

*Summit at Fern Hill
Community Development
District*

May 4, 2026

Agenda Package

Join Teams Meeting

Meeting ID: 272 301 863 877 384 **Passcode:** ei7km6QK

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
Ruben Nesbitt, District Accountant
Diana Kapatsyna, District Admin Assistant

REGULAR MEETING AGENDA

Monday, May 4, 2026, at 6:00 p.m.

Join Teams Meeting

Meeting ID: 272 301 863 877 384 Passcode: ei7km6QK

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 Pressure & Soft-Wash Proposal.....Page 14
 - B. Landscape Update
 - C. District Accountant
 - i. Consideration of Operation and Maintenance March 2026.....Page 15
 - ii. Consideration of Financial Snapshot April 2026.....Page 47
 - D. District Counsel
 - E. District Engineer
 - F. District Manager
5. Business Items
 - A. Consideration of Resolution 2026-06; Approving Proposed Budget and Setting Public Hearing.....Page 48
 - B. Announcing the Number of Qualified Registered Voters in the District – #729Page 60
 - C. Consideration of Resolution 2026-07; Adopting Parking and Towing Policies.....Page 61
 - D. Consideration of 1 Red Maple Tree removal Enhancement Proposal.....Page 65
 - E. Consideration of Oak Trees Replacement Enhancement ProposalPage 72
6. Business Administration
 - A. Consideration of the Board of Supervisors’ Regular Meeting Minutes from April 6, 2026.....Page 79
 - B. Consideration of the Board of Supervisors’ Workshop Meeting Minutes from April 20, 2026.....Page 82
7. Board of Supervisors’ Requests and Comments
8. Adjournment

The next Workshop is scheduled for Monday, May 18, 2026, at 6:00 pm

The next Board meeting will be held on Monday, June 9, 2026, at 6:00 pm

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

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



Summit of Fern Hill CDD April 2026

Wednesday, 1 April 2026

Prepared For Board Of Supervisors

14 Issues Identified

14 Issues Incomplete

Item 1



Item 2

Assigned To: Board

Clubhouse – Pool Deck Area

Observations:

Small section of paver is missing, creating a potential trip hazard.

Recommendations:

Repair or replace the damaged paver section to eliminate the trip hazard and maintain a safe walking surface.

Item 3

Assigned To: Pine Lake/ Inframark Maintenance

Pond Area – Golden Wonder Ln & Boggy Moss Dr

Observations:

Photos 1 and 2 : Tire present and requires removal. Drainage grates are obstructed and need to be cleared. Northeast side of pond is where the tire and grate are located.

Photos 3, 4 and 5: Southeast side of pond showing signs of erosion. Additional grate needs clearing

Photo 6: Random wood/debris present.

Photo 7: Irrigation boxes covered with grass and need to be cleared for access.

Recommendations:

Remove and properly dispose of the tire. - would the board like a proposal.

Clear drainage grates to restore proper water flow.

Determine cause of erosion on southeast side of the pond. Continue to monitor.

Remove random wood/debris from the area. - Would the board like a proposal for removal?

Clear around irrigation boxes to provide proper access for maintenance and operation.



Item 4

Assigned To: Pine Lake
Pond Area – West End

Observations:

Broken drip line observed around the tree.
Exposed drip line is protruding above ground.
Signs of erosion present in the area.

Recommendations:

Repair the broken drip line and ensure proper operation.
Bury or secure exposed drip line below grade to prevent damage and improve appearance.



Item 5

Assigned To: Pine Lake

Amenity Center – Parking Lot / Water Main Area

Observations:

Damaged grass within the landscape bed and requires removal.
Some coonties contain dead material that needs to be cleaned out.

Podocarpus around the water main are declining and require replacement.

Recommendations:

Remove damaged grass within the bed to restore proper landscape appearance.
Clean out Coonties by removing dead material to improve health and presentation.
Replace Podocarpus around the water main to restore uniformity and overall appearance of the area.



Item 6

Assigned To: Board/Pinelake/Field

Pond 6 – Southeast Bank Followup

Observations:

Monitoring erosion present along the southeast end of the pond bank.

Area is actively wet at the time of inspection.

Pine Lake conducted an irrigation inspection today.

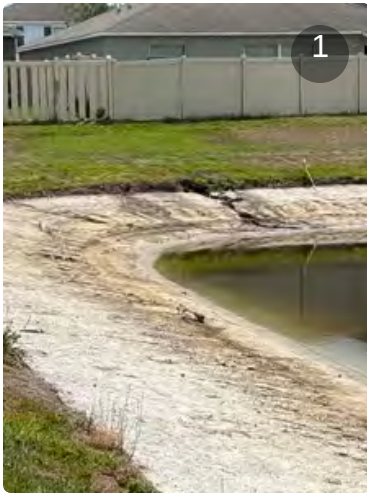
Source of moisture is undetermined; conditions may be related to runoff from an adjacent homeowner or another water source.

Recommendations:

Investigate the source of the active moisture to determine whether it is related to irrigation, homeowner runoff, or another discharge source.

Implement corrective measures once the source is identified to prevent continued saturation and further erosion.

Repair and stabilize the affected pond bank after the water source has been addressed.





Item 7

Assigned To: Pine Lake

Golden Wonder Ln – Cul-de-Sac

Observations:

Dead tree stump present within the cul-de-sac area.

Recommendations:

Remove or grind the dead tree stump to eliminate potential hazards and improve overall appearance.

Item 8

Assigned To: Field

Easement Area – Side of the property located at 10107 Golden Wonder Ln

Observations:

Trees within the easement require cutting back.

Vegetation is encroaching near a power pole.

Recommendations:

Coordinate with the county and/or appropriate utility provider regarding required tree trimming within the easement near the power pole.

Cut back vegetation as authorized to maintain clearance, access, and safety around utility infrastructure. - a ticket has been submitted case number CN0495362



Item 9

Assigned To: Neptune/Pine Lake

Playground Area

Observations:

Trash receptacle is overflowing.

Pine Lake Identified this Irrigation controller replacement is not functioning. Field manager confirmed non-operational.

Recommendations:

Empty and service the trash receptacle more frequently or add a larger receptacle.

Proceed with replacement of the irrigation controller and verify proper system operation after installation. - Pine Lake is providing a proposal for replacement.





Item 10

Assigned To: Board

Playground Area

Observations:

Playground mulch depth appears below recommended levels in the area shown in the photo.

Recommendations:

Replenish playground mulch.

Item 11

Assigned To: Board

Playground Area – Swings

Observations:

Mulch has been displaced beneath the swings, creating deep depressions/wells in the fall zone.

Recommendations:

Redistribute and replenish mulch beneath the swings to restore proper safety depth and coverage.

Recommend installing playground safety mats in the swing area to reduce displacement, improve impact protection, and minimize ongoing maintenance. See example photo 2



Item 12

Assigned To: Pine Lake/ Board

Bus Stop – Cone Grove & Ferry Moss Ln

Observations:

Dead magnolia tree present at the bus stop corner.

Recommendations:

Remove the dead magnolia tree to eliminate potential hazards and improve appearance.

Evaluate replacement options if desired to restore canopy and landscape esthetics.- Would the board like a proposal?



Item 13

Assigned To: Inframark Maintenance

Pond 6 – East Side

Observations:

Fence has a damaged plank.

Recommendations:

Repair fence plank to restore structural integrity.



Item 14

Assigned To: Pine Lake

Fern Hill Dr – Shrub Rows / Rear Easement

Observations:

Shrub rows along Fern Hill and within the rear easement have been serviced. Significant improvement in overall appearance was noted after one service. Pine Lake's work has made a noticeable positive difference in the area.

Recommendations:

Continue current maintenance standards to preserve the improved appearance. Thank you



NEPTUNE MULTI SERVICES

Your HOA and CDD Solutions | 813-778-9857

PROPOSAL – Pressure & Soft-Wash Services

Description	Qty	Amount
Pillar Pressure Washing (8 GPM Commercial Equipment)	52	\$1,550
Pillar Cap Soft Washing (Low Pressure Mold Removal)	52	\$650
Monument Pressure & Soft Washing	3	\$300
Fence Line Pressure & Soft Wash (Fern Hill Dr to Cone Grove Rd)	1	\$1,850

Total Project Cost: \$4,350.00

Scope of Work / Job Description

- Pressure washing of all designated pillars using commercial-grade 8 GPM equipment
- Soft wash treatment of pillar caps to safely remove mold, algae, and organic buildup
- Cleaning of monument signage area to restore appearance and remove surface contaminants
- Full perimeter fence line cleaning along Fern Hill Dr to Cone Grove Rd
- Removal of dirt, mildew, algae, and environmental buildup caused by adjacent commercial exposure
- Use of controlled pressure and soft-wash methods to prevent damage to surfaces
- Protection of surrounding landscaping and adjacent structures during service
- Final rinse and quality check to ensure uniform cleanliness
- Before and after photo documentation provided upon completion

Acceptance

Client Name: _____
Signature: _____
Date: _____

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	3/1/2026	306113607	\$184.00			SECURITY SERVICE
A-QUALITY POOL SERVICE	3/2/2026	980989	\$1,400.00			POOL SERVICE
HOME TEAM PEST DEFENSE, INC.	3/9/2026	118035715	\$217.70			PEST CONTROL
INFRAMARK LLC	3/1/2026	173033	\$735.00			Dissemination
INFRAMARK LLC	3/1/2026	173033	\$1,916.67			MANAGEMENT FEE
INFRAMARK LLC	3/1/2026	173033	\$1,000.00	\$3,651.67	\$3,651.67	Field Management
YELLOWSTONE LANDSCAPE	3/2/2026	1129226	\$6,523.51			LANDSCAPE SERVICES
Monthly Contract Subtotal			\$11,976.88			
Utilities						
BOCC ACH	2/12/2026	021226-0149-ACH	\$331.08			UTILITY - WATER
BOCC ACH	3/16/2026	031626-0149-ACH	\$375.42		\$706.50	UTILITY - WATER
FRONTIER ACH	2/16/2026	021626-6205-ACH	\$174.58			INTERNET/PHONE
TECO TAMPA ELECTRIC ACH	3/9/2026	030926-7513-ACH	\$92.33			UTILITY SERVICES
TECO TAMPA ELECTRIC ACH	3/9/2026	030926-7729-ACH	\$2,650.86			UTILITY SERVICES
TECO TAMPA ELECTRIC ACH	3/9/2026	030926-8520-ACH	\$480.47			UTILITY SERVICES
TECO TAMPA ELECTRIC ACH	3/9/2026	030926-7901-ACH	\$843.83		\$4,067.49	UTILITY SERVICES
Utilities Subtotal			\$4,948.57			
Regular Services						
BGE, INC	2/27/2026	40293	\$221.25			DISTRICT ENGINEERING
ITZ ELECTRIC CORP	3/24/2026	F2069	\$700.00			Replace Panel Lug Connector w 100A 2 Pole
Regular Services Subtotal			\$921.25			
Additional Services						
INFRAMARK LLC	3/13/2026	173951	\$3.60			Postage

