments	\$1.25
Total Account Charges	<b>\$383.28</b>
<b>AMOUNT DUE</b>	<b>\$384.53</b>

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



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: **6440260149**



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000

Internet Payments: [HCFL.gov/WaterBill](http://HCFL.gov/WaterBill)

Additional Information: [HCFL.gov/Water](http://HCFL.gov/Water)



**THANK YOU!**



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

1.775 0

<b>DUE DATE</b>	02/04/2026
<b>Auto Pay Scheduled DO NOT PAY</b>	



0064402601492 00000384537



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	01/14/2026	02/04/2026

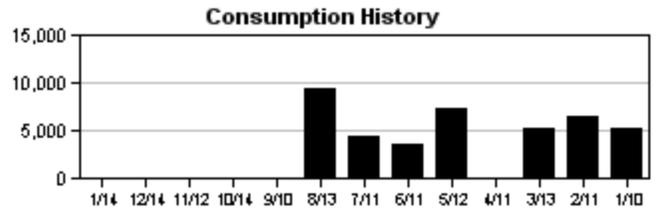
Service Address: 10415 FAIRY MOSS LN (IRRIGATION COMMON AREA)

S-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703769950	12/14/2025	20004	01/14/2026	20004	0 GAL	ACTUAL	WATER

**Service Address Charges**

Customer Service Charge	\$6.54
Water Base Charge	\$30.96
<b>Total Service Address Charges</b>	<b>\$37.50</b>



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	01/14/2026	02/04/2026

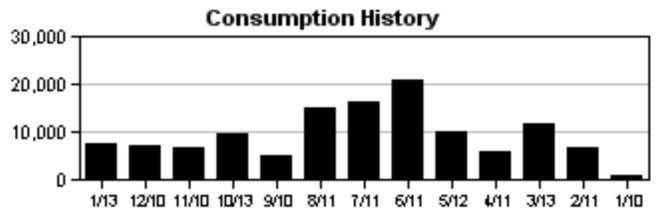
Service Address: 10340 BOGGY MOSS DR

S-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53708598	12/10/2025	26276	01/13/2026	26349	7300 GAL	ACTUAL	WATER

**Service Address Charges**

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$22.05
Water Base Charge	\$38.02
Water Usage Charge	\$8.18
Sewer Base Charge	\$111.73
Sewer Usage Charge	\$51.61
<b>Total Service Address Charges</b>	<b>\$238.13</b>





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	01/14/2026	02/04/2026

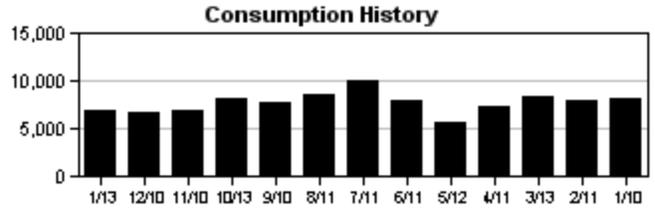
Service Address: 10250 STRAWBERRY TETRA DR (COMM IRRIG MTR)

S-Page 3 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
38576158	12/10/2025	16729	01/13/2026	16797	6800 GAL	ACTUAL	WATER

**Service Address Charges**

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$20.54
Water Base Charge	\$52.83
Water Usage Charge	\$7.62
Late Payment Charge	\$0.19
<b>Total Service Address Charges</b>	<b>\$87.72</b>



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	01/14/2026	02/04/2026

Service Address: 10636 FERN HILL DR

S-Page 3 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54272591	12/10/2025	0	01/13/2026	0	0 GAL	ACTUAL	WATER

**Service Address Charges**

Customer Service Charge	\$6.54
Water Base Charge	\$13.58
Late Payment Charge	\$1.06
<b>Total Service Address Charges</b>	<b>\$21.18</b>





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

Billing Date:  
Dec 16, 2025

PIN:  
1485

Billing Period:  
Dec 16 - Jan 15, 2026

Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. Visit: [business.frontier.com/internet-backup](https://business.frontier.com/internet-backup)

<b>Internet</b>		
<b>Monthly Charges</b>		
12.16-01.15	Business Fiber Internet 500 1 Usable Static IP Address	\$125.99 \$25.00
<b>Internet Total</b>		<b>\$150.99</b>

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$19.14 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.



<b>Phone</b>		
<b>Monthly Charges</b>		
12.16-01.15	Frontier Roadwork Recovery Surcharge Federal Subscriber Line Charge - Bus Access Recovery Charge-Business	\$4.50 \$6.50 \$2.50
<b>Phone Total</b>		<b>\$13.50</b>

<b>Other Charges</b>		
<b>Monthly Charges</b>		
12.16-01.15	Printed Bill Fee	\$4.50
<b>Other Charges Total</b>		<b>\$4.50</b>

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

**Total current month charges \$174.63**



**SUMMIT AT FERN HILL CDD**

Account Number:

**813-741-2379-121620-5**

PIN:

**1485**

Billing Date:

**Dec 16, 2025**

Billing Period:

**Dec 16 - Jan 15, 2026**





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

Billing Date: Dec 16, 2025  
Billing Period: Dec 16 - Jan 15, 2026

Hi SUMMIT AT FERN HILL CDD,

Thanks for choosing Frontier! Have questions about your bill? Visit us at [frontier.com/billing](http://frontier.com/billing) to learn more.

Total balance  
**\$174.63**  
 Auto Pay is scheduled  
**Jan 09**



**Bill history**

Previous balance	\$174.63
Payment received by Dec 16, thank you	-\$174.63

**Service summary**

	Previous month	Current month
Internet	\$150.99	\$150.99
Phone	\$13.50	\$13.50
Other	\$4.50	\$4.50
Taxes and Fees	\$5.64	\$5.64
<b>Total services</b>	<b>\$174.63</b>	<b>\$174.63</b>
<b>Total balance</b>		<b>\$174.63</b>

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

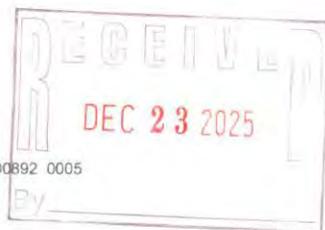
Earn more. Get started with a business referral and earn up to \$325 per referral. Learn more: <https://www.businessreferralrewards.com>



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

6790 0107 DY RP 16 12172025 NNNNNNNN 01 000892 0005

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



**You are all set with Auto Pay! To review your account, go to [frontier.com](http://frontier.com) or the MyFrontier app.**



9940018137412379121620000000000000000174635



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

**Statement Date:** December 08, 2025

**Amount Due:** \$104.26

**Due Date:** December 29, 2025

**Account #:** 211000167513

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

**Account Summary**

**Current Service Period:** November 01, 2025 - December 02, 2025

Previous Amount Due \$89.49  
 Payment(s) Received Since Last Statement -\$89.49

**Current Month's Charges** \$104.26

**Amount Due by December 29, 2025** \$104.26

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

**Your Energy Insight**

Your average daily kWh used was **21.43% higher** than the same period last year.

