

Summit at Fern Hill Community Development District

April 6, 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
Diana Kapatsyna, District Admin Assistant

REGULAR MEETING AGENDA

Monday, April 6, 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 Inframark Monthly Pool Maintenance Proposal.....Page 14
 - ii. Consideration of 30-day Notice to A-Quality Pool to Terminate.....Page 17
 - B. Landscape Update
 - C. District Accountant
 - i. Consideration of Operation and Maintenance February 2026.....Page 20
 - D. District Counsel
 - E. District Engineer
 - F. District Manager
5. Business Items
 - A. Consideration of Resolution 2026-05, General Election.....Page 64
 - B. Consideration of Audit Engagement Letter.....Page 66
6. Business Administration
 - A. Consideration of the Board of Supervisors' Regular Meeting Minutes from March 2, 2026.....Page 71
 - B. Consideration of the Board of Supervisors' Workshop Meeting Minutes from March 16, 2026.....Page 74
7. Board of Supervisors' Requests and Comments
8. Adjournment

The next Workshop is scheduled for Monday, April 20, 2026, at 6:00 pm

The next Board meeting will be held on Monday, May 4, 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

Page 2



The Summit at Fern Hill March 2026 Field Inspection Report

Tuesday, March 17 2026

Prepared For Board Of Supervisors

10 Items Identified

10 Items Incomplete

Christy Fowler

Inframark



Item 1

Assigned To: Yellowstone

Observation:

Weeds in the monument planter.

Recommendation:

Please remove and treat all weeds around the monument and in the planter bed.

Item 2

Assigned To: Yellowstone

Observation:

High grass and weeds located behind the monument of Fernhill Drive and cone Grove Road.

Recommendation:

Please serviced missed area per contractual agreement.



Item 3

Assigned To: Yellowstone

Cone Grove Drive Eastbound from Fern Hill

Observations:

Trash present in the landscape beds.

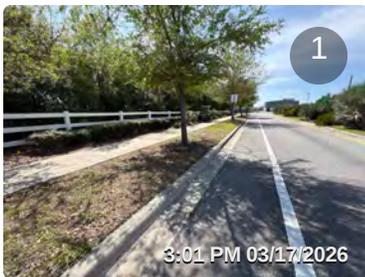
Dead plant debris accumulated throughout the area.

Brazilian pepper and other volunteer plantings growing through the shrubs.

Recommendations:

Remove and properly dispose of trash and dead plant debris, Brazilian pepper and volunteer plantings from shrub beds.

Maintain beds regularly to prevent regrowth and improve overall appearance.



Item 4

Assigned To: Yellowstone

Cone Grove Drive – Across from Pond 2

Observations:

Large crack weeds present along the roadway.

Recommendations:

Treat crack weeds along the roadway.



Item 5

Assigned To: Inframark Maintenance/ Field

Cone Grove Road

Observations:

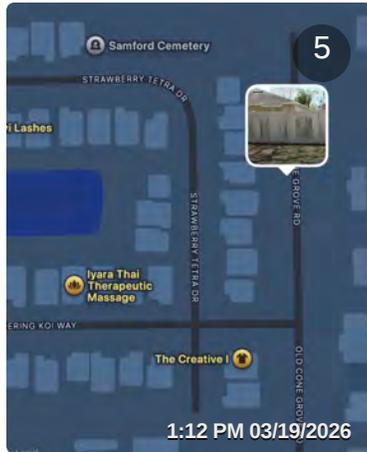
Fence along Cone Grove Road is in need of cleaning.

Pine tree previously noted in the last report requires follow-up.

Recommendations:

Power wash the fence along Cone Grove Road to improve appearance.

I will gather estimates to flush cut the tree and remove debris.



Item 6

Assigned To: Yellowstone/Board/Inframark Maintenance

Amenity Center

Observations:

Photos 1 & 2: Weeds observed along the landscape bed and between pavers on the backside of the pool.

Photos 3 & 4: Trash and debris accumulating within the coontie plantings.

Photo 5: Leaf debris present throughout the pool; cleaning recommended.

Photos 6 & 7: Several lounge chairs are damaged. Recommend removing from the pool deck until repairs are completed.

Photos 8 & 9: Uneven pavers observed; may present a trip hazard and should be evaluated for repair.

Photos 10, 11 & 12: Pool deck chairs require cleaning.

Photo 13: Windowsill requires cleaning.

Photos 14 & 15: Soffit ceiling appears to be loose/disconnected and should be repaired.

Photo 16: Toilet paper dispenser in the men's restroom appears to be broken; toilet paper was not properly mounted.

Photo 17: Men's restroom light is flashing and may require maintenance.

Photo 18: Women's restroom light fixture contains significant bug debris and requires cleaning.

Photo 19: Rust stain present beneath the soap dispenser in the women's restroom.

Photo 20: Backside of the women's restroom door requires cleaning and/or repainting.

Photo 21: Men's restroom door – condition noted (see photo for reference).

Photo 22: Missing trim inside the amenity center meeting room.

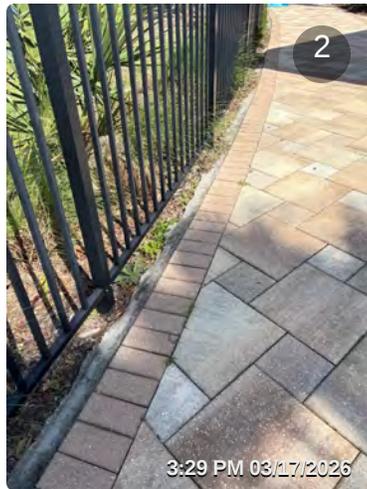
Photo 23: Rear exit door from the meeting room requires cleaning.

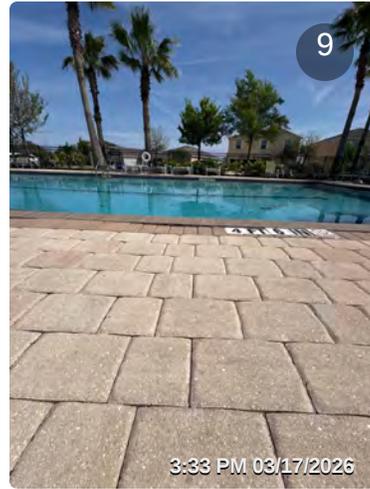
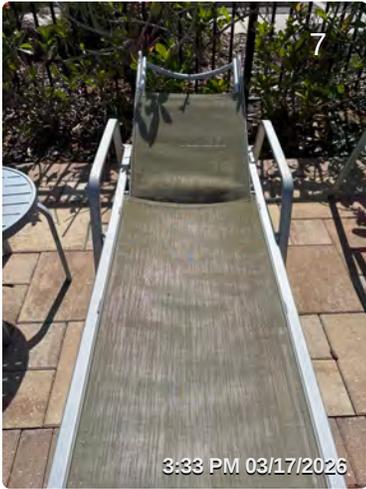
Photo 24: Door requires touch-up paint.