<p>SUMMIT AT FERN HILL CDD</p> <p>Summary of Operations and Maintenance Invoices</p>
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Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
SUMMIT AT FERN HILL CDD	3/5/2026	03052026-765	\$3,157.63			SERIES 2016 FY26 TAX DIST ID 765
SUMMIT AT FERN HILL CDD	3/5/2026	03052026-765	\$1,816.18	\$4,973.81	\$4,973.81	SERIES 2018 FY26 TAX DIST ID 765
Additional Services Subtotal			\$4,977.41			
TOTAL			\$22,824.11			



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 306113607	INVOICE DATE Mar 01, 2026
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JOB ADDRESS

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

Billing Date: 3/1/2026
Payment Term: NET 10
Due Date: 3/11/2026

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

Invoice



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

Invoice Date	Invoice #
3/2/2026	980989
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		3/20/2026			
Quantity	Description				Price Each	Amount
	MARCH Commercial Pool Service, MWF service - Enzymes are not included in rate - Repairs under \$300 that are needed per DOH regulations and for proper operation of the pool will be replaced or repaired and billed accordingly.				1,400.00	1,400.00
	Sales Tax				7.00%	0.00

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

Thank you for choosing A-Quality Pool Service!



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

Invoice and detailed service report

INVOICE #: 118035715

WORK DATE: 03/09/2026

BILL-TO 2603060

Summit at Fernhill CDD C/O
 Summit Meritus Districts
 2005 Pan Am Cir
 Suite 300
 Tampa, FL 33607-2359

Phone: 813-397-5120 x310

LOCATION 2603060

Summit at Fernhill CDD
 Attn: Lisa Castoria/Clubhouse
 10340 Boggy Moss Dr
 Riverview, FL 33578-9502

Phone: 813-608-8242
 Mobile: 813-608-8242

Time In: 03/09/2026 08:51:51 AM
Time Out: 03/09/2026 09:15:46 AM

Customer Signature

Customer is unavailable to sign

Technician Signature

Cody Kramer
License #:

Purchase Order	Terms	Service Description	Quantity	Unit Price	Amount
None	DUE UPON RECEIPT	Pest Control Service	1.00	217.70	217.70
Subtotal					217.70
Tax					0.00
Total					217.70
Total Due:					217.70

Today's Service Comments

Hi Mr/Ms ,

Today's 6-Point Advantage Service:

1. Inspected the exterior of your home to identify potential pest problems
2. Removed and treated cobwebs and wasps nests within reach
3. Provided conventional pest control applications
4. Treated pest entry points around doors and windows
5. Applied pest control materials around the outside perimeter of your home.
6. Provided this detailed service report.

Today's Service Comments:

What I saw – today while inspecting the exterior perimeter of the clubhouse I noticed an extremely large amount of spider activity. This included spiders, spiderwebs and a very large amount of spider eggs. I would recommend adding our spider/ mosquito suppression to your pest control as it would greatly diminish the spider population as well as prevent further generations of spiders on the property. Please reach out to me directly for pricing if this is a service you are interested in. Several areas of an activity were noticed in the mulch beds as well as a couple on the pavers.

What I did – I did remove all spiders and spiderwebs as well as any spider eggs that I was able to remove with the soft brush. All entry points on the clubhouse were treated, including windows and doors. Granular bait was laid in the mulch beds to combat the ant activity as well as a few areas on the pavers were spot treated to also combat the activity.

What to expect – you should expect to see diminishing an activity over the next 2 to 3 days, followed by debt or dying bugs over the next 3 to 5 days.

Curbside Call was completed – left voicemail detailing service report, and conducive conditions.

Thank you for choosing HomeTeam Pest Defense as your service provider.
 Your next scheduled service month will be in June 2026.

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<p>We strive to ensure the best service for our valued customers, which may include occasional adjustments to service rates.</p>

PRODUCTS APPLICATION SUMMARY

Treated Area(s) - Do not allow unprotected persons, children or pets to touch, enter or replace items or bedding, to contact or enter treated area(s) until dry. Ventilation/Reoccupying - Vacate and keep area(s) closed up to 30 minutes after treatment, then ventilate area(s) for up to 2 hours before reoccupying. Equipment/Processing/Food - Thoroughly wash dishes, utensils, food preparation/processing equipment and surfaces with an effective cleaning compound and rinse with clean water if not removed or covered during a treatment. This area should be odor free before food products are placed in the area. Exterior Applications (Baits) - Do not allow grazing or feed, lawn or sod clippings to livestock after bait applications. Do not burn treated fire wood for one month after treatment. Granular Application(s) Do not water to the point of run-off.



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

Invoice and detailed service report

INVOICE #: 118035715

WORK DATE: 03/09/2026

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Intice 10		73079-6	10.0000%	n/a	Orthoboric Acid 10%	1.5000 Pound	1.5000 Pound
Areas Applied: Exterior perimeter							
Target Pests: Ants, Millipede, Roaches							
Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Patrol		100-1066	9.7000%	0.0300	Lambda-cyhalothrin	10.0000 Ounce	
Areas Applied: Exterior entry points							
Target Pests: Ants, Roaches, Spiders							
Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Tandem		100-1437	15.1000%	0.1300	Thiamethoxam 11.6%; Lambda-cyhalothrin 3.5%	2.0000 Gallon	0.0172 Gallon
Areas Applied: Exterior perimeter							
Target Pests: Ants, Roaches, Spiders							

PRODUCTS APPLIED

Material	A.I. %	Finished Qty	Application Equipment	Time
EPA #	A.I. Concentration	Undiluted Qty	Application Method	Lot #
Patrol	9.7000%	10.0000 Ounce	One Gallon Compressed Sprayer	9:12:35 AM
100-1066	0.03000000		Spot Treatment	
Target Pests: Ants, Roaches, Spiders				
Areas Applied: Exterior entry points				
Weather: 0°, 0 MPH				
Intice 10	10.0000%	1.5000 Pound	Spreader	9:12:14 AM
73079-6	n/a	1.5000 Pound	Broadcast	
Target Pests: Ants, Millipede, Roaches				
Areas Applied: Exterior perimeter				
Weather: 0°, 0 MPH				
Tandem	15.1000%	2.0000 Gallon	Backpack Compressed Sprayer	9:12:53 AM
100-1437	0.13000000	0.0172 Gallon	Perimeter	
Target Pests: Ants, Roaches, Spiders				
Areas Applied: Exterior perimeter				
Weather: 0°, 0 MPH				

GENERAL COMMENTS / INSTRUCTIONS

We strive to ensure the best service for our valued customers, which may include occasional adjustments to service rates. If you have questions about your service or invoice, please call us at the telephone number listed above. Pay online at www.pestdefense.com

Treated Area(s) - Do not allow unprotected persons, children or pets to touch, enter or replace items or bedding, to contact or enter treated area(s) until dry. Ventilation/Reoccupying - Vacate and keep area(s) closed up to 30 minutes after treatment, then ventilate area(s) for up to 2 hours before reoccupying. Equipment/Processing/Food - Thoroughly wash dishes, utensils, food preparation/processing equipment and surfaces with an effective cleaning compound and rinse with clean water if not removed or covered during a treatment. This area should be odor free before food products are placed in the area. Exterior Applications (Baits) - Do not allow grazing or feed, lawn or sod clippings to livestock after bait applications. Do not burn treated fire wood for one month after treatment. Granular Application(s) Do not water to the point of run-off.



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

173033

DATE

3/1/2026

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**

3/1/2026

Services provided for the Month of: March 2026

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

Subtotal	\$3,651.67
Tax	\$0.00
Total Due	\$3,651.67

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



INVOICE

INVOICE #	INVOICE DATE
1129226	3/2/2026
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: April 1, 2026
Invoice Amount: \$6,523.51

Description	Current Amount
Monthly Landscape Maintenance March 2026	\$6,523.51

Invoice Total \$6,523.51

Excellence

IN COMMERCIAL LANDSCAPING

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



Hillsborough County Florida

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CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	02/12/2026	03/05/2026

Summary of Account Charges

Previous Balance	\$384.53
Net Payments - Thank You	\$-384.53
Bill Adjustments	\$1.25
Total Account Charges	\$329.83

AMOUNT DUE	\$331.08
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Important Message

Do you know your allowed watering day and hours? Recent restrictions have changed schedules for most customers to one day per week. Check yours by using the address lookup tool at HCFL.gov/WaterRestrictions or call (813) 275-7094 for a recorded summary.

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



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: **6440260149**



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000

Internet Payments: HCFL.gov/WaterBill

Additional Information: HCFL.gov/Water



THANK YOU!



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

1.797 0

DUE DATE	03/05/2026
Auto Pay Scheduled DO NOT PAY	



0064402601492 00000331082



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	02/12/2026	03/05/2026

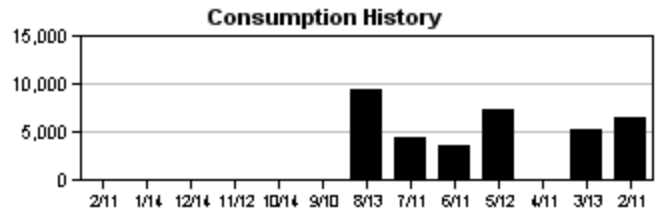
Service Address: 10415 FAIRY MOSS LN (IRRIGATION COMMON AREA)

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703769950	01/14/2026	20004	02/11/2026	20004	0 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Water Base Charge	\$30.96
Total Service Address Charges	\$37.50



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	02/12/2026	03/05/2026

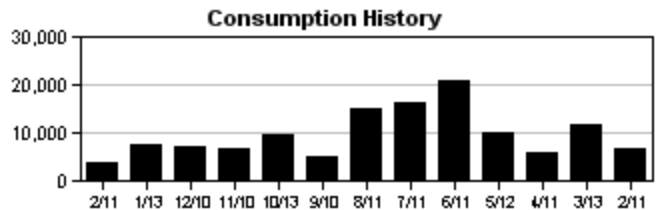
Service Address: 10340 BOGGY MOSS DR

S-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53708598	01/13/2026	26349	02/11/2026	26388	3900 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$11.78
Water Base Charge	\$38.02
Water Usage Charge	\$4.37
Sewer Base Charge	\$111.73
Sewer Usage Charge	\$27.57
Total Service Address Charges	\$200.01