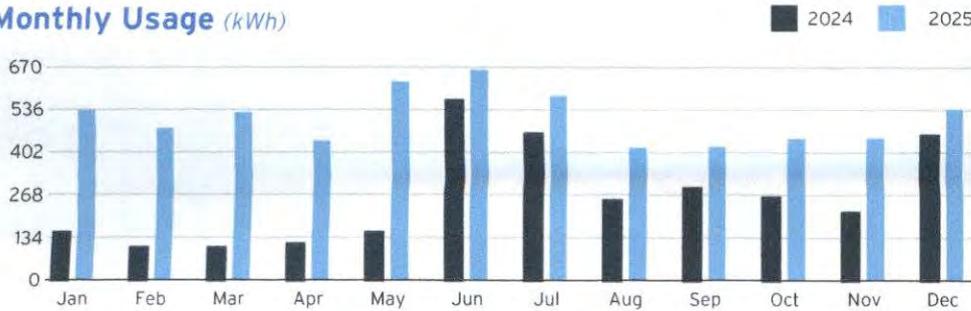
Your average daily kWh used was **21.43% higher** than it was in your previous period.



Scan here to view your account online.

00000046-0000477-Page 3 of 18

**Monthly Usage (kWh)**



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)



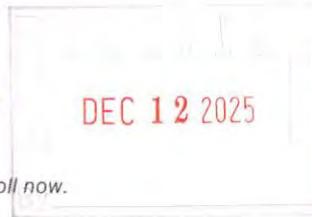
To ensure prompt credit, please return stub portion of this bill with your payment.

**Account #:** 211000167513

**Due Date:** December 29, 2025

**Pay your bill online at TampaElectric.com**  
 See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.



**Amount Due:** \$104.26

**Payment Amount:** \$ \_\_\_\_\_

615582115478

Your account will be drafted on December 29, 2025

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

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

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



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

**Account #:** 211000167513  
**Statement Date:** December 08, 2025  
**Charges Due:** December 29, 2025

### Meter Read

**Service Period:** Nov 01, 2025 - Dec 02, 2025      **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000853014	12/02/2025	568	30	538 kWh	1	32 Days

### Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	538 kWh @ \$0.08641/kWh	\$46.49
Fuel Charge	538 kWh @ \$0.03391/kWh	\$18.24
Storm Protection Charge	538 kWh @ \$0.00577/kWh	\$3.10
Clean Energy Transition Mechanism	538 kWh @ \$0.00418/kWh	\$2.25
Storm Surcharge	538 kWh @ \$0.02121/kWh	\$11.41
Florida Gross Receipt Tax		\$2.61
<b>Electric Service Cost</b>		<b>\$104.26</b>

### Avg kWh Used Per Day



### Important Messages

**Struggling to keep up with your energy bill?**  
We have options to help when you need it most. Visit [TampaElectric.com/PayAssist](http://TampaElectric.com/PayAssist) to explore resources and get started.

**Total Current Month's Charges \$104.26**

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

### Ways To Pay Your Bill

- Bank Draft**  
Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.
- In-Person**  
Find list of Payment Agents at [TampaElectric.com](http://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](http://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](http://TampaElectric.com)
- Phone:**  
**Commercial Customer Care:** 866-832-6249  
**Residential Customer Care:** 813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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



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

**Statement Date:** December 08, 2025

**Amount Due:** \$2,649.71

**Due Date:** December 29, 2025

**Account #:** 211000167729

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

**Account Summary**

**Current Service Period:** November 01, 2025 - December 02, 2025

Previous Amount Due \$2,649.71

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

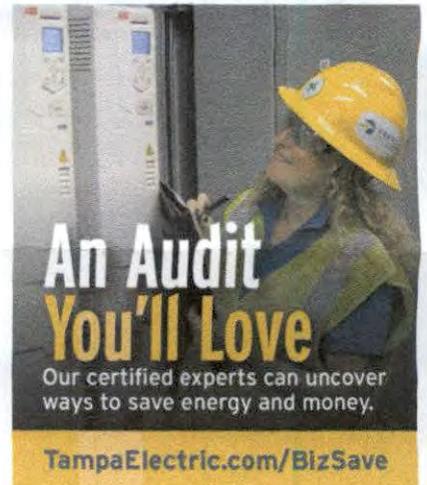
**Current Month's Charges \$2,649.71**

**Amount Due by December 29, 2025 \$2,649.71**

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



Scan here to view your account online.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)



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

**Account #:** 211000167729

**Due Date:** December 29, 2025

**Pay your bill online at TampaElectric.com**

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

**Amount Due:** \$2,649.71

**Payment Amount:** \$ \_\_\_\_\_

615582115479

Your account will be drafted on December 29, 2025

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

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

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

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

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

**Service Period:** Nov 01, 2025 - Dec 02, 2025

**Rate Schedule:** Lighting Service

## Charge Details

<b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 32 days</b>		
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
<b>Lighting Charges</b>		<b>\$2,649.71</b>

**Total Current Month's Charges** **\$2,649.71**

## Important Messages

### Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit [TampaElectric.com/PayAssist](http://TampaElectric.com/PayAssist) to explore resources and get started.

### Important Outdoor Lighting Rate Information

Beginning in January 2026, updated rates will take effect based on the Florida Public Service Commission's November 2025 approval. View rates for lighting fixtures and poles at [TampaElectric.com/RateCommunications](http://TampaElectric.com/RateCommunications).

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

## Ways To Pay Your Bill

- Bank Draft**  
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- In-Person**  
 Find list of Payment Agents at [TampaElectric.com](http://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](http://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](http://TampaElectric.com)
- Phone:**
- Commercial Customer Care:** 866-832-6249
- Residential Customer Care:** 813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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

Statement Date: December 08, 2025



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

Amount Due: \$622.11

Due Date: December 29, 2025

Account #: 211000167901

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

### Your Energy Insight



Your average daily kWh used was **11.36% lower** than the same period last year.