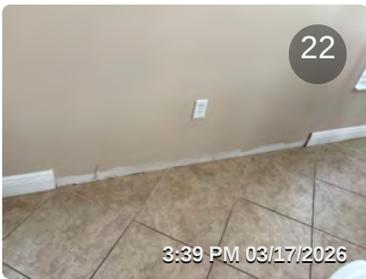
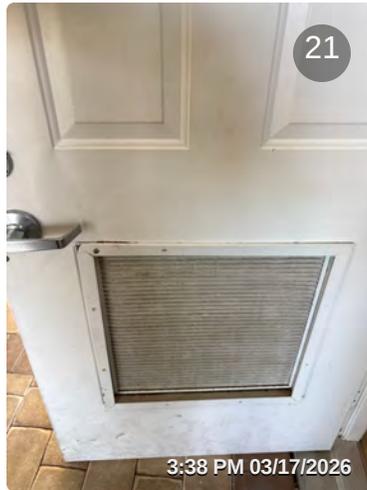
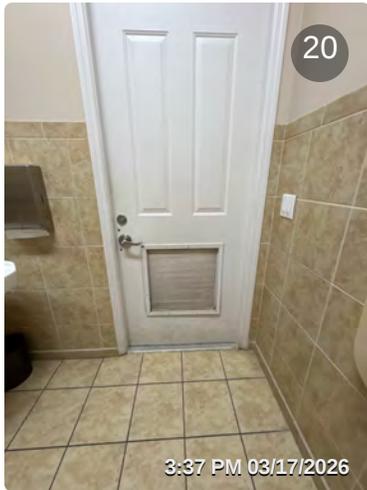
Photo 25: Trim around the door is worn; cleaning may suffice, though repainting may be needed.

Photos 26 & 27: Trash and debris present in the landscape bed to the left of the amenity center entrance gate.

Photo 28: Amenity center sign is faded and should be considered for replacement in the near future.









Item 7

Assigned To: Yellowstone

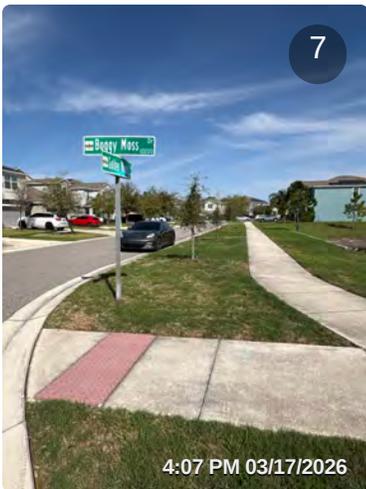
There is some sinking of dirt along the corner of the pond. Please investigate to make sure it's not water breakage.

Please remove tree steaks if no longer needed

Please clear away debris from irrigation valve boxes and treat ants

Drains still have not been cleared and need to be done prior to rainy season. (2 Locations)

The north and south corners of the west side of pond 6



Item 8

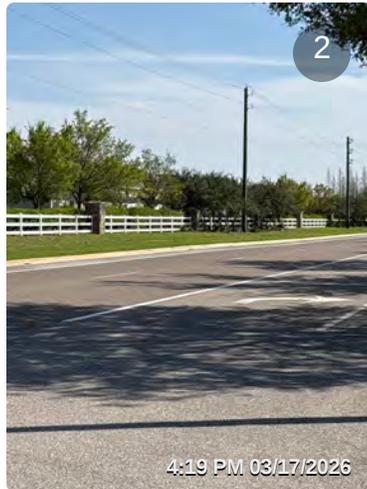
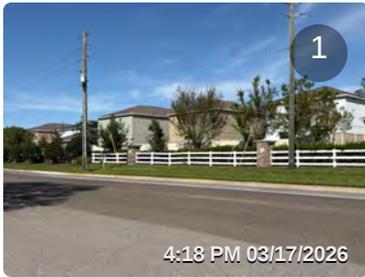
Assigned To: Inframark Maintenance

Dumped debris trash at the cul-de-sac at Golden wander Lane

Item 9

Assigned To: Yellowstone

The shrub row down Fern Hill needs pruned. What is the status of this?



Item 11

Assigned To: Yellowstone

Charcoal has been dumped on the pool deck. Please remove when servicing.



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.



COMMERCIAL SWIMMING POOL SERVICE AGREEMENT

To:

The Summit at Fern Hill CDD

C/O Lisa Castoria- Property Mgr.

From:

A-Quality Pool Service

November 20, 2024



Commercial Pool Service Agreement

This Agreement for Commercial Pool Service is for **The Summit at Fern Hill CDD** with pool located at 10340 Boggy Moss Drive, FL 33578. A-Quality Pool Service (Contractor) will provide the following services at a flat rate of \$1400 per month effective: January 1, 2025.

Subject pool is one body of outdoor, unheated water with pool at 64,000 gallons, with a rectangular grid set in pit filtration system. Pool has some palm trees and foliage nearby.

Services to include:

- Chemical testing and water balancing for single and wading pools using balancing and sanitation agents to include chlorine, muriatic acid, sodium bicarbonate, and calcium carbonate (cyanuric acid is extra) within the approved levels specified by the County Department of Health and the State of FL.
- Brush walls, net and/or scoop out leaves and debris, and vacuum as needed
- Clean gutters and/or skimmer baskets of debris
- Check pump operation, valves, timers, plumbing, motors, flow rate, gauges, seals, vault jacks and grease as needed
- Check filter operation and backwash/clean as necessary
- Check chemical feeders, drums and output readings and calibrate as necessary
- Clean tiles and filters on an as needed basis
- Additional specialty treatments as required and quoted per occurrence (eg phosphates; staining; metals; black algae; oils/enzymes, sequestering agents)
- NOTE: During heavily used months, the pool will require a regular enzyme treatment applied at every visit. This treatment assists in preventing the build-up of oils and contaminants within the water that can lead to filter lock up. Usage results in increased filter flow, a cleaner tile line and clearer water. This is not included in your monthly rate.
- Record each visit in logbook
- All repair issues over \$300 will be communicated to the management company for approval. All repairs under \$300 will be performed and bill accordingly
- In the event of a mechanical/electrical/gas failure or leak repair that is outside the immediate scope of Contractor's work such as the spa heater or underground leak, the management company will be notified immediately, and a quote will be provided by A-Quality's Partnering companies if requested.



A-Quality Pool Service, a Division of CHAR-DEN Worldwide Inc. • 1246 Highwood Place, Wesley Chapel, FL 33543 • 813-453-5988PH • 813-936-4852FX