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	02/12/2026	03/05/2026

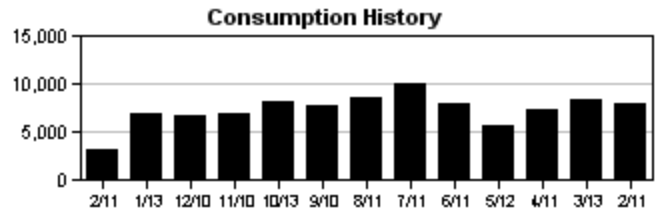
Service Address: 10250 STRAWBERRY TETRA DR (COMM IRRIG MTR)

S-Page 3 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
38576158	01/13/2026	16797	02/11/2026	16828	3100 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$9.36
Water Base Charge	\$52.83
Water Usage Charge	\$3.47
Late Payment Charge	\$0.19
Total Service Address Charges	\$72.39



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	02/12/2026	03/05/2026

Service Address: 10636 FERN HILL DR

S-Page 3 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54272591	01/13/2026	0	02/11/2026	0	0 GAL	ACTUAL	WATER

Service Address Charges

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





Hillsborough County Florida

S-Page 1 of 3

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	03/16/2026	04/06/2026

Summary of Account Charges

Previous Balance	\$331.08
Net Payments - Thank You	\$-331.08
Bill Adjustments	\$1.25
Total Account Charges	\$374.17

AMOUNT DUE	\$375.42
-------------------	-----------------

Important Message

Do you know your allowed watering day and hours? Recent restrictions have changed schedules for most customers to one day per week. Check yours by using the address lookup tool at HCFL.gov/WaterRestrictions or call (813) 275-7094 for a recorded summary.

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



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: **6440260149**



ELECTRONIC PAYMENTS BY CHECK OR			
Automated Payment Line: (813) 307-1000			
Internet Payments: HCFL.gov/WaterBill			
Additional Information: HCFL.gov/Water			

THANK YOU!



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

2.243 0

DUE DATE	04/06/2026
Auto Pay Scheduled DO NOT PAY	



0064402601492 00000375428



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	03/16/2026	04/06/2026

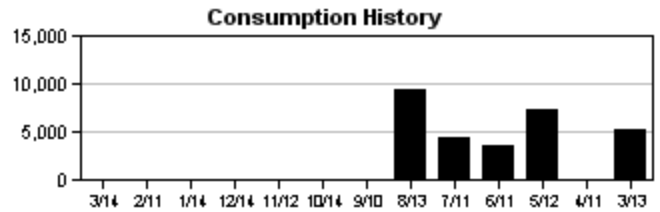
Service Address: 10415 FAIRY MOSS LN (IRRIGATION COMMON AREA)

S-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703769950	02/11/2026	20004	03/14/2026	20004	0 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Water Base Charge	\$30.96
Total Service Address Charges	\$37.50



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	03/16/2026	04/06/2026

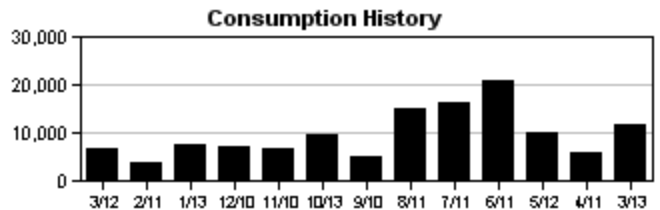
Service Address: 10340 BOGGY MOSS DR

S-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53708598	02/11/2026	26388	03/12/2026	26454	6600 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$19.93
Water Base Charge	\$38.02
Water Usage Charge	\$7.39
Sewer Base Charge	\$111.73
Sewer Usage Charge	\$46.66
Total Service Address Charges	\$230.27





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	03/16/2026	04/06/2026

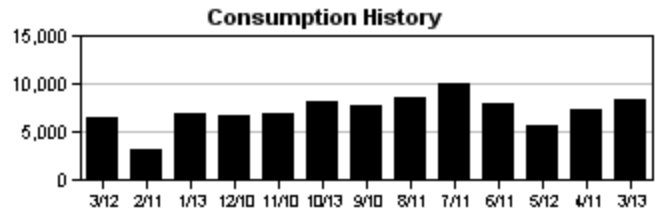
Service Address: 10250 STRAWBERRY TETRA DR (COMM IRRIG MTR)

S-Page 3 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
38576158	02/11/2026	16828	03/12/2026	16893	6500 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$19.63
Water Base Charge	\$52.83
Water Usage Charge	\$7.28
Late Payment Charge	\$0.19
Total Service Address Charges	\$86.47



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	03/16/2026	04/06/2026

Service Address: 10636 FERN HILL DR

S-Page 3 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54272591	02/11/2026	0	03/16/2026	0	0 GAL	ACTUAL	WATER

Service Address Charges

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





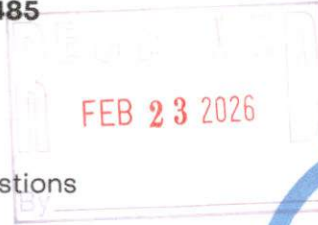
SUMMIT AT FERN HILL CDD

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

Billing Date:
Feb 16, 2026

PIN:
1485

Billing Period:
Feb 16 - Mar 15, 2026



Hi SUMMIT AT FERN HILL CDD,

Thank-you for choosing Frontier, a Verizon Company. Have questions about your bill? Visit us at frontier.com/billing to learn more.

Total balance
\$174.58
 Auto Pay is scheduled
Mar 12

Bill history

Previous balance	\$174.58
Payment received by Feb 16, thank you	-\$174.58

Service summary

	Previous month	Current month
Internet	\$150.99	\$150.99
Phone	\$13.50	\$13.50
Other	\$4.50	\$4.50
Taxes and Fees	\$5.59	\$5.59
Total services	\$174.58	\$174.58
Total balance	\$174.58	\$174.58

Frontier has joined Verizon.

Chat with us to ask about unlocking business savings.

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



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

6790 0107 DY RP 16 02182026 NNNNNNNN 01 000855 0003

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


You are all set with Auto Pay! To review your account, go to frontier.com or the MyFrontier app.



994001813741237912162000000000000000174585




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


 Internet		
Monthly Charges		
02.16-03.15	Business Fiber Internet 500	\$125.99
	1 Usable Static IP Address	\$25.00
Internet Total		\$150.99

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$19.09 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.



 Phone		
Monthly Charges		
02.16-03.15	Frontier Roadwork Recovery Surcharge	\$4.50
	Federal Subscriber Line Charge - Bus	\$6.50
	Access Recovery Charge-Business	\$2.50
Phone Total		\$13.50

 Other Charges		
Monthly Charges		
02.16-03.15	Printed Bill Fee	\$4.50
Other Charges Total		\$4.50

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

Total current month charges \$174.58



SUMMIT AT FERN HILL CDD

Account Number:

813-741-2379-121620-5

PIN:

1485

Billing Date:

Feb 16, 2026

Billing Period:

Feb 16 - Mar 15, 2026





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

Statement Date: March 09, 2026

Amount Due: **\$92.33**

Due Date: March 30, 2026
 Account #: 211000167513

DO NOT PAY. Your account will be drafted on March 30, 2026

Account Summary

Current Service Period: February 03, 2026 - March 03, 2026	
Previous Amount Due	\$110.41
Payment(s) Received Since Last Statement	-\$110.41
Current Month's Charges	\$92.33
Amount Due by March 30, 2026	\$92.33

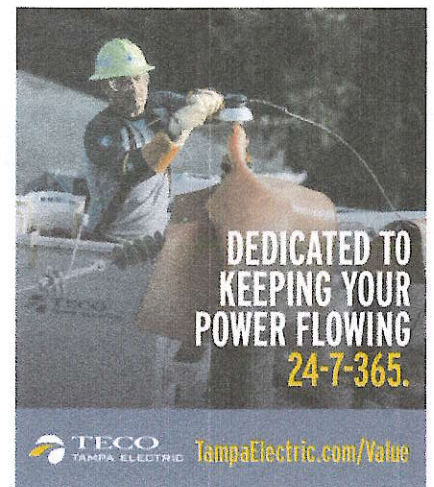
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

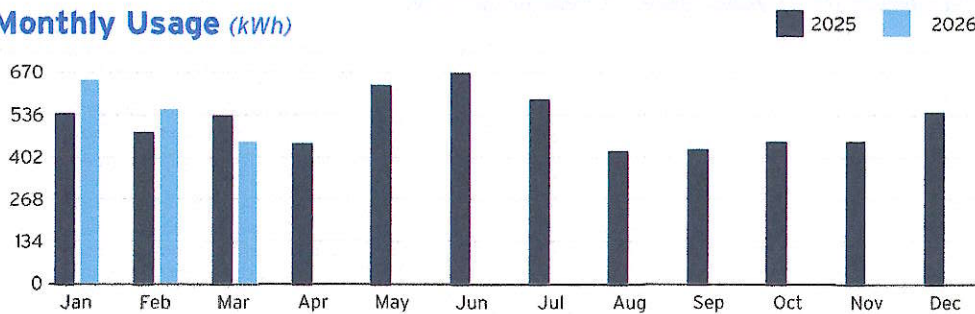
- Your average daily kWh used was **11.76% lower** than the same period last year.
- Your average daily kWh used was **16.67% lower** than it was in your previous period.



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: March 30, 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: **\$92.33**

Payment Amount: \$ _____

621754993171

Your account will be drafted on March 30, 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.

0000052-000537-Page 11 of 18



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

Account #: 211000167513
Statement Date: March 09, 2026
Charges Due: March 30, 2026

Meter Read

Service Period: Feb 03, 2026 - Mar 03, 2026

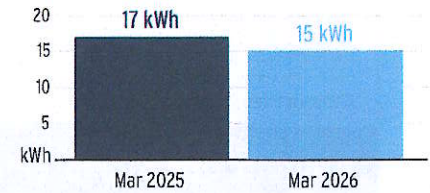
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000853014	03/03/2026	2,211	1,763		448 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	448 kWh @ \$0.09202/kWh	\$41.22
Fuel Charge	448 kWh @ \$0.03516/kWh	\$15.75
Storm Protection Charge	448 kWh @ \$0.00568/kWh	\$2.54
Clean Energy Transition Mechanism	448 kWh @ \$0.00418/kWh	\$1.87
Storm Surcharge	448 kWh @ \$0.02121/kWh	\$9.50
Florida Gross Receipt Tax		\$2.31
Electric Service Cost		\$92.33

Avg kWh Used Per Day



Important Messages

Storm Surcharge Ends in September, Lowering Electric Costs

In September, the temporary storm surcharge will come off your bill. Most businesses are expected to see costs decrease by approximately 1 to 12%, depending on usage. The charge was put in place after the 2024 hurricane season, one of the most severe in our history. Restoration costs totaled approximately \$464 million and were spread over time to help reduce bill impacts. We know a year of elevated energy costs has added pressure, particularly during warmer weather when usage rises, and we're committed to ending this temporary charge in September as scheduled. For tools and options to help manage energy costs in the meantime, please visit TampaElectric.com/BizSave.