Your average daily kWh used was **14.6% lower** than it was in your previous period.

### Account Summary

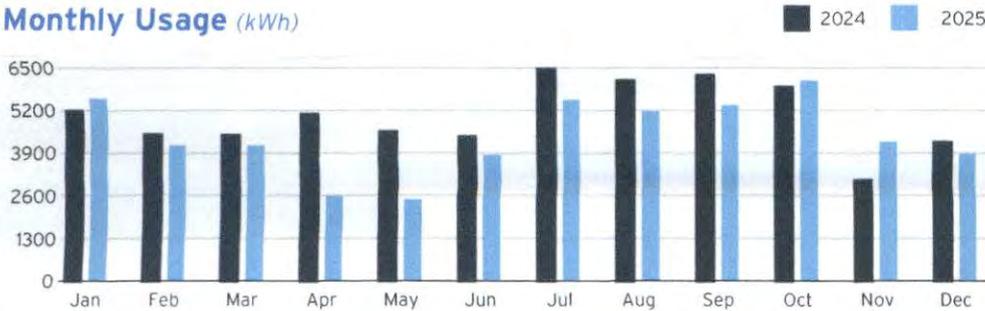
<b>Current Service Period:</b> November 01, 2025 - December 03, 2025	
Previous Amount Due	\$677.54
Payment(s) Received Since Last Statement	-\$677.54
<b>Current Month's Charges</b>	<b>\$622.11</b>
<b>Amount Due by December 29, 2025</b>	<b>\$622.11</b>



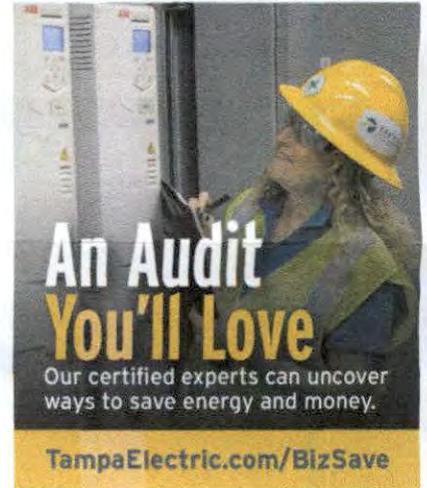
Scan here to view your account online.

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

### Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



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



Account #: 211000167901

Due Date: December 29, 2025



### Pay your bill online at TampaElectric.com

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$622.11

Payment Amount: \$ \_\_\_\_\_

615582115480

Your account will be drafted on December 29, 2025

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

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

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



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

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

## Meter Read

**Service Period:** Nov 01, 2025 - Dec 03, 2025

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000503846	12/03/2025	12,481	8,614	3,867 kWh	1	33 Days

## Charge Details

Electric Charges		
Daily Basic Service Charge	33 days @ \$0.63000	\$20.79
Energy Charge	3,867 kWh @ \$0.08641/kWh	\$334.15
Fuel Charge	3,867 kWh @ \$0.03391/kWh	\$131.13
Storm Protection Charge	3,867 kWh @ \$0.00577/kWh	\$22.31
Clean Energy Transition Mechanism	3,867 kWh @ \$0.00418/kWh	\$16.16
Storm Surcharge	3,867 kWh @ \$0.02121/kWh	\$82.02
Florida Gross Receipt Tax		\$15.55
<b>Electric Service Cost</b>		<b>\$622.11</b>

## Avg kWh Used Per Day



## Important Messages

### Struggling to keep up with your energy bill?

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**Total Current Month's Charges \$622.11**

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

## Ways To Pay Your Bill

- 
**Bank Draft**  
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- 
**In-Person**  
 Find list of Payment Agents at [TampaElectric.com](https://www.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](https://www.tampaelectric.com). Convenience fee will be charged.
- 
**Phone**  
 Toll Free: **866-689-6469**
- All Other Correspondences:**  
 Tampa Electric  
 P.O. Box 111  
 Tampa, FL 33601-0111

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

Statement Date: December 08, 2025

Amount Due: \$480.29

Due Date: December 29, 2025

Account #: 221007748520

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

Account Summary

Current Service Period: November 01, 2025 - December 02, 2025

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

Current Month's Charges \$480.29

Amount Due by December 29, 2025 \$480.29

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



Scan here to view your account online.



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

Account #: 221007748520

Due Date: December 29, 2025

Pay your bill online at [TampaElectric.com](http://TampaElectric.com)  
See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$480.29

Payment Amount: \$ \_\_\_\_\_

639038843274

Your account will be drafted on December 29, 2025

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

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

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

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

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

**Service Period:** Nov 01, 2025 - Dec 02, 2025

**Rate Schedule:** Lighting Service

## Charge Details

<b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 32 days</b>		
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
<b>Lighting Charges</b>		<b>\$480.29</b>

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

## Important Messages

### Struggling to keep up with your energy bill?

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### Important Outdoor Lighting Rate Information

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

## Ways To Pay Your Bill

- 

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- 

**In-Person**  
 Find list of Payment Agents at [TampaElectric.com](http://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](http://TECOaccount.com). Convenience fee will be charged.
- 

**Phone**  
 Toll Free: **866-689-6469**
- All Other Correspondences:**  
 Tampa Electric  
 P.O. Box 111  
 Tampa, FL 33601-0111

## Contact Us

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

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

# Invoice



**BILL TO**

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

**SHIP TO**

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
3828	09/08/2025	\$2,550.00	10/08/2025	Net 30	

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

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

BALANCE DUE

**\$2,550.00**

ACH Instructions  
Beneficiary: FCM Industries Opco, LLC  
Bank: Mercantile Bank  
ABA Routing No: 072413829  
Account Number: 4100664981



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

Statement Date: January 08, 2026

Amount Due: \$480.47

Due Date: January 29, 2026

Account #: 221007748520

**DO NOT PAY.** Your account will be drafted on January 29, 2026

**Account Summary**

<b>Current Service Period:</b> December 03, 2025 - January 02, 2026	
Previous Amount Due	\$480.29
Payment(s) Received Since Last Statement	-\$480.29
<b>Current Month's Charges</b>	<b>\$480.47</b>
<b>Amount Due by January 29, 2026</b>	<b>\$480.47</b>

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



Scan here to view your account online.



Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

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

Account #: 221007748520

Due Date: January 29, 2026

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Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$480.47

Payment Amount: \$ \_\_\_\_\_

677310258896

Your account will be drafted on January 29, 2026

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

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

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

00003311-0008385-Page 7 of 8



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

Account #: 221007748520  
 Statement Date: January 08, 2026  
 Charges Due: January 29, 2026

**Service Period:** Dec 03, 2025 - Jan 02, 2026

**Rate Schedule:** Lighting Service

**Charge Details**

<b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 31 days</b>		
Lighting Energy Charge	176 kWh @ \$0.03411/kWh	\$6.00
Fixture & Maintenance Charge	11 Fixtures	\$103.18
Lighting Pole / Wire	11 Poles	\$361.57
Lighting Fuel Charge	176 kWh @ \$0.03452/kWh	\$6.08
Storm Protection Charge	176 kWh @ \$0.00574/kWh	\$1.01
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
<b>Lighting Charges</b>		<b>\$480.47</b>

**Total Current Month's Charges \$480.47**

00003911-0008388-Page 8 of 8

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

**Ways To Pay Your Bill**



**Bank Draft**  
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**In-Person**  
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 P.O. Box 31318  
 Tampa, FL 33631-3318  
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**Credit or Debit Card**  
 Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://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**

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**Residential Customer Care:**  
 813-223-0800 (Hillsborough)  
 863-299-0800 (Polk County)  
 888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:**  
 7-1-1  
**Power Outage:**  
 877-588-1010  
**Energy-Saving Programs:**  
 813-275-3909

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

**Statement Date:** January 08, 2026

**Amount Due:** \$121.06

**Due Date:** January 29, 2026

**Account #:** 211000167513

**DO NOT PAY.** Your account will be drafted on January 29, 2026

**Your Energy Insight**



Your average daily kWh used was **23.53% higher** than the same period last year.



Your average daily kWh used was **23.53% higher** than it was in your previous period.

**Account Summary**

<b>Current Service Period:</b> December 03, 2025 - January 02, 2026	
Previous Amount Due	\$104.26
Payment(s) Received Since Last Statement	-\$104.26
Miscellaneous Credits	-\$4.45
Credit balance after payments and credits	-\$4.45
<b>Current Month's Charges</b>	<b>\$125.51</b>
<b>Amount Due by January 29, 2026</b>	<b>\$121.06</b>



Scan here to view your account online.

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

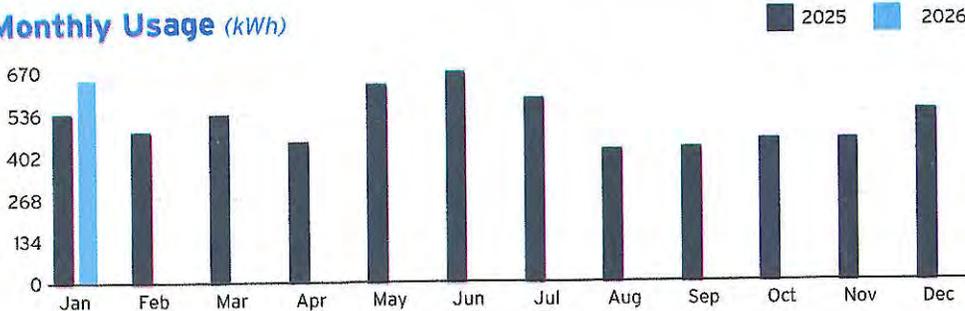


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Get started today at [TECOaccount.com](https://TECOaccount.com).

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**Monthly Usage (kWh)**



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

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



**Account #:** 211000167513

**Due Date:** January 29, 2026



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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

**Amount Due:** \$121.06

**Payment Amount:** \$ \_\_\_\_\_

620520381397

Your account will be drafted on January 29, 2026

00003911 FTECO101082623575010 00000 03 00000000 18511 004

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

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

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





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

Account #: 211000167513  
Statement Date: January 08, 2026  
Charges Due: January 29, 2026

## Meter Read

**Service Period:** Dec 03, 2025 - Jan 02, 2026

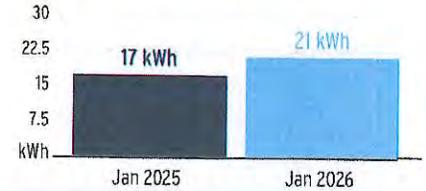
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000853014	01/02/2026	1,212	568		644 kWh	1	31 Days

## Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	644 kWh @ \$0.09202/kWh	\$59.26
Fuel Charge	644 kWh @ \$0.03516/kWh	\$22.64
Storm Protection Charge	644 kWh @ \$0.00568/kWh	\$3.66
Clean Energy Transition Mechanism	644 kWh @ \$0.00418/kWh	\$2.69
Storm Surcharge	644 kWh @ \$0.02121/kWh	\$13.66
Florida Gross Receipt Tax		\$3.14
<b>Electric Service Cost</b>		<b>\$125.51</b>

## Avg kWh Used Per Day



## Important Messages

**Annual Deposit Interest Credit.** This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

**Total Current Month's Charges**

**\$125.51**

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$4.45
<b>Total Current Month's Credits</b>	<b>-\$4.45</b>

00009911-0009386-Page 2 of 8

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

## Ways To Pay Your Bill

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**Phone**  
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 Tampa Electric  
 P.O. Box 111  
 Tampa, FL 33601-0111

## Contact Us

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

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



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

**Statement Date:** January 08, 2026

**Amount Due:** \$483.79

**Due Date:** January 29, 2026  
**Account #:** 211000167901

**DO NOT PAY.** Your account will be drafted on January 29, 2026

**Account Summary**

<b>Current Service Period:</b> December 04, 2025 - January 02, 2026	
Previous Amount Due	\$622.11
Payment(s) Received Since Last Statement	-\$622.11
Miscellaneous Credits	-\$25.72
Credit balance after payments and credits	-\$25.72
<b>Current Month's Charges</b>	<b>\$509.51</b>
<b>Amount Due by January 29, 2026</b>	<b>\$483.79</b>

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

**Your Energy Insight**

- Your average daily kWh used was **44.44% lower** than the same period last year.
- Your average daily kWh used was **14.53% lower** than it was in your previous period.

Scan here to view your account online.