SUMMIT AT FERN HILL CDD
Summary of Operations and Maintenance Invoices

| Vendor | Invoice Date | Invoice/Account Number | Amount | Invoice Total | Vendor Total | Comments/Description |
|--------------------------------------|--------------|------------------------|--------------------|---------------|--------------|----------------------------------|
| Monthly Contract | | | | | | |
| AFFORDABLE LOCK & SECUIRTY SOLUTIONS | 2/1/2026 | 303745512 | \$184.00 | | | SECURITY SERVICE |
| AFFORDABLE LOCK & SECUIRTY SOLUTIONS | 9/2/2025 | 317411 | \$263.96 | | \$447.96 | SECURITY |
| A-QUALITY POOL SERVICE | 2/1/2026 | 980525 | \$1,400.00 | | | POOL SERVICE |
| AQUATIC WEED CONTROL INC | 2/20/2026 | 1136800 | \$445.00 | | | Monthly Waterway Service |
| INFRAMARK LLC | 2/1/2026 | 170636 | \$1,916.97 | | | MANAGEMENT FEE |
| INFRAMARK LLC | 2/1/2026 | 170636 | \$1,000.00 | | \$2,916.97 | Field Management |
| YELLOWSTONE LANDSCAPE | 2/2/2026 | 1107484 | \$6,523.50 | | | LANDSCAPE SERVICES |
| Monthly Contract Subtotal | | | \$11,733.43 | | | |
| Utilities | | | | | | |
| TECO TAMPA ELECTRIC ACH | 2/6/2026 | 020626-8520-ACH | \$480.47 | | | UTILITY SERVICES |
| TECO TAMPA ELECTRIC ACH | 2/6/2026 | 020626-7729-ACH | \$2,650.86 | | | UTILITY SERVICES |
| TECO TAMPA ELECTRIC ACH | 2/6/2026 | 020626-7513-ACH | \$110.41 | | | UTILITY SERVICES |
| TECO TAMPA ELECTRIC ACH | 2/6/2026 | 020626-7901-ACH | \$713.56 | | \$3,955.30 | UTILITY SERVICES |
| Utilities Subtotal | | | \$3,955.30 | | | |
| Regular Services | | | | | | |
| BGE, INC | 2/3/2026 | 38727 | \$2,294.16 | | | DE Services |
| INFRAMARK LLC | 2/1/2026 | 170636 | \$735.00 | | | Dissemination |
| TECO TAMPA ELECTRIC ACH | 1/8/2026 | 010826-7513-ACH-A | \$121.06 | | | UTILITY SERVICES |
| Regular Services Subtotal | | | \$3,150.22 | | | |
| Additional Services | | | | | | |
| A-QUALITY POOL SERVICE | 2/1/2026 | 980290 | \$342.09 | | | Installed 20 Amp Breaker |
| INFRAMARK LLC | 1/30/2026 | 1164992 | \$175.00 | | | Reinstall Fence Panels |
| INFRAMARK LLC | 2/17/2026 | 171494 | \$6.60 | | \$181.60 | Postage |
| SUMMIT AT FERN HILL CDD | 2/4/2026 | 02042026-755 | \$1,601.30 | | | SERIES 2016 FY26 TAX DIST ID 755 |

| |
|---|
| SUMMIT AT FERN HILL CDD Summary of Operations and Maintenance Invoices |
|---|

| Vendor | Invoice Date | Invoice/Account Number | Amount | Invoice Total | Vendor Total | Comments/Description |
|-------------------------------------|--------------|------------------------|--------------------|---------------|--------------|----------------------------------|
| SUMMIT AT FERN HILL CDD | 2/4/2026 | 02042026-755 | \$921.02 | \$2,522.32 | \$2,522.32 | SERIES 2018 FY26 TAX DIST ID 755 |
| YELLOWSTONE LANDSCAPE | 1/30/2026 | 1105595 | \$684.00 | | | Viburnum Replacement |
| YELLOWSTONE LANDSCAPE | 1/30/2026 | 1104016 | \$3,300.80 | | | Irrigation |
| YELLOWSTONE LANDSCAPE | 1/30/2026 | 1097771 | \$585.00 | | | Remove 3 dead trees. |
| YELLOWSTONE LANDSCAPE | 1/30/2026 | 1104140 | \$283.25 | | \$4,853.05 | Irrigation Cap |
| Additional Services Subtotal | | | \$7,899.06 | | | |
| TOTAL | | | \$26,738.01 | | | |



Affordable Lock & Security Solutions
 1-888-999-LOCK (5625)
 www.affordablelock.com

Licenses: EG13000564 HCLOC14001

Please Remit Payments To:
 PO Box 31261
 Tampa, FL 33631-3261

BILL TO

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

| | |
|-----------|--------------|
| INVOICE | INVOICE DATE |
| 303745512 | Feb 01, 2026 |

JOB ADDRESS

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

Billing Date: 2/1/2026
Payment Term: NET 10
Due Date: 2/11/2026

| TASK | DESCRIPTION | QTY | PRICE | TOTAL |
|--------------|--|------|---------|----------|
| BRI-STD-PLAN | Brivo Access Standard Edition - Base Monthly Data Plan - Per Month - Per Account - (Door Subscriptions Not Included) Includes Access Edition Features, 10 Administrators, And 5 Mobile Passes | 1.00 | \$10.00 | \$10.00 |
| BRI-SA 2 | Brivo Standard Access Monthly Service - 4 Doors Or More - Per Month Per Door <i>Includes A Service Agreement*</i> | 6.00 | \$29.00 | \$174.00 |

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

** Terms And Conditions Detailed In Service Agreement Contract*

| | |
|--------------------|-----------------|
| SUB-TOTAL | \$184.00 |
| TAX 0% | \$0.00 |
| TOTAL DUE | \$184.00 |
| BALANCE DUE | \$184.00 |

Thank You For Choosing Affordable Lock & Security

Please Ask About Other Services We Offer:

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

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

Warranty Policy: 30 Days Labor and Manufacturer Warranty on Material

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



Affordable Lock & Security Solutions
 1-888-999-LOCK (5625)
 www.affordablelock.com

Licenses: EG13000564 HCLOC14001

Please Remit Payments To:
 PO Box 31261
 Tampa, FL 33631-3261

BILL TO

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

| | |
|--------------------------|-------------------------------------|
| INVOICE 317411 | INVOICE DATE Sep 02, 2025 |
|--------------------------|-------------------------------------|

JOB ADDRESS

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

Completed Date: 9/2/2025
Technician: Javier R.
Payment Term: NET 10
Due Date: 9/12/2025

DESCRIPTION OF WORK

For this job I work on the Annual service agreement inspection for access control. I service all lubrication points. Adjust door closers on doors that were slamming. Replaced screws on two push bars encaps that were loose. Verify that hardware locks and unlocks properly. Verify all access control panels are operational and communicating properly.

| TASK | DESCRIPTION | QTY | PRICE | TOTAL |
|--------------|--|------|----------|----------|
| SA-CREDIT 1 | Work Has Been Covered By Your Service Agreement | 1.00 | \$0.00 | \$0.00 |
| INITIAL 2 | Service For Electronic Security, Door Installation, Or Safe Work. Includes First Half Hour Of Labor. | 1.00 | \$174.00 | \$174.00 |
| ADD LAB INT | Additional Skilled Labor | 0.50 | \$150.00 | \$75.00 |
| POS-INTEREST | Interest Fee 1.5% Per Month | 1.00 | \$3.74 | \$3.74 |
| POS-INTEREST | Interest Fee 1.5% Per Month | 1.00 | \$3.74 | \$3.74 |
| POS-INTEREST | Interest Fee 1.5% Per Month | 1.00 | \$3.74 | \$3.74 |
| POS-INTEREST | Interest Fee 1.5% Per Month | 1.00 | \$3.74 | \$3.74 |

| | |
|--------------------|-----------------|
| SUB-TOTAL | \$263.96 |
| TAX 0% | \$0.00 |
| TOTAL DUE | \$263.96 |
| BALANCE DUE | \$263.96 |

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

CUSTOMER AUTHORIZATION

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

N/A

Sign here _____ Date 9/2/2025

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.

N/A

Sign here _____ Date 9/2/2025

Invoice



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

| | |
|----------------|------------|
| Invoice Date | Invoice # |
| 2/1/2026 | 980525 |
| Balance | \$1,400.00 |

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

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

| P.O. Number | Terms | Rep | Due Date | Via | F.O.B. | Project |
|-------------|--|-----|-----------|-----|------------|----------|
| | Net 20 | | 2/20/2026 | | | |
| Quantity | Description | | | | Price Each | Amount |
| | FEBRUARY 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 |
| | Payment received after the 21st is subject to a 5% LATE FEE | | | | | |
| | Sales Tax | | | | 7.00% | 0.00 |

| | |
|-------------------------|------------|
| Total | \$1,400.00 |
| Payments/Credits | \$0.00 |
| Balance Due | \$1,400.00 |

Thank you for choosing A-Quality Pool Service!