Total Current Month's Charges

\$92.33

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.

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

Statement Date: March 09, 2026

Amount Due: \$2,650.86

Due Date: March 30, 2026

Account #: 211000167729

DO NOT PAY. Your account will be drafted on March 30, 2026

Account Summary

Current Service Period: February 03, 2026 - March 03, 2026

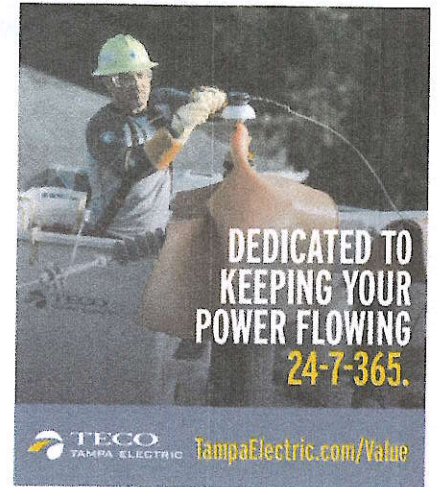
Previous Amount Due	\$2,650.86
Payment(s) Received Since Last Statement	-\$2,650.86
Current Month's Charges	\$2,650.86

Amount Due by March 30, 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.



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: March 30, 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: \$ _____

621754993172

Your account will be drafted on March 30, 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.

0000052-000535-Page 7 of 18



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

Account #: 211000167729
 Statement Date: March 09, 2026
 Charges Due: March 30, 2026

Service Period: Feb 03, 2026 - Mar 03, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 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

Important Messages

Storm Surcharge Ends in September, Lowering Electric Costs

In September, the temporary storm surcharge will come off your bill. Most businesses are expected to see costs decrease by approximately 1 to 12%, depending on usage. The charge was put in place after the 2024 hurricane season, one of the most severe in our history. Restoration costs totaled approximately \$464 million and were spread over time to help reduce bill impacts. We know a year of elevated energy costs has added pressure, particularly during warmer weather when usage rises, and we're committed to ending this temporary charge in September as scheduled. For tools and options to help manage energy costs in the meantime, please visit TampaElectric.com/BizSave.

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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Page 36



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

Statement Date: March 09, 2026

Amount Due: \$480.47

Due Date: March 30, 2026

Account #: 221007748520

DO NOT PAY. Your account will be drafted on March 30, 2026

Account Summary

Current Service Period: February 03, 2026 - March 03, 2026

Previous Amount Due \$480.47

Payment(s) Received Since Last Statement -\$480.47

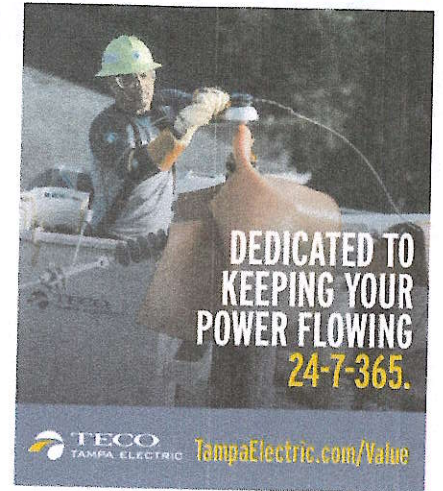
Current Month's Charges \$480.47

Amount Due by March 30, 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.



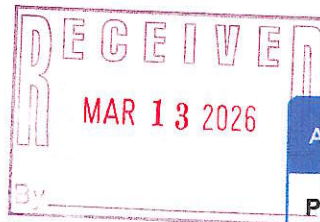
Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



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

Account #: 221007748520

Due Date: March 30, 2026



Amount Due: \$480.47

Payment Amount: \$ _____

688421322893

Your account will be drafted on March 30, 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.

SUMMIT AT FERN HILL CCD
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.

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

Account #: 221007748520
 Statement Date: March 09, 2026
 Charges Due: March 30, 2026

Service Period: Feb 03, 2026 - Mar 03, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 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**

Important Messages

Storm Surcharge Ends in September, Lowering Electric Costs

In September, the temporary storm surcharge will come off your bill. Most businesses are expected to see costs decrease by approximately 1 to 12%, depending on usage. The charge was put in place after the 2024 hurricane season, one of the most severe in our history. Restoration costs totaled approximately \$464 million and were spread over time to help reduce bill impacts. We know a year of elevated energy costs has added pressure, particularly during warmer weather when usage rises, and we're committed to ending this temporary charge in September as scheduled. For tools and options to help manage energy costs in the meantime, please visit TampaElectric.com/BizSave.

0000052-000533-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: March 09, 2026

Amount Due: \$843.83

Due Date: March 30, 2026

Account #: 211000167901

DO NOT PAY. Your account will be drafted on March 30, 2026

Your Energy Insight



Your average daily kWh used was **30.6% higher** than the same period last year.



Your average daily kWh used was **26.81% higher** than it was in your previous period.

Account Summary

Current Service Period: February 03, 2026 - March 03, 2026	
Previous Amount Due	\$713.56
Payment(s) Received Since Last Statement	-\$713.56
Current Month's Charges	\$843.83
Amount Due by March 30, 2026	\$843.83

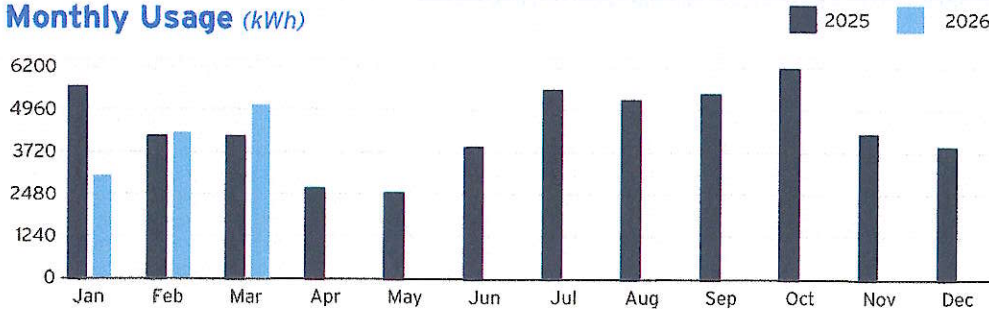
Amount not paid by due date may be assessed a late payment charge and an additional deposit.



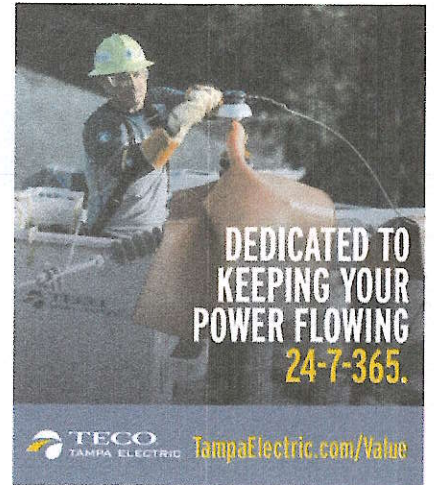
Scan here to view your account online.

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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: March 30, 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: \$843.83

Payment Amount: \$ _____

621754993173

Your account will be drafted on March 30, 2026

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

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

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



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

Account #: 211000167901
Statement Date: March 09, 2026
Charges Due: March 30, 2026

Meter Read

Service Period: Feb 03, 2026 - Mar 03, 2026

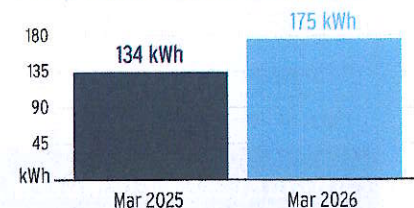
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000503846	03/03/2026	24,840	19,762	5,078 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	5,078 kWh @ \$0.09202/kWh	\$467.28
Fuel Charge	5,078 kWh @ \$0.03516/kWh	\$178.54
Storm Protection Charge	5,078 kWh @ \$0.00568/kWh	\$28.84
Clean Energy Transition Mechanism	5,078 kWh @ \$0.00418/kWh	\$21.23
Storm Surcharge	5,078 kWh @ \$0.02121/kWh	\$107.70
Florida Gross Receipt Tax		\$21.10
Electric Service Cost		\$843.83

Avg kWh Used Per Day



Important Messages

Storm Surcharge Ends in September, Lowering Electric Costs

In September, the temporary storm surcharge will come off your bill. Most businesses are expected to see costs decrease by approximately 1 to 12%, depending on usage. The charge was put in place after the 2024 hurricane season, one of the most severe in our history. Restoration costs totaled approximately \$464 million and were spread over time to help reduce bill impacts. We know a year of elevated energy costs has added pressure, particularly during warmer weather when usage rises, and we're committed to ending this temporary charge in September as scheduled. For tools and options to help manage energy costs in the meantime, please visit TampaElectric.com/BizSave.

Total Current Month's Charges \$843.83

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:** 7-11
- 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.