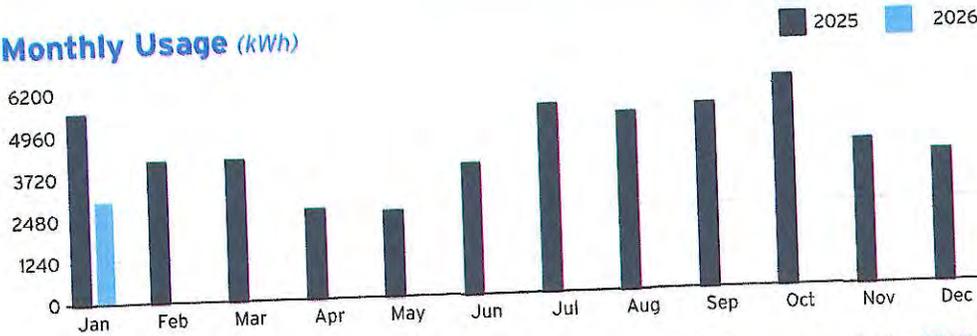
**2025**  
**2026**

**New Year, New Ways to Simplify**

Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

Get started today at [TECOaccount.com](http://TECOaccount.com).

**Monthly Usage (kWh)**



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)

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



**Pay your bill online at TampaElectric.com**  
See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

**Account #:** 211000167901  
**Due Date:** January 29, 2026

**Amount Due:** \$483.79

**Payment Amount:** \$ \_\_\_\_\_

620520381399

Your account will be drafted on January 29, 2026



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

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

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

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

Account #: 211000167901  
 Statement Date: January 08, 2026  
 Charges Due: January 29, 2026

## Meter Read

**Service Period:** Dec 04, 2025 - Jan 02, 2026

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000503846	01/02/2026	15,495	12,481	3,014 kWh	1	30 Days

## Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	3,014 kWh @ \$0.09202/kWh	\$277.35
Fuel Charge	3,014 kWh @ \$0.03516/kWh	\$105.97
Storm Protection Charge	3,014 kWh @ \$0.00568/kWh	\$17.12
Clean Energy Transition Mechanism	3,014 kWh @ \$0.00418/kWh	\$12.60
Storm Surcharge	3,014 kWh @ \$0.02121/kWh	\$63.93
Florida Gross Receipt Tax		\$12.74
<b>Electric Service Cost</b>		<b>\$509.51</b>

## Avg kWh Used Per Day



## Important Messages

**Annual Deposit Interest Credit.** This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

## Total Current Month's Charges

**\$509.51**

## Miscellaneous Credits

Interest for Cash Security Deposit - Electric	-\$25.72
<b>Total Current Month's Credits</b>	<b>-\$25.72</b>

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

## Ways To Pay Your Bill

- Bank Draft**  
 Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.
- In-Person**  
 Find list of Payment Agents at [TampaElectric.com](http://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](http://TECOaccount.com). Convenience fee will be charged.
- Phone**  
 Toll Free: **866-689-6469**
- All Other Correspondences:**  
 Tampa Electric  
 P.O. Box 111  
 Tampa, FL 33601-0111

## Contact Us

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

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

Statement Date: January 08, 2026

Amount Due: \$2,591.18

Due Date: January 29, 2026  
Account #: 211000167729

**DO NOT PAY. Your account will be drafted on January 29, 2026**

### Account Summary

<b>Current Service Period:</b> December 03, 2025 - January 02, 2026	
Previous Amount Due	\$2,649.71
Payment(s) Received Since Last Statement	-\$2,649.71
Miscellaneous Credits	-\$59.68
Credit balance after payments and credits	-\$59.68
<b>Current Month's Charges</b>	<b>\$2,650.86</b>
<b>Amount Due by January 29, 2026</b>	<b>\$2,591.18</b>

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



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Get started today at [TECOaccount.com](http://TECOaccount.com).

Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)

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



Account #: 211000167729  
Due Date: January 29, 2026

**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](http://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$2,591.18

Payment Amount: \$ \_\_\_\_\_

620520381398

Your account will be drafted on January 29, 2026

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.

00003911-0003988-Page 5 of 8





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

Account #: 211000167729  
 Statement Date: January 08, 2026  
 Charges Due: January 29, 2026

**Service Period:** Dec 03, 2025 - Jan 02, 2026

**Rate Schedule:** Lighting Service

### Charge Details

### Important Messages

**Annual Deposit Interest Credit.** This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

<b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 31 days</b>		
Lighting Energy Charge	1084 kWh @ \$0.03411/kWh	\$36.98
Fixture & Maintenance Charge	57 Fixtures	\$680.43
Lighting Pole / Wire	57 Poles	\$1873.59
Lighting Fuel Charge	1084 kWh @ \$0.03452/kWh	\$37.42
Storm Protection Charge	1084 kWh @ \$0.00574/kWh	\$6.22
Clean Energy Transition Mechanism	1084 kWh @ \$0.00043/kWh	\$0.47
Storm Surcharge	1084 kWh @ \$0.01230/kWh	\$13.33
Florida Gross Receipt Tax		\$2.42
<b>Lighting Charges</b>		<b>\$2,650.86</b>

**Total Current Month's Charges** **\$2,650.86**

<b>Miscellaneous Credits</b>	
Interest for Cash Security Deposit - Electric	-\$59.68
<b>Total Current Month's Credits</b>	<b>-\$59.68</b>

00003911-0006388-Page 6 of 8

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

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 Find list of Payment Agents at [TampaElectric.com](http://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](http://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

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

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## INVOICE

INVOICE #	INVOICE DATE
1059969	12/18/2025
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Summit at Fern Hill

**Opp # 624533**

Fall 2025 Palm Pruning

**Invoice Due Date:** January 17, 2026

**Invoice Amount:** \$2,585.00

Description	Current Amount
Palm Pruning	\$2,585.00

**Invoice Total** \$2,585.00

Excellence  
IN COMMERCIAL LANDSCAPING

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



**Proposal #: 624533**

Date: 10/27/2025

From: Chris Van Helden

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

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

**LOCATION OF PROPERTY**

10612 Fuzzy Cattail Street  
Riverview, FL 33578

**Fall 2025 Palm Pruning**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Palm Pruning Fall 2025	47	\$55.00	\$2,585.00

Prune palms taller than 12'

**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

<b>Subtotal</b>	<b>\$2,585.00</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Proposal Total</b>	<b>\$2,585.00</b>

**THIS IS NOT AN INVOICE**



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

169066

**DATE**

1/20/2026

**BILL TO**

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

**CUSTOMER ID**

C2291

**NET TERMS**

Due On Receipt

**PO#****DUE DATE**

1/20/2026

Services provided for the Month of: December 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	12	Ea	0.15		1.80
Postage	11	Ea	0.89		9.79
<b>Subtotal</b>					<b>11.59</b>

<b>Subtotal</b>	\$11.59
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$11.59

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.