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

170636

DATE

2/1/2026

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**

2/1/2026

Services provided for the Month of: February 2026

| DESCRIPTION | QTY | UOM | RATE | MARKUP | AMOUNT |
|-----------------------------------|-----|-----|----------|--------|-----------------|
| Dissemination/Disclosure Services | 1 | Ea | 735.00 | | 735.00 |
| District Management | 1 | Ea | 1,916.97 | | 1,916.97 |
| Field Management | 1 | Ea | 1,000.00 | | 1,000.00 |
| Subtotal | | | | | 3,651.97 |

| | |
|------------------|------------|
| Subtotal | \$3,651.97 |
| Tax | \$0.00 |
| Total Due | \$3,651.97 |

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



INVOICE

| INVOICE # | INVOICE DATE |
|-----------|--------------|
| 1107484 | 2/2/2026 |
| 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: March 4, 2026
Invoice Amount: \$6,523.50

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



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

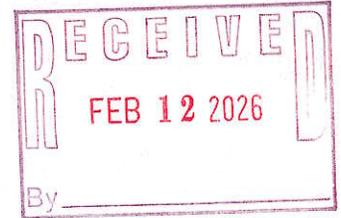
Statement Date: February 06, 2026

Amount Due: \$480.47

Due Date: February 27, 2026

Account #: 221007748520

DO NOT PAY. Your account will be drafted on February 27, 2026



Account Summary

Current Service Period: January 03, 2026 - February 02, 2026

| | |
|--|-----------|
| Previous Amount Due | \$480.47 |
| Payment(s) Received Since Last Statement | -\$480.47 |

Current Month's Charges \$480.47

Amount Due by February 27, 2026 \$480.47

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



Scan here to view your account online.



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



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

Account #: 221007748520

Due Date: February 27, 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 to enroll now.

Amount Due: \$480.47

Payment Amount: \$ _____

613113027334

Your account will be drafted on February 27, 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.

00000059-0000602-Page 7 of 18



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

Account #: 221007748520
 Statement Date: February 06, 2026
 Charges Due: February 27, 2026

Service Period: Jan 03, 2026 - Feb 02, 2026

Rate Schedule: Lighting Service

Charge Details

Important Messages

Quarterly Fuel Source Update

Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

| Electric Charges | | |
|---|-------------------------|-----------------|
| Lighting Service Items LS-1 (Bright Choices) for 31 days | | |
| 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 |
| Lighting Charges | | \$480.47 |

Total Current Month's Charges \$480.47

0000053-000602-Page 8 of 18

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

Ways To Pay Your Bill

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

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

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

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

Phone
 Toll Free: **866-689-6469**

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

Contact Us

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

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

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: February 06, 2026

Amount Due: \$2,650.86

Due Date: February 27, 2026

Account #: 211000167729

DO NOT PAY. Your account will be drafted on February 27, 2026

Account Summary

Current Service Period: January 03, 2026 - February 02, 2026

Previous Amount Due \$2,591.18
Payment(s) Received Since Last Statement -\$2,591.18

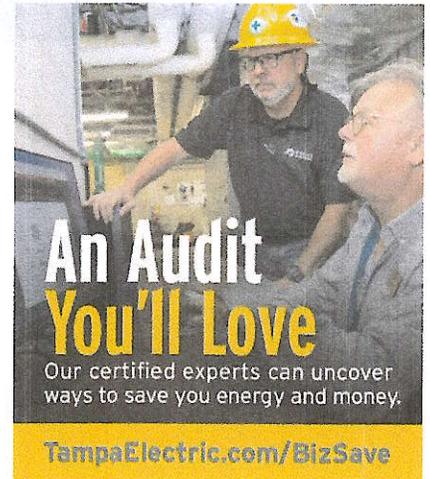
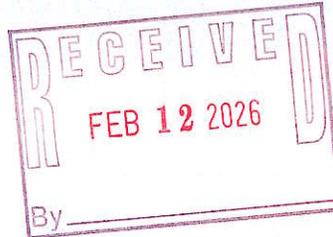
Current Month's Charges \$2,650.86

Amount Due by February 27, 2026 \$2,650.86

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



Scan here to view your account online.



00000059-0000606-Page 15 of 18

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



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

Account #: 211000167729

Due Date: February 27, 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 to enroll now.

Amount Due: \$2,650.86

Payment Amount: \$ _____

610643887179

Your account will be drafted on February 27, 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.



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

Account #: 211000167729
 Statement Date: February 06, 2026
 Charges Due: February 27, 2026

Service Period: Jan 03, 2026 - Feb 02, 2026

Rate Schedule: Lighting Service

Charge Details

Important Messages

Quarterly Fuel Source Update
 Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

| | | | |
|--|---|--------------------------|-------------------|
| | Electric Charges | | |
| | Lighting Service Items LS-1 (Bright Choices) for 31 days | | |
| | 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 |
| | Lighting Charges | | \$2,650.86 |

Total Current Month's Charges \$2,650.86

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

Ways To Pay Your Bill

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

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

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

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

Phone
 Toll Free: **866-689-6469**

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

Contact Us

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

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

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

Statement Date: February 06, 2026

Amount Due: \$110.41

Due Date: February 27, 2026

Account #: 211000167513

DO NOT PAY. Your account will be drafted on February 27, 2026

Account Summary

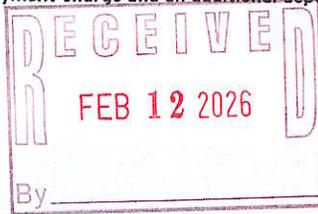
Current Service Period: January 03, 2026 - February 02, 2026

| | |
|--|-----------|
| Previous Amount Due | \$121.06 |
| Payment(s) Received Since Last Statement | -\$121.06 |

Current Month's Charges **\$110.41**

Amount Due by February 27, 2026 \$110.41

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



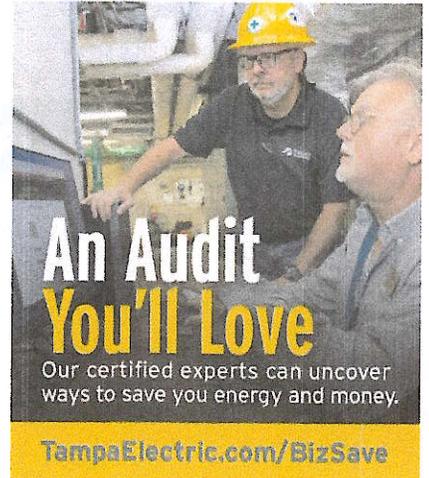
Your Energy Insight

Your average daily kWh used was **12.5% higher** than the same period last year.

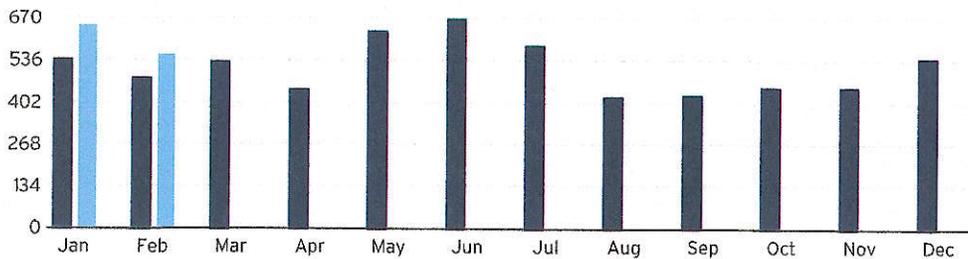
Your average daily kWh used was **14.29% lower** than it was in your previous period.