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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 27, 2026
 Project No: 00014696-00
 Invoice No: 40293

Invoice Total	\$221.25
----------------------	-----------------

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

Services current through February 20, 2026

Professional Personnel

	Hours	Rate	Amount	
Director I	.75	295.00	221.25	
Totals	.75		221.25	
Total Labor				221.25
		Total this Invoice		\$221.25

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

ITZ Electric Corp

36-09 20th Ave
Astoria NY 11105

(516)967-0093

itzelectric@earthlink.net

LIC # EC 1301807

Invoice

Date	Invoice #
3/24/2026	F2069

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

Service For
10340 Boggy Moss Dr Riverview, FL 33578

Project
Summit at Fern Hill

Description	Amount
Replace Panel Lug Connector with 100A 2 Pole Circuit Breaker Relocate existing breakers to separate from compromised portion of Bus. (Recommend Panel Replacement)	700.00
Total	
	\$700.00



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

173951

DATE

3/13/2026

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**

3/13/2026

Services provided for the Month of: February 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	24	Ea	0.15		3.60
Subtotal					3.60

Subtotal	\$3.60
Tax	\$0.00
Total Due	\$3.60

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>3/5/2026</u>
Total Check	<u>\$4,973.81</u>
Payable To	<u>Summit at Fern Hill CDD</u>
Check Amount	<u>\$3,157.63</u>
Check Description	<u>Series 2016 - FY 26 Tax Dist. ID 765 03/05/2026</u>
Code To	<u>200-103200-1000</u>
Check Amount	<u>\$1,816.17</u>
Check Description	<u>Series 2018 - FY 26 Tax Dist. ID 765 03/05/2026</u>
Code To	<u>201-103200-1000</u>
Special Instructions	<u>Please mail check with DS directional letter</u>

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

Jonathan Sciortino
Authorization

SUMMIT AT FERN HILL CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2026, Tax Year 2025

	Dollar Amounts	Fiscal Year 2026 Percentages		
Net O&M	\$ 587,200.12	60.24%	0.602400	
Net DS 16	\$ 246,015.00	25.24%	0.252400	99%
Net DS 18	\$ 141,500.24	14.52%	0.145200	
Net Total	974,715.36	100.00%	1.000000	
		200		201

Date Received	Amount Received	60.24%	25.24%	14.52%	Proof	Date Transferred / Distribution ID	Notes / CDD check #
		Raw Numbers Operations Revenue	Raw Numbers 2016 Debt Service Revenue	Raw Numbers 2018 Debt Service Revenue			
11/7/2025	3,107.44	1,872.02	784.31	451.11	-	748 11/07/2025	2749
11/14/2025	46,914.00	28,262.51	11,840.94	6,810.54	0.01	749 11/14/2025	2754
11/21/2025	25,161.90	15,158.34	6,350.78	3,652.77	0.01	750 11/21/2025	2755
12/3/2025	89,372.16	53,840.69	22,557.24	12,974.23	-	751 12/03/2025	2756
12/5/2025	759,359.87	457,463.00	191,659.97	110,236.90	-	753 12/05/2025	2758
12/19/2025	15,120.13	9,108.86	3,816.27	2,195.00	-	755 12/19/2025	2763
1/6/2026	6,432.38	3,875.07	1,623.51	933.79	0.01	758 01/06/2026	2764
2/4/2026	6,344.36	3,822.05	1,601.30	921.02	(0.01)	755	
3/5/2026	12,510.59	7,536.78	3,157.63	1,816.17	0.01	765 03/05/2026	
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
TOTAL	964,322.83	580,939.33	243,391.96	139,991.55	0.03		
Net Total on Roll	974,715.36						
Collection Surplus / (Deficit)	(10,392.53)						

SUMMIT at FERN HILL COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot April 24, 2026

- **Current Cash Balances:**
 - Truist Bank Operating: \$821,969.62
 - US Bank 2016 Revenue: \$328,026.88
 - US Bank 2016 Reserve: \$123,177.50
 - US Bank 2018 Revenue: \$191,401.30
 - US Bank 2018 Reserve: \$69,325.00
- **Assessment collections:**
 - We received a tax distribution of \$3,296.92 on 4/7/26.
- **Audit – FY 2025:**
 - The audit was completed on April 23, 2026.
- **Expenses:**
 - Current expenses make up 29% of the annual budget through the end of March 2026.
 - Total expenses for the first 6 months are \$167,629. This puts your average monthly burn rate of approximately \$27,938 per month.
 - March financials will be distributed to the board by April 25th.

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2026/2027; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Summit at Fern Hill Community Development District (“**District**”) prior to June 15, 2026, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 3, 2026

HOUR: 6:00 p.m.

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

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED ON MAY 4, 2026.

Attest:

**Summit at Fern Hill Community
Development District**

Print Name: _____
 Secretary / Assistant Secretary

Print Name: _____
 Chair / Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2026/2027

Summit at Fern Hill
Community Development District

FISCAL YEAR 2027
PROPOSED BUDGET

CLEAR PARTNERSHIPS





Summit at Fern Hill
Community Development District

Budget Overview
FY 2027

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OPERATING BUDGET

General Fund

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DEBT SERVICE BUDGETS

Series 2006A

Summary of Revenues, Expenditures and Changes in Fund Balances	
Amortization Schedule	

Series 2019

Summary of Revenues, Expenditures and Changes in Fund Balances	
Amortization Schedule	
Budget Narrative	

SUPPORTING BUDGET SCHEDULE

Comparison of Assessment Rates	
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Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	April-	PROJECTED	BUDGET
	2026	3/31/2026	9/30/2026	FY 2026	FY 2027
REVENUES					
Interest - Investments	\$0.00	\$5,891.00	\$0.00	\$5,891.00	\$0.00
Special Assmnts- Tax Collector	\$587,199.00	\$580,939.00	\$6,260.00	\$587,199.00	\$624,680.85
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	-\$24,987.23
Rental Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Miscellaneous Revenues	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL REVENUES	\$587,199.00	\$586,830.00	\$6,260.00	\$593,090.00	\$599,693.62
EXPENDITURES					
<i>Administrative</i>					
Supervisor Fees	\$24,000.00	\$10,000.00	\$14,000.00	\$24,000.00	\$24,000.00
ProfServ-Field Management	\$12,000.00	\$6,000.00	\$6,000.00	\$12,000.00	\$12,000.00
ProfServ-Trustee Fees	\$8,100.00	\$0.00	\$8,100.00	\$8,100.00	\$8,100.00
Disclosure Report/Dissemination Services	\$8,820.00	\$4,410.00	\$4,410.00	\$8,820.00	\$8,820.00
ProfServ-District Counsel	\$8,000.00	\$1,367.00	\$6,633.00	\$8,000.00	\$8,000.00
ProfServ-District Engineer	\$8,000.00	\$2,515.00	\$5,485.00	\$8,000.00	\$8,000.00
ProfServ-District Manager	\$23,000.00	\$11,763.00	\$11,237.00	\$23,000.00	\$23,000.00
Auditing Services	\$6,000.00	\$0.00	\$6,000.00	\$6,000.00	\$6,000.00
Postage, Phone, Faxes, Copies	\$1,000.00	\$259.00	\$741.00	\$1,000.00	\$1,000.00
Insurance -General Liability	\$4,104.00	\$4,104.00	\$0.00	\$4,104.00	\$4,310.00
Public Officals Insurance	\$3,356.00	\$3,356.00	\$0.00	\$3,356.00	\$3,524.00
Insurance-Property & Casualty	\$13,955.00	\$11,611.00	\$0.00	\$11,611.00	\$12,192.00
Misc-Assessment Collection Cost		\$0.00	\$0.00	\$0.00	\$12,493.62
Legal Advertising	\$2,500.00	\$0.00	\$2,500.00	\$2,500.00	\$2,500.00
Bank Fees	\$200.00	\$1,284.00	\$0.00	\$1,284.00	\$1,000.00
Payroll Services		\$82.00	\$0.00	\$82.00	\$500.00
Website Administration	\$1,500.00	\$0.00	\$1,500.00	\$1,500.00	\$1,599.00
Dues, Licenses, Subscriptions	\$175.00	\$0.00	\$175.00	\$175.00	\$175.00
Total Administrative	\$124,710.00	\$56,751.00	\$66,781.00	\$123,532.00	\$137,213.62
<i>Utility Services</i>					
Utility - Electric	\$48,925.00	\$23,647.00	\$24,038.94	\$47,685.94	\$48,925.00
Internet Services	\$1,900.00	\$873.00	\$887.47	\$1,760.47	\$1,900.00
Utility - Water	\$8,500.00	\$2,239.00	\$2,276.11	\$4,515.11	\$8,500.00
Total Utility Services	\$59,325.00	\$26,759.00	\$27,202.52	\$53,961.52	\$59,325.00
<i>Landscape Services</i>					
R&M Ponds	\$5,000.00	\$2,225.00	\$2,775.00	\$5,000.00	\$5,000.00

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	April-	PROJECTED	BUDGET
	2026	3/31/2026	9/30/2026	FY 2026	FY 2027
Landscaping R&M Other	\$4,000.00	\$585.00	\$3,415.00	\$4,000.00	\$4,000.00
Landscaping - -Plant Replacement	\$4,000.00	\$0.00	\$4,000.00	\$4,000.00	\$4,000.00
Contracts Ponds	\$5,340.00	\$0.00	\$5,340.00	\$5,340.00	\$5,340.00
Landscape Maintenance	\$80,000.00	\$42,410.00	\$37,590.00	\$80,000.00	\$79,055.00
Irrigation Maintenance	\$10,000.00	\$3,584.00	\$6,416.00	\$10,000.00	\$8,000.00
Landscaping - Mulch	\$15,000.00	\$2,550.00	\$12,450.00	\$15,000.00	\$15,000.00
Capital Improvements	\$68,500.00	\$2,827.00	\$65,673.00	\$68,500.00	\$80,844.00
Capital Reserve	\$135,873.00	\$0.00	\$135,873.00	\$135,873.00	\$150,000.00
Total Landscape Services	\$327,713.00	\$54,181.00	\$273,532.00	\$327,713.00	\$351,239.00
Other Physical Environment					
Pool Monitors	\$25,000.00	\$0.00	\$25,000.00	\$25,000.00	\$0.00
Janitorial Contract	\$9,000.00	\$9,800.00	\$0.00	\$9,800.00	\$10,800.00
Pest Control	\$1,500.00	\$416.00	\$1,084.00	\$1,500.00	\$1,500.00
Contracts-Pools	\$16,800.00	\$4,231.00	\$12,569.00	\$16,800.00	\$15,000.00
R&M-Pools	\$2,000.00	\$6,127.00	\$0.00	\$6,127.00	\$3,000.00
Amenity Maintenance & Repairs	\$10,000.00	\$1,940.00	\$8,060.00	\$10,000.00	\$10,000.00
Miscellaneous Maintenance	\$5,000.00	\$3,260.00	\$3,314.03	\$6,574.03	\$6,600.00
Access Control Maintenance & Repair	\$2,016.00	\$1,304.00	\$712.00	\$2,016.00	\$2,016.00
Holiday Decoration	\$3,000.00	\$2,685.00	\$0.00	\$2,685.00	\$3,000.00
Total Other Physical Environment	\$74,316.00	\$29,763.00	\$50,739.03	\$80,502.03	\$51,916.00
TOTAL EXPENDITURES	\$586,064.00	\$167,454.00	\$418,254.55	\$585,708.55	\$599,693.62
Excess (deficiency) of revenues					
Over (under) expenditures	\$1,135.00	\$419,376.00	-\$411,994.55	\$7,381.45	\$0.00
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net change in fund balance		\$419,376.00	-\$411,994.55	\$7,381.45	\$0.00
FUND BALANCE, BEGINNING	\$387,158.00	\$387,158.00	\$0.00	\$387,158.00	\$394,539.45
FUND BALANCE, ENDING	\$388,293.00	\$806,534.00	-\$411,994.55	\$394,539.45	\$394,539.45