## Neptune Multi services LLC

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

## Invoice

**Invoice No:** 00531057  
**Date:** 01/02/2026  
**Terms:** NET 14  
**Due Date:** 01/16/2026

**Bill To:** The Summit cdd  
 inframarkcms@payableslockbox.com

Description	Quantity	Rate	Amount
Janitorial, trash, dog stations services plus dog bags December 2025	1	\$900.00	\$900.00

### Payment Instructions

Cashapp \$neptunejku

Subtotal	\$900.00
TAX 0%	\$0.00
<b>Total</b>	<b>\$900.00</b>
Paid	\$0.00

**Balance Due \$900.00**



Please detach and send with remittance to:

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

Remittance Advice for Invoice # 00531057 on 01/02/2026

Balance Due \$900.00

Paid

Received From: The Summit cdd

Card Type				
Cardholder's Name	_____			
Card Number	<input type="text"/>	<input type="text"/>	<input type="text"/>	CVV <input type="text"/>
Expiry Date	<input type="text"/>	<input type="text"/>	<input type="text"/>	
Signature	<input type="text"/>			





## Neptune Multi services LLC

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

## Invoice

**Invoice No:** 00531058  
**Date:** 01/02/2026  
**Terms:** NET 14  
**Due Date:** 01/16/2026

**Bill To:** The Summit cdd  
 inframarkcms@payableslockbox.com

Description	Quantity	Rate	Amount
Janitorial, trash services, dog stations services plus dog bags	1	\$900.00	\$900.00

### Payment Instructions

Cashapp \$neptunejku

Subtotal	\$900.00
TAX 0%	\$0.00
<b>Total</b>	<b>\$900.00</b>
Paid	\$0.00

**Balance Due \$900.00**



Please detach and send with remittance to:

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

Remittance Advice for Invoice # 00531058 on 01/02/2026

Balance Due \$900.00

Paid \_\_\_\_\_

Received From: The Summit cdd

Card Type			
Cardholder's Name	_____		
Card Number	<input type="text"/>	CVV	<input type="text"/> <input type="text"/> <input type="text"/>
Expiry Date	<input type="text"/> <input type="text"/> / <input type="text"/> <input type="text"/>		
Signature	<input type="text"/>		



# **SUMMIT AT FERN HILL CDD**

## **DISTRICT CHECK REQUEST**

<b>Today's Date</b>	<u>12/19/2026</u>
<b>Total Check</b>	<u>\$6,011.27</u>
<b>Payable To</b>	<u>Summit at Fern Hill CDD</u>
<b>Check Amount</b>	<u>\$3,816.27</u>
<b>Check Description</b>	<u>Series 2016 - FY 26 Tax Dist. ID 755</u>
<b>Code To</b>	<u>200-103200-1000</u>
<b>Check Amount</b>	<u>\$2,195.00</u>
<b>Check Description</b>	<u>Series 2018 - FY 26 Tax Dist. ID 755</u>
<b>Code To</b>	<u>201-103200-1000</u>
<b>Special Instructions</b>	<u>Please mail check with DS directional letter</u>

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

Jonathan Sciortino  
Authorization



# **SUMMIT AT FERN HILL CDD**

## **DISTRICT CHECK REQUEST**

<b>Today's Date</b>	<u>1/6/2026</u>
<b>Total Check</b>	<u>\$2,557.31</u>
<b>Payable To</b>	<u>Summit at Fern Hill CDD</u>
<b>Check Amount</b>	<u>\$1,623.51</u>
<b>Check Description</b>	<u>Series 2016 - FY 26 Tax Dist. ID 758</u>
<b>Code To</b>	<u>200-103200-1000</u>
<b>Check Amount</b>	<u>\$933.79</u>
<b>Check Description</b>	<u>Series 2018 - FY 26 Tax Dist. ID 758</u>
<b>Code To</b>	<u>201-103200-1000</u>
<b>Special Instructions</b>	<u>Please mail check with DS directional letter</u>

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

Jonathan Sciortino  
Authorization

# SUMMIT AT FERN HILL CDD

## TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE Fiscal Year 2026, Tax Year 2025

	Dollar Amounts	Fiscal Year 2026 Percentages		
Net O&M	\$ 587,200.12	60.24%	0.602400	
Net DS 16	\$ 246,015.00	25.24%	0.252400	97%
Net DS 18	\$ 141,500.24	14.52%	0.145200	
Net Total	974,715.36	100.00%	1.000000	

Date Received	Amount Received	60.24%	25.24%	14.52%	Proof	Date Transferred / Distribution ID	Notes / CDD check #
		Raw Numbers Operations Revenue	Raw Numbers 2016 Debt Service Revenue	Raw Numbers 2018 Debt Service Revenue			
11/7/2025	3,107.44	1,872.02	784.31	451.11	-	748	
11/14/2025	46,914.00	28,262.51	11,840.94	6,810.54	0.01	749	
11/21/2025	25,161.90	15,158.34	6,350.78	3,652.77	0.01	750	
12/3/2025	89,372.16	53,840.69	22,557.24	12,974.23	-	751	
12/5/2025	759,359.87	457,463.00	191,659.97	110,236.90	-	753	
12/19/2026	15,120.13	9,108.86	3,816.27	2,195.00	-	755	
1/6/2026	6,432.38	3,875.07	1,623.51	933.79	0.01	758	
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
<b>TOTAL</b>	<b>945,467.88</b>	<b>569,580.49</b>	<b>238,633.03</b>	<b>137,254.36</b>	<b>0.03</b>		
<b>Net Total on Roll</b>	974,715.36						
<b>Collection Surplus / (Deficit)</b>	(29,247.48)						

*Janie Garcia*



An Equal  
Opportunity  
Employer

## Southwest Florida Water Management District

2379 Broad Street, Brooksville, Florida 34604-6899  
(352) 796-7211 or 1-800-423-1476 (FL only)  
SUNCOM 628-4150 TDD only 1-800-231-6103 (FL only)  
On the Internet at: WaterMatters.org

**Bartow Service Office**  
170 Century Boulevard  
Bartow, Florida 33830-7700  
(863) 534-1448 or  
1-800-492-7862 (FL only)

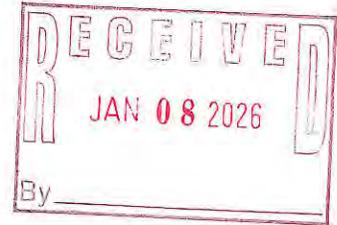
**Sarasota Service Office**  
78 Sarasota Center Boulevard  
Sarasota, Florida 34240-9770  
(941) 377-3722 or  
1-800-320-3503 (FL only)

**Tampa Service Office**  
7601 Highway 301 North  
Tampa, Florida 33637-6759  
(813) 985-7481 or  
1-800-836-0797 (FL only)

January 05, 2026

The Summit at Fern Hill Community Development District  
Attn: Gene Roberts  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

Subject: REMINDER of Operation and Maintenance Inspection  
Permit No: 43016565.009  
Project Name: Fern Hill Phase 3



A condition of your permit requires that you conduct the inspection of the permitted project after conversion to the operation and maintenance phase. This inspection shall be conducted by March 11, 2026. This letter was generated to remind you of this requirement in sufficient time for you to complete the required inspection.