Scan here to view your account online.



Monthly Usage (kWh)



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



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

Account #: 211000167513

Due Date: February 27, 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 to enroll now.

Amount Due: \$110.41

Payment Amount: \$ _____

610643887178

Your account will be drafted on February 27, 2026

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.

00000059-0000600-Page 3 of 18



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

Account #: 211000167513
 Statement Date: February 06, 2026
 Charges Due: February 27, 2026

Meter Read

Service Period: Jan 03, 2026 - Feb 02, 2026

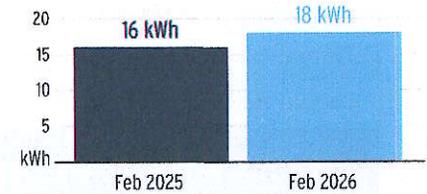
Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - Previous Reading | = Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|--------------------|--------------|------------|----------------|
| 1000853014 | 02/02/2026 | 1,763 | 1,212 | 551 kWh | 1 | 31 Days |

Charge Details

| Electric Charges | | |
|-----------------------------------|-------------------------|-----------------|
| Daily Basic Service Charge | 31 days @ \$0.66000 | \$20.46 |
| Energy Charge | 551 kWh @ \$0.09202/kWh | \$50.70 |
| Fuel Charge | 551 kWh @ \$0.03516/kWh | \$19.37 |
| Storm Protection Charge | 551 kWh @ \$0.00568/kWh | \$3.13 |
| Clean Energy Transition Mechanism | 551 kWh @ \$0.00418/kWh | \$2.30 |
| Storm Surcharge | 551 kWh @ \$0.02121/kWh | \$11.69 |
| Florida Gross Receipt Tax | | \$2.76 |
| Electric Service Cost | | \$110.41 |

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
 Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

Total Current Month's Charges \$110.41

0000059-0000600-Page 4 of 18

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

Ways To Pay Your Bill



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



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



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



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



Phone
 Toll Free: **866-689-6469**

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

Contact Us

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

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

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

Statement Date: February 06, 2026

Amount Due: \$713.56

Due Date: February 27, 2026

Account #: 211000167901

DO NOT PAY. Your account will be drafted on February 27, 2026

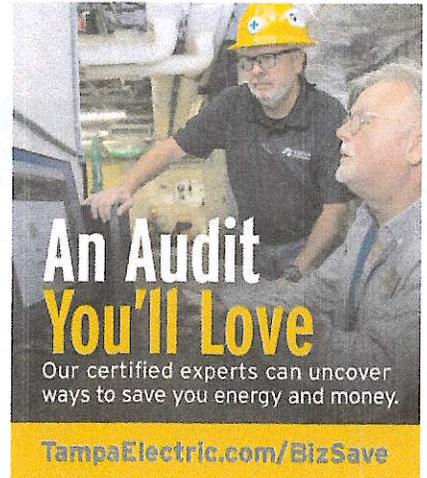
Your Energy Insight

Your average daily kWh used was **3.5% lower** than the same period last year.

Your average daily kWh used was **38% higher** than it was in your previous period.



Scan here to view your account online.



Account Summary

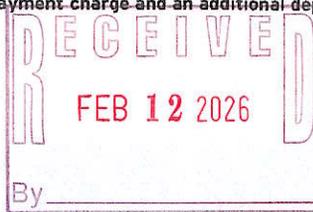
Current Service Period: January 03, 2026 - February 02, 2026

Previous Amount Due \$483.79
 Payment(s) Received Since Last Statement -\$483.79

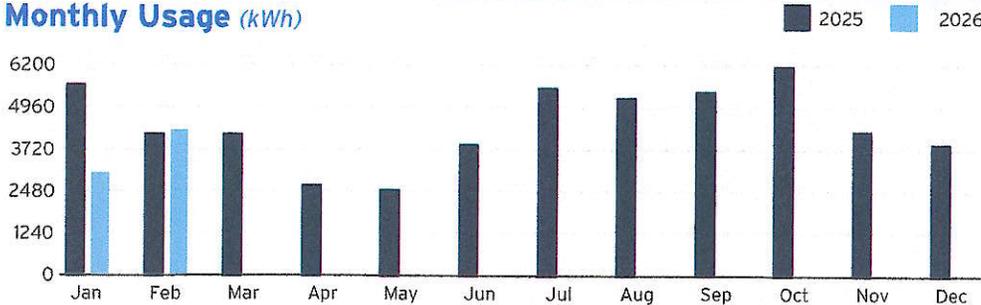
Current Month's Charges \$713.56

Amount Due by February 27, 2026 \$713.56

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

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



Account #: 211000167901

Due Date: February 27, 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 to enroll now.

Amount Due: \$713.56

Payment Amount: \$ _____

610643887180

Your account will be drafted on February 27, 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.

0000059-0000604-Page 11 of 18



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

Account #: 211000167901
Statement Date: February 06, 2026
Charges Due: February 27, 2026

Meter Read

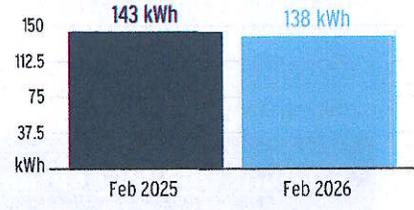
Service Period: Jan 03, 2026 - Feb 02, 2026 Rate Schedule: General Service - Non Demand

Table with 7 columns: Meter Number, Read Date, Current Reading, Previous Reading, Total Used, Multiplier, Billing Period. Row 1: 1000503846, 02/02/2026, 19,762, 15,495, 4,267 kWh, 1, 31 Days

Charge Details

Table of charges including Electric Charges, Daily Basic Service Charge, Energy Charge, Fuel Charge, Storm Protection Charge, Clean Energy Transition Mechanism, Storm Surcharge, Florida Gross Receipt Tax, and Electric Service Cost totaling \$713.56.

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

Total Current Month's Charges \$713.56

0000059-0000604-Page 12 of 18

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

Ways To Pay Your Bill

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

Contact Us

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

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INVOICE

Heather Jackson
 Summit at Fern Hill Community Development District
 2654 Cypress Ridge Blvd.
 Suite 101
 Wesley Chapel, FL 33544

February 3, 2026
 Project No: 00014696-00
 Invoice No: 38727

| | |
|----------------------|-------------------|
| Invoice Total | \$2,294.16 |
|----------------------|-------------------|

Project 00014696-00 Summit at Fern Hill CDD District Engineering Services

Services current through January 23, 2026

Professional Personnel

| | Hours | Rate | Amount | |
|--------------------|--------------|-------------|---------------|-----------------|
| Director I | 1.25 | 295.00 | 368.75 | |
| Intern | 21.00 | 90.00 | 1,890.00 | |
| Totals | 22.25 | | 2,258.75 | |
| Total Labor | | | | 2,258.75 |

Reimbursable Expenses

| | | | | |
|-----------------------------|--|--|---------------------------|-------------------|
| R-Project Travel & Subsist. | | | 35.41 | |
| Total Reimbursables | | | 35.41 | 35.41 |
| | | | Total this Invoice | \$2,294.16 |

BBE/L
 inframarkcms@payableslockbox.com; heather.jackson@inframark.com

Billing Backup

Tuesday, February 3, 2026

BGE, Inc.