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
Series 2016 Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	April-	PROJECTED	BUDGET
	2026	3/31/2026	9/30/2026	FY 2026	FY 2027
REVENUES					
Interest - Investments	\$0.00	\$5,890.00	\$0.00	\$5,890.00	\$0.00
Special Assmnts- Tax Collector	\$243,763.00	\$243,392.00	\$371.00	\$243,763.00	\$261,718.08
TOTAL REVENUES	\$243,763.00	\$249,282.00	\$371.00	\$249,653.00	\$261,718.08
<i>Debt Service</i>					
Principal Debt Retirement	\$92,000.00	\$0.00	\$92,000.00	\$92,000.00	\$97,000.00
Interest Expense	\$151,763.00	\$75,881.00	\$75,882.00	\$151,763.00	\$147,622.50
Total Debt Service	\$243,763.00	\$75,881.00	\$167,882.00	\$243,763.00	\$244,622.50
TOTAL EXPENDITURES	\$243,763.00	\$75,881.00	\$167,882.00	\$243,763.00	\$249,856.86
Excess (deficiency) of revenues					
Over (under) expenditures	\$0.00	\$173,401.00	-\$167,511.00	\$5,890.00	\$11,861.22
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net change in fund balance		\$173,401.00	-\$167,511.00	\$5,890.00	\$11,861.22
FUND BALANCE, BEGINNING	\$277,439.00	\$277,439.00	\$0.00	\$277,439.00	\$283,329.00
FUND BALANCE, ENDING	\$277,439.00	\$450,840.00	-\$167,511.00	\$283,329.00	\$295,190.22

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	11/1/2025	11/1/2026	11/1/2027
Series 2016 Bonds	\$3,240,000.00	\$3,152,000.00	\$3,060,000.00	\$2,963,000.00

Special Assessment Bonds, Series 2016

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
5/1/2018	\$3,767,000.00	\$67,000.00	3.750%	\$88,365.00	\$155,365.00
11/1/2018	\$3,700,000.00			\$87,108.75	\$87,108.75
5/1/2019	\$3,700,000.00	\$69,000.00	3.750%	\$87,108.75	\$156,108.75
11/1/2019	\$3,631,000.00			\$85,815.00	\$85,815.00
5/1/2020	\$3,631,000.00	\$72,000.00	3.750%	\$85,815.00	\$157,815.00
11/1/2020	\$3,559,000.00			\$84,465.00	\$84,465.00
5/1/2021	\$3,559,000.00	\$75,000.00	3.750%	\$84,465.00	\$159,465.00
11/1/2021	\$3,484,000.00			\$83,058.75	\$83,058.75
5/1/2022	\$3,484,000.00	\$78,000.00	3.750%	\$83,058.75	\$161,058.75
11/1/2022	\$3,406,000.00			\$81,596.25	\$81,596.25
5/1/2023	\$3,406,000.00	\$81,000.00	4.500%	\$81,596.25	\$162,596.25
11/1/2023	\$3,325,000.00			\$79,773.75	\$79,773.75
5/1/2024	\$3,325,000.00	\$85,000.00	4.500%	\$79,773.75	\$164,773.75
11/1/2024	\$3,240,000.00			\$77,861.25	\$77,861.25
5/1/2025	\$3,240,000.00	\$88,000.00	4.500%	\$77,861.25	\$165,861.25
11/1/2025	\$3,152,000.00			\$75,881.25	\$75,881.25
5/1/2026	\$3,152,000.00	\$92,000.00	4.500%	\$75,881.25	\$167,881.25
11/1/2026	\$3,060,000.00			\$73,811.25	\$73,811.25
5/1/2027	\$3,060,000.00	\$97,000.00	4.500%	\$73,811.25	\$170,811.25
11/1/2027	\$2,963,000.00			\$71,628.75	\$71,628.75
5/1/2028	\$2,963,000.00	\$101,000.00	4.500%	\$71,628.75	\$172,628.75
11/1/2028	\$2,862,000.00			\$69,356.25	\$69,356.25
5/1/2029	\$2,862,000.00	\$106,000.00	4.500%	\$69,356.25	\$175,356.25
11/1/2029	\$2,756,000.00			\$66,971.25	\$66,971.25
5/1/2030	\$2,756,000.00	\$111,000.00	4.500%	\$66,971.25	\$177,971.25
11/1/2030	\$2,645,000.00			\$64,473.75	\$64,473.75
5/1/2031	\$2,645,000.00	\$116,000.00	4.500%	\$64,473.75	\$180,473.75
11/1/2031	\$2,529,000.00			\$61,863.75	\$61,863.75
5/1/2032	\$2,529,000.00	\$121,000.00	4.500%	\$61,863.75	\$182,863.75
11/1/2032	\$2,408,000.00			\$59,141.25	\$59,141.25
5/1/2033	\$2,408,000.00	\$131,000.00	4.750%	\$59,141.25	\$190,141.25
11/1/2033	\$2,277,000.00			\$56,030.00	\$56,030.00
5/1/2034	\$2,277,000.00	\$133,000.00	4.750%	\$56,030.00	\$189,030.00
11/1/2034	\$2,144,000.00			\$52,871.25	\$52,871.25
5/1/2035	\$2,144,000.00	\$138,000.00	4.750%	\$52,871.25	\$190,871.25
11/1/2035	\$2,006,000.00			\$49,593.75	\$49,593.75
5/1/2036	\$2,006,000.00	\$142,000.00	4.750%	\$49,593.75	\$191,593.75
11/1/2036	\$1,864,000.00			\$46,221.25	\$46,221.25
5/1/2037	\$1,864,000.00	\$149,000.00	4.750%	\$46,221.25	\$195,221.25
11/1/2037	\$1,715,000.00			\$42,682.50	\$42,682.50
5/1/2038	\$1,715,000.00	\$154,000.00	4.750%	\$42,682.50	\$196,682.50
11/1/2038	\$1,561,000.00			\$39,025.00	\$39,025.00
5/1/2039	\$1,561,000.00	\$164,000.00	5.000%	\$39,025.00	\$203,025.00
11/1/2039	\$1,397,000.00			\$34,925.00	\$34,925.00
5/1/2040	\$1,397,000.00	\$171,000.00	5.000%	\$34,925.00	\$205,925.00
11/1/2040	\$1,226,000.00			\$30,650.00	\$30,650.00
5/1/2041	\$1,226,000.00	\$180,000.00	5.000%	\$30,650.00	\$210,650.00
11/1/2041	\$1,046,000.00			\$26,150.00	\$26,150.00
5/1/2042	\$1,046,000.00	\$189,000.00	5.000%	\$26,150.00	\$215,150.00
11/1/2042	\$857,000.00			\$21,425.00	\$21,425.00
5/1/2043	\$857,000.00	\$198,000.00	5.000%	\$21,425.00	\$219,425.00
11/1/2043	\$659,000.00			\$16,475.00	\$16,475.00
5/1/2044	\$659,000.00	\$208,000.00	5.000%	\$16,475.00	\$224,475.00
11/1/2044	\$451,000.00			\$11,275.00	\$11,275.00
5/1/2045	\$451,000.00	\$220,000.00	5.000%	\$11,275.00	\$231,275.00
11/1/2045	\$231,000.00			\$5,775.00	\$5,775.00
5/1/2046	\$231,000.00	\$231,000.00	5.000%	\$5,775.00	\$236,775.00
		\$3,767,000.00		\$3,200,175.00	\$6,967,175.00

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
Series 2018 Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	BUDGET	THRU	April-	PROJECTED		BUDGET
	2026	3/31/2026	9/30/2026	FY 2026	Budget	FY 2027
REVENUES						
Interest - Investments	\$0.00	\$3,435.00	\$0.00	\$3,435.00	0%	\$0.00
Special Assmnts- Tax Collector	\$139,450.00	\$139,992.00	\$0.00	\$139,992.00	0%	\$150,532.17
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$6,021.29
TOTAL REVENUES	\$139,450.00	\$143,427.00	\$0.00	\$143,427.00	3%	\$144,510.88
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$3,010.64
Total Administrative	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$3,010.64
<i>Debt Service</i>						
Principal Debt Retirement	\$45,000.00	\$0.00	\$45,000.00	\$45,000.00	0%	\$47,000.00
Interest Expense	\$94,450.00	\$47,225.00	\$47,225.00	\$94,450.00	0%	\$92,200.00
Total Debt Service	\$139,450.00	\$47,225.00	\$92,225.00	\$139,450.00	0%	\$139,200.00
TOTAL EXPENDITURES	\$139,450.00	\$47,225.00	\$92,225.00	\$139,450.00		\$142,210.64
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	\$96,202.00	-\$92,225.00	\$3,977.00	0%	\$2,300.24
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$96,202.00	-\$92,225.00	\$3,977.00	0%	\$2,300.24
FUND BALANCE, BEGINNING	\$135,454.00	\$135,454.00	\$0.00	\$135,454.00	0%	\$139,431.00
FUND BALANCE, ENDING	\$135,454.00	\$231,656.00	-\$92,225.00	\$139,431.00	3%	\$141,731.24

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	11/1/2025	11/1/2026	11/1/2027
Series 2018 Bonds	\$1,932,000.00	\$1,889,000.00	\$1,844,000.00	\$1,797,000.00