Inspections provide assurance to the District that the surface water management system is being properly operated and maintained. The Statewide ERP form "Operation and Maintenance Certification" available at <https://www.swfwmd.state.fl.us/business/epermitting/environmental-resource-permit> and may be used to document the inspection.

Unless otherwise specified in the permit, you must maintain a record of each inspection, including the date of inspection, the name and contact information of the inspector, whether the system was functioning as designed and permitted, and make such record available upon request of the District.

If you have questions, please contact the Tampa Service Office at (813) 985-7481 or (800) 836-0797 (FL only).

Sincerely,

Regulatory Support Services  
Regulatory Support Bureau  
Regulation Division



# Memorandum

**To:** Heather Jackson, District Manager, Summit at Fern Hill CDD

**From:** Kent Huerta, Engineer Intern  
Phil Chang, P.E., District Engineer

**Date:** January 20, 2026

**Subject:** Pond Assessment Report

At the request of the Summit at Fern Hill Community Development District (“District”), BGE Inc. completed a site visit to the District on January 20, 2026, to visually assess the stormwater pond outfalls and embankments at its 1 District maintained stormwater ponds and sumps. No condition assessment was undertaken with regards to the storm pipe network beyond the pond limits unless otherwise noted in this report.

The 1 District maintained ponds and sumps discussed in this report are located as shown in the map below:



\*Pond numbering based on permitted construction plans

The following is a summary of the conditions visually observed during our site visit. As previously noted, our observations were limited to the stormwater ponds, their outfall structures and their embankments. No assessments were made beyond the limits of the ponds unless otherwise noted in this report. In addition to our observations, we have included suggested corrective actions to the issues noted in this report.

**Pond FH-6:**

**Water Levels:** The water level in Pond FH-6 appeared to be below the designed normal water level. The design normal water level appears to be at a level on the embankment where the grass stops and the bare earth begins. (Photos 1-9)



**Bank Erosion:** Minimal to no erosion and washout were observed on the pond bank sides. As the pond bank sides appear to be in substantial compliance with specifications no recommendations are suggested. (Photos 1-9)





**Submerged Stormwater Outfall:** Structures was completely submerged under water and not entirely visible for thorough assessment. (Photo 10)

**Outfall Stilling Basin:** The primary structural components of the stilling basin, including the sheet-pile headwall, appear to be intact and functional. However, minor distress is observed on photos 11,14 where portions of the geocell cellular confinement appear to be slightly exposed. No immediate corrective action is required at this time, it is recommended to continued monitoring. (Photos 11-14)



**Wetland:**

**Outfall Structure:**

The outfall structure appears to be in good condition and functioning as intended at the time of inspection. (Photos 15-16)



Overall, there are no items needing attention in the Ponds.

**RESOLUTION 2026-04**

**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; and

**WHEREAS**, the Board of Supervisors (hereinafter the “Board”) now desires to designate the Officers of the District per Chapter 190, Florida Statutes.

**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:

_____	Chair
_____	Vice-Chair
<u>Angel Montagna</u>	Secretary
<u>Stephen Bloom</u>	Treasurer
<u>Mark Vega</u>	Assistant Secretary
<u>Heather Jackson</u>	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

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

**PASSED AND ADOPTED** this 2<sup>nd</sup> day of March 2026.

**ATTEST:**

**SUMMIT AT FERN HILL  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Name: \_\_\_\_\_  
Chair / Vice Chair of the Board of Supervisors



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

**Date** 12/8/2025

**Customer**

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

**Account Manager** Jessi Milch

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

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

10 yards installed at a 2" depth.

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



**Demo and Prep**

**Crushed Asphalt Installation**

<b>Items</b>	<b>Quantity</b>	<b>Unit</b>
1 CY 1.5" Crushed Asphalt	10.00	EA
CAT Loader 908	1.00	Day
Labor		

**Crushed Asphalt Installation: \$3,899.75**

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**PROJECT TOTAL: \$3,899.75**