Invoice 38727 Dated 2/3/2026

12:18:36 PM

Project 00014696-00 Summit at Fern Hill CDD District Engineering Services

Professional Personnel

| | | Hours | Rate | Amount | |
|---|-----------|-------|--------|----------|-----------------|
| Director I | | | | | |
| Chang, Philip | 1/9/2026 | 1.00 | 295.00 | 295.00 | |
| Review SWFWMD pond inspection reminder letter for Phase 3. Pull as-built plans and permit from SWFWMD website. Assign task. | | | | | |
| Chang, Philip | 1/22/2026 | .25 | 295.00 | 73.75 | |
| Review pond site observations | | | | | |
| Intern | | | | | |
| Huerta, Kent | 1/20/2026 | 5.00 | 90.00 | 450.00 | |
| Travelled and performed pond inspection | | | | | |
| Huerta, Kent | 1/21/2026 | 6.00 | 90.00 | 540.00 | |
| Uploaded and edited pictures, and initiated exhibit | | | | | |
| Huerta, Kent | 1/22/2026 | 4.00 | 90.00 | 360.00 | |
| Continued work on exhibit | | | | | |
| Huerta, Kent | 1/23/2026 | 6.00 | 90.00 | 540.00 | |
| Finalized the exhibit. | | | | | |
| Totals | | 22.25 | | 2,258.75 | |
| Total Labor | | | | | 2,258.75 |

Reimbursable Expenses

| | | | | | |
|-----------------------------|-----------|---|--|--------------|--------------|
| R-Project Travel & Subsist. | | | | | |
| 000000083851 | 1/20/2026 | | | 35.41 | |
| | | Huerta, Kent / Pond Inspection / Perform Pond Inspection. / 44.40 miles @ 0.725 | | | |
| Total Reimbursables | | | | 35.41 | 35.41 |

Total this Project \$2,294.16

Total this Report \$2,294.16

129614 mi 2580.1

129658

mi

2624.5



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

Account Summary

| | |
|---|-----------------|
| Current Service Period: 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 |
| Current Month's Charges | \$125.51 |
| Amount Due by January 29, 2026 | \$121.06 |

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 **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.



Scan here to view your account online.



2025 **2026**

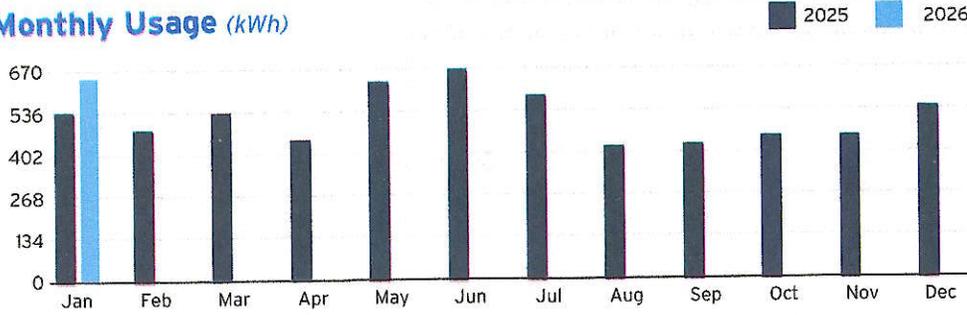
New Year, *New Ways to Simplify*

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.

00003911-0008386-Page 1 of 8

Monthly Usage (kWh)



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

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



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

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

Account #: 211000167513
Due Date: January 29, 2026

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

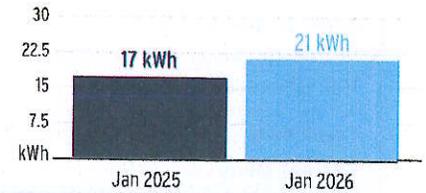
Service Period: Dec 03, 2025 - Jan 02, 2026

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

Avg kWh Used Per Day



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 |
| Electric Service Cost | | \$125.51 |

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 |
| Total Current Month's Credits | -\$4.45 |

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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

Contact Us

Online:
TampaElectric.com

Phone:
 Commercial Customer Care:
 866-832-6249

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

Hearing Impaired/TTY:
 7-1-1

Power Outage:
 877-588-1010

Energy-Saving Programs:
 813-275-3909

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.

Invoice



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

| | |
|----------------|-----------|
| Invoice Date | Invoice # |
| 2/1/2026 | 980290 |
| Balance | \$342.09 |

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

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

| P.O. Number | Terms | Rep | Due Date | Via | F.O.B. | Project |
|-------------|--|-----|----------|-----|------------|---------|
| | Due on receipt | | 2/9/2026 | | | |
| Quantity | Description | | | | Price Each | Amount |
| | JANUARY REPAIRS | | | | | |
| | Installed 20 amp Double Breaker for Recirculation Pump 2 -Installed new double 20 amp breaker -Installation materials and labor included -Completed 1/15/2026 | | | | 187.09 | 187.09 |
| | Flushed out and removed blockage in vac waste line -Lubed pump lid O-ring to help with priming -Completed 1/28/2026 | | | | 155.00 | 155.00 |

| | |
|-------------------------|----------|
| Total | \$342.09 |
| Payments/Credits | \$0.00 |
| Balance Due | \$342.09 |

Thank you for choosing A-Quality Pool Service!



Inframark, LLC
2002 West Grand Parkway North, Suite 100
Katy, Texas 77449
(281) 578-4200

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

| | |
|-----------------------|------------------|
| Invoice Number | 1164992 |
| Invoice Date | 1/30/2026 |
| Due Date | 3/1/2026 |

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

Tampa, FL 33607-6008

| Service Description | Total |
|-----------------------------|-----------------|
| Maintenance Services | \$175.00 |

| | |
|------------------|-----------------|
| Subtotal | \$175.00 |
| Sales Tax | \$0.00 |
| Total | \$175.00 |

Please Pay This Amount

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

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

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

Account Name : INFRAMARK, LLC

ACH - Bank Routing Number : 111000614 / Account Number 912593196

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

Please include the Project ID and the Invoice Number on the check stub of your payment.

INFRAMARK, LLC

02 Feb 2026 04:54:21PM CST

DISTRICT : SUMMIT AT FERN HILL CDD

Go Green! Think before you print.

INVOICE NO. 1164992 - DETAIL

INVOICE DATE: 1/30/2026

| Work Type / Sub Category | Date Complete | WO Number | Address | Task Details | Equipment Costs | Labor Costs | Materials/Other Service Costs | Sales Tax Total | Total Costs | B/C |
|--------------------------------|---------------|-----------|----------------------|--|-----------------|---------------|-------------------------------|-----------------|-----------------|-----|
| IMS Billable Work Order | | | | | | | | | | |
| General Maintenance & Repairs | | | | | | | | | | |
| | 1/26/2026 | 4435726 | SFHCCD District Area | General Maintenance; Reinstall fence panels. | \$0.00 | \$0.00 | \$175.00 | \$0.00 | \$175.00 | N |
| | | | | General Maintenance & Repairs Total | \$0.00 | \$0.00 | \$175.00 | \$0.00 | \$175.00 | |
| | | | | BWO Total | \$0.00 | \$0.00 | \$175.00 | \$0.00 | \$175.00 | |
| | | | | Invoice Total | \$0.00 | \$0.00 | \$175.00 | \$0.00 | \$175.00 | |



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

171494

DATE

2/17/2026

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**

2/17/2026

Services provided for the Month of: January 2026

| DESCRIPTION | QTY | UOM | RATE | MARKUP | AMOUNT |
|-----------------|-----|-----|------|--------|-------------|
| Postage | 5 | Ea | 1.32 | | 6.60 |
| Subtotal | | | | | 6.60 |

| | |
|------------------|--------|
| Subtotal | \$6.60 |
| Tax | \$0.00 |
| Total Due | \$6.60 |