Special Assessment Revenue Bond, Series 2018

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
5/1/2021	\$2,050,000.00	\$0.00	4.000%	\$0.00	\$0.00
11/1/2021	\$2,050,000.00			\$0.00	\$0.00
5/1/2022	\$2,050,000.00	\$38,000.00	4.000%	\$50,660.00	\$88,660.00
11/1/2022	\$2,012,000.00			\$49,900.00	\$49,900.00
5/1/2023	\$2,012,000.00	\$39,000.00	4.000%	\$49,900.00	\$88,900.00
11/1/2023	\$1,973,000.00			\$49,120.00	\$49,120.00
5/1/2024	\$1,973,000.00	\$41,000.00	4.000%	\$49,120.00	\$90,120.00
11/1/2024	\$1,932,000.00			\$48,300.00	\$48,300.00
5/1/2025	\$1,932,000.00	\$43,000.00	5.000%	\$48,300.00	\$91,300.00
11/1/2025	\$1,889,000.00			\$47,225.00	\$47,225.00
5/1/2026	\$1,889,000.00	\$45,000.00	5.000%	\$47,225.00	\$92,225.00
11/1/2026	\$1,844,000.00			\$46,100.00	\$46,100.00
5/1/2027	\$1,844,000.00	\$47,000.00	5.000%	\$46,100.00	\$93,100.00
11/1/2027	\$1,797,000.00			\$44,925.00	\$44,925.00
5/1/2028	\$1,797,000.00	\$49,000.00	5.000%	\$44,925.00	\$93,925.00
11/1/2028	\$1,748,000.00			\$43,700.00	\$43,700.00
5/1/2029	\$1,748,000.00	\$52,000.00	5.000%	\$43,700.00	\$95,700.00
11/1/2029	\$1,696,000.00			\$42,400.00	\$42,400.00
5/1/2030	\$1,696,000.00	\$55,000.00	5.000%	\$42,400.00	\$97,400.00
11/1/2030	\$1,641,000.00			\$41,025.00	\$41,025.00
5/1/2031	\$1,641,000.00	\$58,000.00	5.000%	\$41,025.00	\$99,025.00
11/1/2031	\$1,583,000.00			\$39,575.00	\$39,575.00
5/1/2032	\$1,583,000.00	\$61,000.00	5.000%	\$39,575.00	\$100,575.00
11/1/2032	\$1,522,000.00			\$38,050.00	\$38,050.00
5/1/2033	\$1,522,000.00	\$64,000.00	5.000%	\$38,050.00	\$102,050.00
11/1/2033	\$1,458,000.00			\$36,450.00	\$36,450.00
5/1/2034	\$1,458,000.00	\$67,000.00	5.000%	\$36,450.00	\$103,450.00
11/1/2034	\$1,391,000.00			\$34,775.00	\$34,775.00
5/1/2035	\$1,391,000.00	\$70,000.00	5.000%	\$34,775.00	\$104,775.00
11/1/2035	\$1,321,000.00			\$33,025.00	\$33,025.00
5/1/2036	\$1,321,000.00	\$74,000.00	5.000%	\$33,025.00	\$107,025.00
11/1/2036	\$1,247,000.00			\$31,175.00	\$31,175.00
5/1/2037	\$1,247,000.00	\$78,000.00	5.000%	\$31,175.00	\$109,175.00
11/1/2037	\$1,169,000.00			\$29,225.00	\$29,225.00
5/1/2038	\$1,169,000.00	\$82,000.00	5.000%	\$29,225.00	\$111,225.00
11/1/2038	\$1,087,000.00			\$27,175.00	\$27,175.00
5/1/2039	\$1,087,000.00	\$86,000.00	5.000%	\$27,175.00	\$113,175.00
11/1/2039	\$1,001,000.00			\$25,025.00	\$25,025.00
5/1/2040	\$1,001,000.00	\$90,000.00	5.000%	\$25,025.00	\$115,025.00
11/1/2040	\$911,000.00			\$22,775.00	\$22,775.00
5/1/2041	\$911,000.00	\$95,000.00	5.000%	\$22,775.00	\$117,775.00
11/1/2041	\$816,000.00			\$20,400.00	\$20,400.00
5/1/2042	\$816,000.00	\$100,000.00	5.000%	\$20,400.00	\$120,400.00
11/1/2042	\$716,000.00			\$17,900.00	\$17,900.00
5/1/2043	\$716,000.00	\$105,000.00	5.000%	\$17,900.00	\$122,900.00
11/1/2043	\$611,000.00			\$15,275.00	\$15,275.00
5/1/2044	\$611,000.00	\$110,000.00	5.000%	\$15,275.00	\$125,275.00
11/1/2044	\$501,000.00			\$12,525.00	\$12,525.00
5/1/2045	\$501,000.00	\$116,000.00	5.000%	\$12,525.00	\$128,525.00
11/1/2045	\$385,000.00			\$9,625.00	\$9,625.00
5/1/2046	\$385,000.00	\$122,000.00	5.000%	\$9,625.00	\$131,625.00
11/1/2046	\$263,000.00			\$6,575.00	\$6,575.00
5/1/2047	\$263,000.00	\$128,000.00	5.000%	\$6,575.00	\$134,575.00
11/1/2047	\$135,000.00			\$3,375.00	\$3,375.00
5/1/2048	\$135,000.00	\$135,000.00	5.000%	\$3,375.00	\$138,375.00
		\$2,050,000.00		\$1,681,900.00	\$3,731,900.00

Assessment Summary
Fiscal Year 2027 vs. Fiscal Year 2026

ASSESSMENT ALLOCATION

Assessment Area One- Series 2016													
Product	Units	General Fund					Debt Service Series 2016			Total Assessments per Unit			
		FY 2027	FY 2026	Dollar Change	Monthly Change	Percent Change	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Dollar Change	Percent Change
Single Family 50'	205	\$2,000.90	\$2,000.90	\$0.00	\$0.00	0.00%	\$1,302.08	\$1,302.08	0.00%	\$3,302.98	\$3,302.98	\$0.00	0.00%
	205												

Assessment Area Two- Series 2019													
Product	Units	O&M Per Unit					Debt Service Series 2019			Total Assessments per Unit			
		FY 2027	FY 2026	Dollar Change	Percent Change		FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Dollar Change	Percent Change
Single Family 40'	59	\$1,600.72	\$1,600.72	\$0.00	\$0.00	0.00%	\$ 1,063.83	\$ 1,063.83	0.00%	\$2,664.55	\$2,664.55	\$0.00	0.00%
Single Family 50'	60	\$2,000.90	\$2,000.90	\$0.00	\$0.00	0.00%	\$ 1,462.77	\$ 1,462.77	0.00%	\$3,463.67	\$3,463.67	\$0.00	0.00%
	119												

Total Units 324



Craig Latimer
Supervisor of Elections

Our Vision: To be the best place in America to vote

GOVERNOR'S STERLING
AWARD RECIPIENT

April 20, 2026

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2026, listed below.

Community Development District	Number of Registered Electors
Summit at Fern Hill CDD	729

We ask that you respond to our office with a current list of CDD office holders by **June 1st** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 367-8829 or pthomas@votehillsborough.gov.

Respectfully,

Patricia "Patti" Thomas
Administrative Assistant/Candidate Services

RESOLUTION NO. 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT ADOPTING A POLICY REGARDING PARKING AND TOWING ON DISTRICT-OWNED PROPERTY; DESIGNATING AUTHORIZED REPRESENTATIVES TO WORK WITH TOWING OPERATORS; AUTHORIZING THE ENGAGEMENT OF AN AUTHORIZED TOWING OPERATOR; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District owns and maintains various roadways, parking lots, and common areas located within the boundaries of the District (collectively, the “**District Property**”);

WHEREAS, the Board of Supervisors of the District (the “**Board**”) is authorized by Sections 190.011(15) and 190.012(2)(d), Florida Statutes, to contract with a towing operator to remove vehicles from District Roads if the notice and procedures requirements of Section 715.07, Florida Statutes, are followed;

WHEREAS, unauthorized vehicles or vessels on the District Roads may pose a danger or cause a hazard to the health, safety, and welfare of the District, its residents, its infrastructure, and the general public;

WHEREAS, the Board held a public meeting to receive public comment on the proposed parking and towing policy attached hereto as **Exhibit A** (the “Parking and Towing Policy”); and

WHEREAS, in accordance with Section 715.07(2), Florida Statutes, the District desires to designate authorized personnel the authority to work with authorized towing operators to tow unauthorized vehicles or vessels; and

WHEREAS, Hillsborough County keeps and maintains a list of service providers who are authorized to perform towing services; and

WHEREAS, the District desires to authorize the engagement of a towing operator on Hillsborough County’s list to tow unauthorized vehicles or vessels.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

1. **Incorporation of Recitals**. The above recitals are true and correct and by this reference are incorporated as a material part of this resolution.

2. **Adoption of Parking and Towing Policies.** The Board hereby adopts the Parking and Towing Policy attached hereto as **Exhibit A**.

3. **Authorizing District Representatives to work with Towing Operators.**
 - a. The Board hereby authorizes the following representatives on behalf of the District to authorize the towing of unauthorized vehicles or vessels on District Property pursuant to the Parking and Towing Policy:
 - i. Chair or, in the Chair’s absence, the Vice Chair of the Board of Supervisors
 - ii. The Assistant Supervisors
 - iii. The District Manager
 - iv. The Field Operations Manager
 - b. The Board may authorize additional representatives from time to time by a vote at a public meeting or by adopting a resolution.

4. **Authorizing the Engagement of an Approved Towing Operator.**
 - a. The Board hereby authorizes the District to enter into an agreement with a company that is authorized to perform towing or wrecker services in compliance with Florida law, applicable Hillsborough County regulations, and the Parking and Towing Policy.
 - b. The District shall coordinate with the towing operator to ensure that the required signage shall be posted on District Property in the manner required by applicable laws and regulations (including specifically Section 715.07, Florida Statutes).

5. **Conflicts.** This Resolution replaces any prior resolutions, policies, rules, actions or any portion or content included therein in conflict with this resolution.

6. **Severability.** If any section or part of a section of this resolution is declared invalid, unconstitutional, or inconsistent with any law or regulation, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such part of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

7. **Effective Date.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded, repealed, replaced, or superseded.

Passed and Adopted on this 4th day of May, 2026.

Attest:

**Summit at Fern Hill
Community Development District**

Name: _____
Title: Assistant Secretary

Name: Antonio Bradford
Title: Chair of the Board of Supervisors

Exhibit A

Summit at Fern Hill Community Development District

Parking and Towing Policy for District Property

The Summit at Fern Hill Community Development District (the “**District**”) has adopted the following policies regarding the parking and towing of vehicles and/or vessels of any kind (as defined by Section 715.07, Florida Statutes) located on District owned roadways, parking lots, common areas, etc. (the “**District Property**”). This Policy is in addition to, and exclusive of, various state laws, county regulations, or homeowners’ association standards governing parking.

Parking Policies:

1. There shall be NO parking of any vehicles and/or vessels on District-owned common areas at any time.
2. There shall be no parking of vessels (i.e. watercraft) on any District-owned roadways.
3. No overnight (between 11:00 p.m. and 5:00 a.m.) parking is permitted.
4. There shall be no parking of vehicles on District-owned roadways except during permitted hours in accordance with this Policy. Vehicles must not be parked in any way which blocks the normal flow of traffic, or in any way that limits the ability of emergency service workers to respond to situations. Unless authorized in writing, by the District, only vehicles that can fit in a standard parking space are permitted to park on District owned roadways. No commercial vehicles (other than vendors currently servicing the District), RVs, boats, trailers, moving trucks, or oversized vehicles are permitted.
5. The District does not provide any security or monitoring for the District Roadways and assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.
6. All vehicles must have valid and proper license plates and registration affixed to their vehicles. Unregistered vehicles may be reported to license inspectors or law enforcement as a violation of Section 320.02, Florida Statutes. Additionally unregistered vehicles may be considered to have been abandoned and reported to law enforcement or code enforcement.
7. Unauthorized parking may result in being towed or reported to the local authorities for trespassing.
8. These policies are in addition to, and exclusive of, various state laws, county regulations, or homeowners’ association standards governing parking.