## Terms & Conditions

### Terms & Conditions

#### Payment Terms

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

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

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

#### Exclusions

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

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

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

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

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

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

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

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

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

MOT for temporary traffic control

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

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

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

Backflow Connection

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

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

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

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

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

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

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

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

the landscape or irrigation contractor or subcontractors

Warranty on transplanted plant material from the project site

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

### **Procedure for Extra Work, Changes and Escalation**

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

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

### **Escalation Clause**

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

### **Warranty and Tolerances**

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

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

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

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

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

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

Client caused by damage to the utilities

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

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

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

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

**Material Tolerances**

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

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

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

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

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

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



By \_\_\_\_\_

Jessi Milch

Date 12/8/2025 \_\_\_\_\_

Pine Lake Services, LLC

By \_\_\_\_\_

Date \_\_\_\_\_



# Crushed Asphalt Walking Path Proposal

Prepared for: Summit at Fern Hill CDD

Prepared by: Dustin Heflin, Regional Manager

January 12, 2026

Proposal number: 02-2026

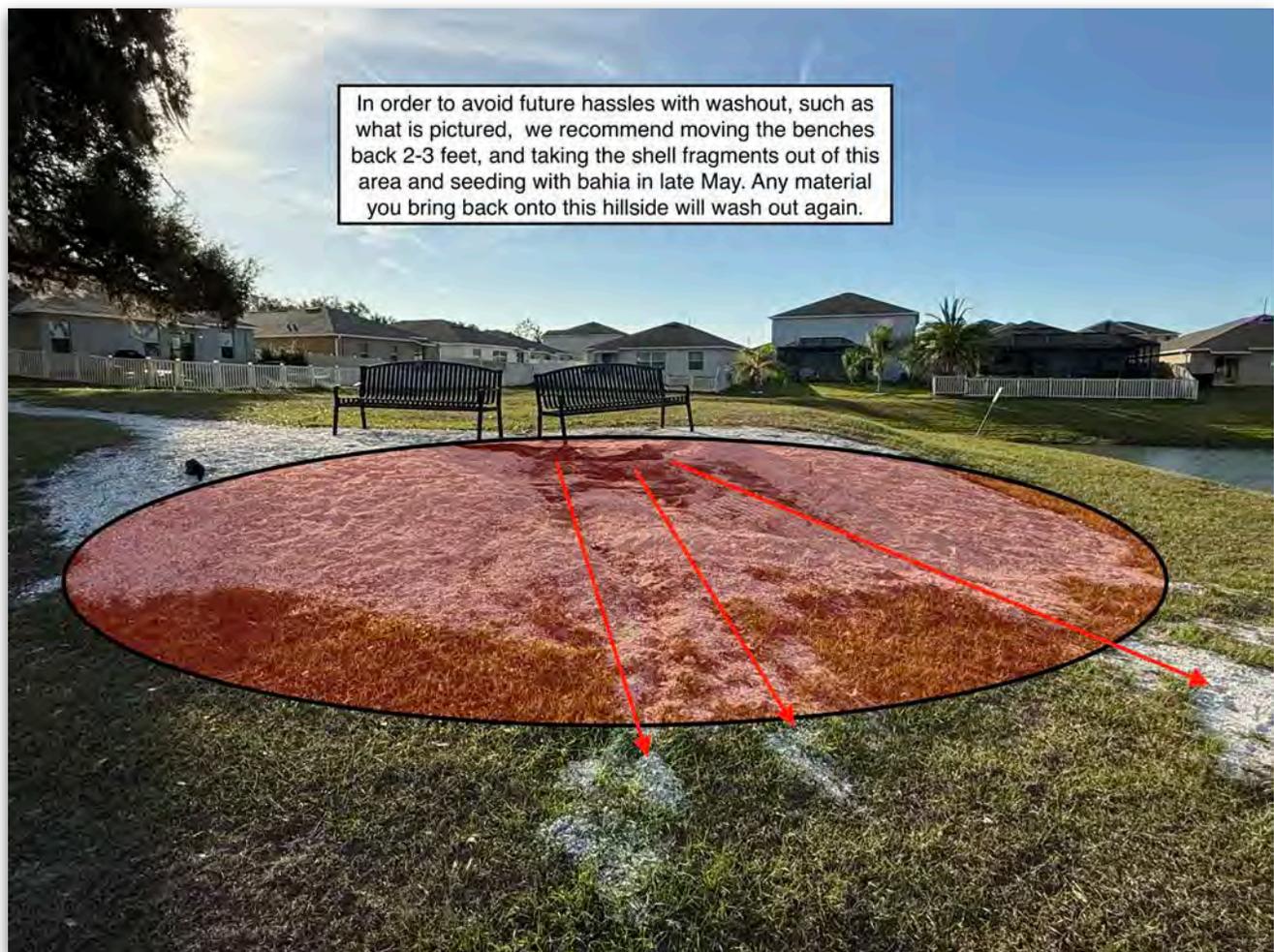
## PROJECT SUMMARY AND RECOMMENDATION

### Project Objective

Install new crushed asphalt to refresh an existing walking path and pond observation areas.

### Project Outline

- Certain areas in this project are located on a steep incline/decline, causing washout of previously installed seashell fragments.
- We suggest removing the material currently located in these areas to avoid future issues with washout and allow grass to grow back into these areas.





Same washout problem as the other hillside. Suggest moving the platform back off the hillside.

- The entirety of the walking path is in disarray. Grass has begun to take it over and there is no defined edges.
- Some sort of retaining edge is encouraged, although not necessary.



## BUDGET

### Spending Summary

The price listed below is for the complete installation of 18 yards of crushed asphalt at a 2" depth along this path to include the two pond observation areas. This will also include cleaning up the path edge with string trimmers or other tools as necessary to create a more manicured appearance.

\*note this does not include the installation of edging or the removal/relocation of seashells on either hillside.

Description	Quantity	Unit Price	Cost
Crushed Asphalt	18	\$60	\$1,080
Delivery	1	\$200	\$200
Labor Hours	192	\$30	\$5,760
<b>Total</b>			<b>\$7,040</b>



**NewLeaf**

**HORTICULTURE**

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**i. Consideration of Operation and Maintenance December 2025**

On MOTION by Mr. Bradford, seconded by Mr. Roth, with all in favor, the Board approved the December 2025 Operation and Maintenance Report.

**D. District Counsel**

There being none, the next business item followed.

**E. District Engineer**

There being none, the next business item followed.

**F. District Manager**

Ms. Jackson informed the Board that Mr. Vega will oversee the District during her maternity leave. She also mentioned that the bidders for landscaping will be present at the upcoming workshop meeting to give their presentations.

**i. Aquatic Weed Control**

Discussion ensued.

**FIFTH ORDER OF BUSINESS**

**Business Items**

**A. Discussion of No Parking Policy**

Discussion ensued. District management will work on obtaining proposals for the 13/14 signs and will discuss them in the April meeting.

**B. Consideration of Asphalt Installation Proposal**

Tabled to obtain more proposals.

**C. Consideration of Pressure Washing Proposals**

The Board would like to add the Pressure Washing Proposals to the future workshop meeting to discuss.

**SIXTH ORDER OF BUSINESS**

**Business Administration**

**A. Consideration of the Board of Supervisors' Regular Meeting Minutes from January 5, 2026**

On MOTION by Mr. Bradford, seconded by Mr. Roth, with all in favor, the meeting minutes from January 5, 2026, regular meeting were approved. 4-0

**B. Consideration of the Board of Supervisors' Workshop Meeting Minutes from January 19, 2026**

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On MOTION by Mr. Kiflom, seconded by Mr. Bradford, with all in favor, the workshop meeting minutes from January 19, 2026, regular meeting were approved. 4-0

**SEVENTH ORDER OF BUSINESS**

**Board of Supervisors' Requests and Comments**

There were no comments.

Sam Wenzel resigned from the board. Turned in items.

On MOTION by Mr. Bradford, seconded by Mr. Tiebe, with all in favor, the Board accepted Sam Wenzel's Resignation from the Summit at Fern Hill CDD Board. 4-0

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. Bradford, seconded by Mr. Roth, with all in favor, the meeting was adjourned at 7:33 p.m. 4-0

\_\_\_\_\_  
Mark Vega  
Assistant Secretary

\_\_\_\_\_  
Antonio Bradford  
Chairperson