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

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

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

Account Name: INFRAMARK, LLC

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

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

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

SUMMIT AT FERN HILL CDD
DISTRICT CHECK REQUEST

| | |
|-----------------------------|---|
| Today's Date | <u>2/4/2026</u> |
| Total Check | <u>\$2,522.31</u> |
| Payable To | <u>Summit at Fern Hill CDD</u> |
| Check Amount | <u>\$1,601.30</u> |
| Check Description | <u>Series 2016 - FY 26 Tax Dist. ID 755</u> |
| Code To | <u>200-103200-1000</u> |
| Check Amount | <u>\$921.02</u> |
| Check Description | <u>Series 2018 - FY 26 Tax Dist. ID 755</u> |
| Code To | <u>201-103200-1000</u> |
| Special Instructions | <u>Please mail check with DS directional letter</u> |

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

Jonathan Sciortino
Authorization



INVOICE

| INVOICE # | INVOICE DATE |
|-----------|--------------|
| 1105595 | 1/30/2026 |
| 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

Opp #644435

Replace 4 Viburnum

Invoice Due Date: March 1, 2026

Invoice Amount: \$684.00

| Description | Current Amount |
|----------------------|----------------|
| Viburnum Replacement | \$684.00 |

Invoice Total \$684.00

Excellence
IN COMMERCIAL LANDSCAPING

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



Proposal #: 644435

Date: 1/6/2026

From: Chris Van Helden

Landscape Enhancement Proposal for
Summit at Fern Hill

~~Janet Cuffie~~

Inframark

2005 Pan Am Circle

suite 300

Tampa, FL 33607

~~Janet.Cuffie@inframark.com~~

LOCATION OF PROPERTY

10612 Fuzzy Cattail Street

Riverview, FL 33578

Replace 4 Viburnum

| DESCRIPTION | QTY | UNIT PRICE | AMOUNT |
|------------------------|-----|------------|----------|
| Suspensum Viburnum 15g | 4 | \$138.50 | \$554.00 |
| General Labor | 2 | \$65.00 | \$130.00 |

APPROVED

By MARK VEGA SIGNATURE at 9:10 am, 1/23/26



Replace 4 viburnum behind the white vinyl fencing.

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

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

AUTHORIZATION TO PERFORM WORK:

By _____



Print Name/Title

Date _____

Summit at Fern Hill

| | |
|-----------------------|-----------------|
| Subtotal | \$684.00 |
| Sales Tax | \$0.00 |
| Proposal Total | \$684.00 |

THIS IS NOT AN INVOICE



INVOICE

| INVOICE # | INVOICE DATE |
|-----------|--------------|
| 1104016 | 1/30/2026 |
| 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

Opp # 621768
 1/2026 Down Zones

Invoice Due Date: March 1, 2026

Invoice Amount: \$3,300.80

| Description | Current Amount |
|-------------|----------------|
|-------------|----------------|

| | |
|------------|------------|
| Irrigation | \$3,300.80 |
|------------|------------|

Invoice Total \$3,300.80

Excellence
 IN COMMERCIAL LANDSCAPING

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



Tampa East Branch
 10909 E. US 92
 Seffner, FL 33584
 Phone: (813) 886-7755
 Fax: (813) 886-4386

CONTROL# **73581**
 Invoice # _____
 Invoice Date # _____

Date: 1-29-25

IRRIGATION WORK AUTHORIZATION

Existing Customer- Job # _____ New Customer (no job#) _____

CUSTOMER NAME: Summit @ Four Hill FAX #: _____

Name of Authorizing Person: _____ Phone #: _____

Billing Address: *Davenport

Job Address: _____

Description of Work Authorized Please Print All Information

→ Tracked / Reamed out wires - Replaced Bad solenoids

| Quantity | Material | Price | Total |
|----------------------|------------------------|------------------|----------------|
| 4 | Rainbird PESB Solenoid | 92.00 | 368.00 |
| 16 | DB wire nut. | 3.00 | 48.00 |
| 15 ft | 1/4 gage wire | 4.50 | 67.50 |
| 10 | Nozzle | 3.00 | 30.00 |
| 2 | 6" Pipe | 18.00 | 36.00 |
| 1 | Controller | 47.50 | 47.50 |
| 6 | 1/2 copy | 1.00 | 6.00 |
| 10 ft | 1/4" pipe | 2.00 | 20.00 |
| 1 | 2" Splice | 49.30 | 49.30 |
| 1 | 2" copy | 3.50 | |
| | | Total Materials: | 675.80 |
| Labor: # 75 x 35 Hrs | | Total Labor: | 2625.00 |
| | | TOTAL: | 3300.80 |

Yellowstone Landscape, herein agrees to provide the services and materials itemized above.

(YS) Prepared By: (X) [Signature]

(YS) Work Completed By: (X) _____

Date: _____

** Post To Accounting Code # _____

Manager Approval:

I herein authorize the above specified work to be completed. I understand and agree that upon completion we will receive an invoice from Yellowstone Landscape, for the total amount stated above. The full amount will be due and payable within 30 days of the completion date. Payments received by Yellowstone Landscape, after 30 days will be subject to a 1.5% service charge per month until paid in full. Should a collection action for the balance due become necessary we agree to pay all related fees and costs, including reasonable attorney's fees. Proper venue for such actions shall be in Hillsborough County, Florida.

Date: _____ Please Print Name: _____

Authorized & Accepted by: (X) _____



Proposal #: 621768

Date: 11/17/2025

From: Jason Geary

Landscape Enhancement Proposal for

Summit at Fern Hill CDD

LOCATION OF PROPERTY

10612 Fuzzy Cattail Street
Riverview, FL 33578

~~Lisa Castoria~~

~~Inframark~~

~~2654 Cypress Ridge Blvd.~~

~~Suite 101~~

~~Wesley Chapel, FL 33544~~

~~lisa.castoria@inframark.com~~

10/2025 Down Zones

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

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

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

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

AUTHORIZATION TO PERFORM WORK:

By _____



Print Name/Title _____

Date _____

Summit at Fern Hill

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

THIS IS NOT AN INVOICE



INVOICE

| INVOICE # | INVOICE DATE |
|-----------|--------------|
| 1097771 | 1/30/2026 |
| 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

Opp # 639200

Removal of Palm & Rotted Tree on Old Cones Grove

Invoice Due Date: March 1, 2026

Invoice Amount: \$585.00

Description **Current Amount**

Remove 2 Dead Trees \$585.00

Invoice Total **\$585.00**

Excellence
IN COMMERCIAL LANDSCAPING

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



Proposal #: 639200

Date: 1/6/2026

From: Chris Van Helden

Landscape Enhancement Proposal for
Summit at Fern Hill

~~Jamie Griffin~~

Inframark
 2005 Pan Am Circle
 suite 300
 Tampa, FL 33607

~~Jamie.Griffin@inframark.com~~

LOCATION OF PROPERTY

10612 Fuzzy Cattail Street
 Riverview, FL 33578

Removal of Palm & Rotted Tree on Old Cones Grove

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





Removal of palm tree
Removal of 2 rotted tree
Debris removed



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

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

AUTHORIZATION TO PERFORM WORK:

By _____



Print Name/Title

Date _____

Summit at Fern Hill

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

THIS IS NOT AN INVOICE



INVOICE

| INVOICE # | INVOICE DATE |
|-----------|--------------|
| 1104140 | 1/30/2026 |
| 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