Towing Policies:

1. Any vehicle or vessel that is parked on District-owned roadways, in violation of this policy or applicable regulatory requirements, may be towed at the sole expense of the owner, in accordance with applicable laws and regulations (including Section 715.07, Florida Statutes).
2. The District shall keep a logbook of all violations of the District’s parking restrictions.
3. The District shall maintain a list of representatives that have the authority to contact the towing operator for the purpose of initiating the towing of a vehicle or vessel from District-

owned roadways.

4. Upon discovery of a violation, an authorized District representative may notify the towing operator with whom the District enters into a towing authorization agreement to initiate a tow.
5. Prior to directing the Towing Operator to remove any vehicles or vessels, the Authorized Representative shall:
 - a. take a picture evidencing the parking violation;
 - b. enter the relevant information in the logbook and provide the picture to the District's records custodian; and,
 - c. then provide authorization for the Towing Operator to commence towing.
6. The towing operator shall photograph the evidence of such violation and may then tow the vehicle or vessel from the District Road or District Parking Areas in accordance with said agreement.
7. Roam towing is NOT allowed by the Towing Operator.

This Policy was adopted by Resolution No. 2026-06 on May 4, 2026.



Proposal #8460

Summit at Fern Hill Red Maple Tree removal Enhancement Proposal 4/2026

Date 4/21/2026
Customer Jason Liggett | Inframark | 2005 Pan Am Circle, Suite 300 | Tampa, FL 33607
Property Summit at Fern Hill CDD | 10340 Boggy Moss Drive | Riverview, FL 33578

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

Remove 1 Dead Red Maple Tree located at Old cone grove road.
NOTE: this is only flush cut

Demo and Prep

Red maple Tree Removal

Items	Quantity	Unit
Dumping Charge	1.00	EA
Red maple Tree Removal :		\$1,684.00
PROJECT TOTAL:		\$1,684.00

Terms & Conditions

Terms & Conditions

Payment Terms

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

Payments made via credit card will be accepted up to \$4,750 and will include an additional 3% credit card fee. Interest will accrue on all invoices over thirty days old. Past due amounts will accrue interest at a rate of 1.5% per month (18% APR). Client agrees to pay any costs associated with collection, including but not limited to court and attorney's fees as additional sums owed.

Exclusions

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

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

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

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

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

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

Soil, Sod and/or Mulch quantities are estimates only. They do not account for disturbed

construction areas or other fluctuations. Invoices will reflect actual quantities used at proposed price per unit.

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

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

MOT for temporary traffic control

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

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

landscape

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

Backflow Connection

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

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

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

Has been started by Pine Lake Nursery and Landscape and/or its subcontractors and is interrupted, delayed, impeded, or prohibited, by others from being worked on continuously until the landscape and irrigation project is completed. Pine Lake Nursery and Landscaper and its subcontractors are excluded. Upon completion of the landscape and irrigation installation project as specified in the landscape and irrigation plan sets is considered complete but will not be accepted as completed until the project as a whole is accepted as complete.

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

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

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

Warranty on transplanted plant material from the project site

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

Procedure for Extra Work, Changes and Escalation

If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, or specifications for any part of the project or reasons over which we have no control, or we are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the

work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis. All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.

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

Escalation Clause

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

Warranty and Tolerances

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

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

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

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

Damaged Utilities: Should damage occur to utilities during construction, the Contractor is only liable for

the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities

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

Damage to installed material (plants, trees, sod, etc.) by foot traffic, machinery, equipment, other trades, owner neglect or acts of nature will be excluded from any warranty and will not be replaced at the cost of Contractor
Damage due to pest infestation is excluded from warranty and any damaged material will not be replaced at the cost of the Contractor. If, however, the Contractor has a separate maintenance contract with the client, pest control would fall under that contract and would be subject to those warranty parameters.

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

Material Tolerances

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

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

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

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

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

Client Responsibilities: The Client recognizes and agrees that they have a responsibility to maintain constructions, plants, bushes, trees, and other installations in keeping with standard quality maintenance requirements for the Warranty to remain in effect. Failure to properly maintain materials or horticulture installations will void the warranty. Client further recognizes and agrees that damage to construction, materials, horticulture elements and other warrantable items of the project will not be warranted if the damage or loss is due to elements beyond the control of

the Contractor. For example, flooding eaves, troughs that damage plants, fallen branches, animal caused damage, damaged/ burst irrigation or drainage pipes that were not maintained properly, use of improper chemicals, improper maintenance, extreme or unusual weather conditions, and similar and/or related situations

– void all warranties provided by the Contractor

By *Em*
Epifanio Carvajal Ulloa

Date 4/21/2026
Pine Lake Services, LLC

By _____
Jason Liggett

Date _____
Inframark



Proposal #8461

Summit at Fern Hill Oak Trees Replacement Enhancement Proposal 4/2026

Date 4/22/2026
Customer Jason Liggett | Inframark | 2005 Pan Am Circle, Suite 300 | Tampa, FL 33607
Property Summit at Fern Hill CDD | 10340 Boggy Moss Drive | Riverview, FL 33578

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

Remove and Replace 3 Live Oak trees located on the common area on Boggy moss drive

Demo and Prep

Oak Trees Replacement

Items	Quantity	Unit
Oak Trees Replacement 30-G	3.00	EA
Oak Trees Replacement :		\$1,950.00
PROJECT TOTAL:		\$1,950.00

Terms & Conditions

Terms & Conditions

Payment Terms

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

Payments made via credit card will be accepted up to \$4,750 and will include an additional 3% credit card fee. Interest will accrue on all invoices over thirty days old. Past due amounts will accrue interest at a rate of 1.5% per month (18% APR). Client agrees to pay any costs associated with collection, including but not limited to court and attorney's fees as additional sums owed.

Exclusions

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

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

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

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

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

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

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

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

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

MOT for temporary traffic control

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

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– void all warranties provided by the Contractor

By *Em*
Epifanio Carvajal Ulloa
Date 4/22/2026
Pine Lake Services, LLC

By _____
Jason Liggett
Date _____
Inframark

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ii. Consideration of 30-day Notice to A-Quality Pool to Terminate

On MOTION by Mr. Bradford, seconded by Mr. Roth, with all in favor, the Notice to A-Quality Pool to Terminate was approved. 3-0

On MOTION by Mr. Bradford, seconded by Mr. Roth, with all in favor, the Cooper Pools Quote 787 for Pool Equipment Repairs for \$2,991.03 was approved. 3-0

B. Landscape Update

There being none, the next business item followed.

C. District Accountant

i. Consideration of Operation and Maintenance February 2026

On MOTION by Mr. Kiflom, seconded by Mr. Roth, with all in favor, the Board approved the February 2026 Operation and Maintenance Report. 3-0

D. District Counsel

The Board Requested to Review a Towing Resolution at the Workshop.

E. District Engineer

There being none, the next business item followed.

F. District Manager

There being none, the next business item followed.

FIFTH ORDER OF BUSINESS Business Items

A. Consideration of Resolution 2026-05, General Election

On MOTION by Mr. Bradford, seconded by Mr. Roth, with all in favor, Resolution 2026-05 was adopted. 3-0

B. Consideration of Audit Engagement Letter

On MOTION by Mr. Bradford, seconded by Mr. Kiflom, with all in favor, Audit Engagement Letter was approved. 3-0

SIXTH ORDER OF BUSINESS Business Administration

A. Consideration of the Board of Supervisors' Regular Meeting Minutes

89 **from March 2, 2026**

90 **B. Consideration of the Board of Supervisors’ Workshop Meeting Minutes from**
91 **March 16, 2026**

92

93 On MOTION by Mr. Bradford, seconded by Mr. Roth, with all
94 in favor, the meeting minutes from March 2, 2026, Regular
95 Meeting and Workshop Meeting Minutes from March 16, 2026
96 were approved. 3-0

97

98 **SEVENTH ORDER OF BUSINESS**

**Board of Supervisors’ Requests and
Comments**

99

100 Mr. Bradford discussed pool furniture and potential replacement.
101 Mr. Roth requested that staff obtain a quote for the installation of a free library.
102 Mr. Kiflom discussed matters related to the clubhouse.

103

104 **EIGHTH ORDER OF BUSINESS**

Adjournment

105 There being no further business,

106

107 On MOTION by Mr. Roth, seconded by Mr. Bradford, with all
108 in favor, the meeting was adjourned at 7:20 p.m. 3-0

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114 _____
Mark Vega
115 Assistant Secretary

114 _____
Antonio Bradford
115 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, April 20, 2026, at 6:00 p.m. at the Summit at Fern Hill
3 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	Yonatan Derar	Assistant Secretary
10	Tiebe Kiflom	Assistant Secretary
11		
12		

13 *The following item was discussed during the April 20, 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**

Business Items

23 **A. Discussion of Crushed Asphalt Proposals**

24 Discussion ensued regarding the crushed asphalt proposals and related operational
25 matters. The Board discussed a previously approved bill that had been presented at the
26 April 6, 2026 meeting and noted there had been no bill scheduled for approval at the
27 Workshop Meeting. Concerns were raised regarding communication of the access issue and
28 the inconvenience to Board Members and any residents who may have arrived after the
29 meeting location was vacated.

30 The Board also discussed the status of direct deposit requests for Board Members.

31 The Board asked what the anticipated return date for Ms. Jackson is.

32 The Board inquired whether the accounting team could attend a future meeting..

33 The Board also requested an update regarding the anticipated reopening of the pool.

34 In addition, the Board discussed an alternative playground surface option consisting of
35 pavers in lieu of crushed asphalt and requested proposals from three vendors.

36
37 **B. Discussion of Towing Resolution**

38 Discussion ensued regarding Resolution 2026-06, specifically Section 3, authorizing
39 District representatives to work with towing operators. The Board requested that the
40 reference to the Clubhouse Manager be deleted and that the Assistant Secretaries be added
41 instead.

42 The Board also reviewed Exhibit A under the towing materials, including the
43 requirement that the District maintain a logbook of all violations of the District's parking
44 restrictions. In response to an inquiry regarding who would be responsible for maintaining
45 the log.

46
47 **THIRD ORDER OF BUSINESS**

Adjournment

48 There being no further business, and the workshop was adjourned.
49
50
51
52

53 _____
54 Mark Vega
55 Assistant Secretary

Antonio Bradford
Chairperson