Opp # 638599

Cap Off Southside of Cones Grove Irrigation

Invoice Due Date: March 1, 2026

Invoice Amount: \$283.25

| Description | Current Amount |
|-------------|----------------|
|-------------|----------------|

| | |
|---------|----------|
| Cap Off | \$283.25 |
|---------|----------|

Invoice Total \$283.25

Excellence
IN COMMERCIAL LANDSCAPING

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



Proposal #: 638599

Date: 12/5/2025

From: Chris Van Helden

Landscape Enhancement Proposal for
Summit at Fern Hill

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

LOCATION OF PROPERTY

10612 Fuzzy Cattail Street
 Riverview, FL 33578

Cap Off Southside of Cones Grove Irrigation

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

- Turn irrigation off to depressurize
- Dig area to find pipe leading to area in question.
- Cut & cap pipe to prevent irrigation going to area on south side of Cones Grove & Fern Hill Blvd
- Wait for glue to dry properly
- Turn irrigation on & allow to pressurize
- Inspect Cap to ensure there is no leaks
- Run a irrigation check to ensure proper coverage in beds due to higher water pressure
- Fix zone heads as needed due to higher pressure
- Back fill hole.
- Smooth mulch to look presentable.



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

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

AUTHORIZATION TO PERFORM WORK:

By _____



Print Name/Title _____

Date _____

Summit at Fern Hill

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

THIS IS NOT AN INVOICE

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT CONFIRMING THE DISTRICT’S USE OF THE HILLSBOROUGH COUNTY SUPERVISOR OF ELECTIONS TO CONTINUE CONDUCTING THE DISTRICT’S ELECTION OF SUPERVISORS IN CONJUNCTION WITH THE GENERAL ELECTION.

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

WHEREAS, the Board of Supervisors of Summit at Fern Hill Community Development District (hereinafter the “Board”) seeks to implement section 190.006(3)(A)(2)(c), Florida Statutes and to instruct the Hillsborough Supervisor of Elections (the “Supervisor”) to conduct the District’s General Elections.

WHEREAS, the Supervisor has requested the District adopt a resolution confirming the District’s use of the Supervisor for the purpose of conducting the District’s future supervisor elections in conjunction with the General Election; and

WHEREAS, the District desires to continue to use the Supervisor for the purpose of conducting the District’s supervisor elections in conjunction with the General Election.

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

Section 1. The Board is currently made up of the following individuals: Antonio Bradford, Tiebe Kiflom, Yonatan Derar and Matthew Roth.

Section 2. The term of office for each member of the Board is as follows:

| | | |
|--------|-----------------------------|--------------|
| Seat 1 | Supervisor Antonio Bradford | Expires 2026 |
| Seat 2 | Vacant | Expires 2028 |
| Seat 3 | Supervisor Tiebe Kiflom | Expires 2026 |
| Seat 4 | Supervisor Yonatan Derar | Expires 2026 |
| Seat 5 | Supervisor Matthew Roth | Expires 2028 |

Section 3. Seat 1, currently held by Antonio Bradford, Seat 3, currently held by Tiebe Kiflom, Seat 4, currently held by Yonatan Derar are scheduled for the General Election on November 3, 2026.

Section 4. Pursuant to section 190.006(8). Florida Statutes, members of the Board shall be entitled to receive for his or her services an amount not to exceed \$200 per meeting of the Board, not to exceed \$4,800 per year per member.

Section 5. The term of office for the individuals to be elected to the Board in the November 2026 General Election is four years.

Section 6. The District hereby instructs the Supervisor to continue conducting the District's elections in conjunction with the General Election. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

PASSED AND ADOPTED THIS 6th DAY OF APRIL 2026.

ATTEST:

**SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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

March 30, 2026

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

We are pleased to confirm our understanding of the services we are to provide Summit at Fern Hill Community Development District, Hillsborough County, Florida (“the District”) for the fiscal years ended September 30, 2027, 2028 and 2029. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Summit at Fern Hill Community Development District as of and for the fiscal years ended September 30, 2027, 2028 and 2029. In addition, we will examine the District’s compliance with the requirements of Section 218.415 Florida Statutes.

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

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

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

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

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

Audit Objectives

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

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

Examination Objective

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

Other Services

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

Management Responsibilities

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

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

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

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

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

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

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

Audit Procedures—General

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

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

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

Audit Procedures—Internal Control

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

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

Audit Procedures—Compliance

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

Engagement Administration, Fees, and Other

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

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

Our fee for these services will not exceed \$6,000, \$6,000 and \$6,000 for the September 30, 2027, 2028 and 2029 audits, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

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

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

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

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

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

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

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

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

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

Very truly yours,

Grau & Associates

Antonio J. Grau

RESPONSE:

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

By: _____

Title: _____

Date: _____



Peer Review
Program

Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

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

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114

Review Number: 616829

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SIXTH ORDER OF BUSINESS

Business Administration

**A. Consideration of the Board of Supervisors’ Regular Meeting Minutes
from February 25, 2026**

On MOTION by Mr. Bradford, seconded by Mr. Roth, with all in favor, the meeting minutes from February 2, 2026, regular meeting were approved. 3-0

SEVENTH ORDER OF BUSINESS

**Board of Supervisors’ Requests and
Comments**

Ms. Kiflom requested the Board to be updated on Statutory obligations monthly.
Mr. Bradford requested the Project Board on the agenda instead of being emailed so that the Board can see all the status of all projects in one document.

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 7:32 p.m. 3-0

Mark Vega
Assistant Secretary

Antonio Bradford
Chairperson

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

1 The Workshop of the Board of Supervisors of Summit at Fern Hill Community
2 Development District was held on Monday, March 16, 2026, at 6:00 p.m. at the Summit at Fern
3 Hill Clubhouse located at 10340 Boggy Moss Drive, Riverview, FL 33578.

4
5 Present and constituting a quorum were:

| | | |
|---|------------------|---------------------|
| 6 | | |
| 7 | Antonio Bradford | Chairperson |
| 8 | Matthew Roth | Vice Chairperson |
| 9 | Tiebe Kiflom | Assistant Secretary |

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11
12
13 *The following item was discussed during the March 16, 2026, Summit at Fern Hill*
14 *Community Development District Workshop; no motions, votes or actions were taken. Any*
15 *action to be taken on the items listed below will occur at a regular meeting of the Board of*
16 *Supervisors.*

17
18
19 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

20 The workshop was called to order.

21
22 **SECOND ORDER OF BUSINESS**

Motion to Approve Agenda

23 No discussion ensued.

24
25 **THIRD ORDER OF BUSINESS**

Public Comments on Agenda Items

26 No discussion ensued.

27
28 **FOURTH ORDER OF BUSINESS**

Business Items

29 **A. Consideration of Monthly Pool Maintenance Proposal**

30 A discussion ensued regarding the pool being closed without notice to the Board. The
31 Board noted that this has been an ongoing issue and that requests have been made on
32 several occasions for notification whenever the pool is closed.

33 The Board requested that an item be included on the next meeting agenda to consider
34 providing A-Quality Pool with a 30-day notice and engaging Inframark for pool service.

35 **B. Consideration of Asphalt Installation Proposal**

36 The Board requested that a standard proposal be prepared and obtained for
37 consideration, as current proposals do not match.

38 **C. Update on Pond Assessment Report**

42 **FIFTH ORDER OF BUSINESS**

Adjournment

43 There being no further business, and the workshop was adjourned.
44
45
46
47

48 _____
49 Mark Vega
50 Assistant Secretary

Antonio Bradford
Chairperson