

Summit at Fern Hill Community Development District

August 3, 2026 Meeting

Agenda Package

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FLORIDA 33607

CLEAR PARTNERSHIPS



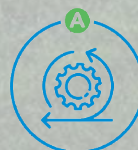
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Summit at Fern Hill Community Development District

Board of Supervisors

Antonio Bradford, Chairperson
Matthew Roth, Vice Chairperson
TiebeKiflom, Assistant Secretary
Yonatan Derar, Assistant Secretary
Shawn Connolly, Assistant Secretary

District Staff

Heather Jackson, District Manager
Kathryn Hopkinson, District Counsel
Phil Chang, District Engineer
Christina Fowler, Field Service Inspector
Ruben Nesbitt, Accountant
Janice Swade, Administrative Assistant

Regular Meeting Agenda

Monday, August 3, 2026, at 6:00 p.m.

The Regular Meeting & Budget Public Hearing of the **Summit at Fern Hill Community Development District** will be held on **Monday, August 3, 2026, at 6:00 p.m. at the Summit at Fern Hill Clubhouse, located at 10340 Boggy Moss Drive, Riverview, Florida 33578.**

Meeting ID: 272 301 863 877 384 Passcode: ei7km6QK

[Join the meeting now](#)

Following is the Agenda for the Meeting:

THE REGULAR MEETING OF THE BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. MOTION TO APPROVE AGENDA

4. PUBLIC COMMENTS

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

5. PUBLIC HEARING FOR ADOPTION OF THE FISCAL YEAR 2027 BUDGET

A. Open Public Hearing

B. Close Public Hearing

C. Consideration of Resolution 2026-08, Adopting Fiscal Year 2027 Budget

D. Consideration of Resolution 2026-09, Levying Assessments for Fiscal Year 2027

6. STAFF REPORTS

A. Field Inspection Report

B. Landscape Update

C. Irrigation Update

D. District Counsel

E. District Engineer

F. District Manager

7. BUSINESS ITEMS

- A.** Consideration of Resolution 2026-10, Adopting Fiscal Year 2027 Meeting Schedule
- B.** Consideration of Resolution 2026-11, Goals & Objectives
- C.** Consideration of Proposal #9378 for Flush Cut of Palm Tree
- D.** Discussion of Quote #A-56438-00007485 from Admiral Outdoor for Re-slinging of Chairs
- E.** Discussion of Estimate #32994 from Florida Patio Furniture Inc. for Purchase of Patio Furniture
- F.** Discussion of Estimate from Outdoor Furniture Connection for Purchase of Patio Furniture
- G.** Discussion of Proposal #9237 from Pine Lake Companies for Removal and Disposal of Weed Barrier
- H.** Discussion of Proposal #9197 from Pine Lake Companies to Flush Cut Tree at Pond FH3
- I.** Discussion of Estimate #402 from Inframark for Miscellaneous Repairs Around the Community
- J.** Discussion of Repair of Irrigation Decoder
- K.** Discussion of Estimate #425 from Inframark for Amenity Center & Pond Fence Repair
- L.** Discussion of Proposal #9297 from Pine Lake Companies for Stump Grinding
- M.** Discussion of Quote from Trusted Pool & Spa for Commercial Pool Service
- N.** Discussion of Proposal #9246 from Pine Lake Companies for Installation of Podocarpus

8. BUSINESS ADMINISTRATION

- A.** Approval of Minutes of June 1, 2026, Meeting
- B.** Financial Report as of June 2026

9. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

10. ADJOURNMENT

Summit at Fern Hill
Community Development District

**FISCAL YEAR 2027
PROPOSED BUDGET**

May 8, 2026

CLEAR PARTNERSHIPS



Table of Contents

Page #

OPERATING BUDGET

General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	1 - 2
Exhibit A - Allocation of Fund Balances	3
Budget Narrative	4 - 7

DEBT SERVICE BUDGETS

Series 2016	
Summary of Revenues, Expenditures and Changes in Fund Balances	8
Amortization Schedule	9
Series 2018	
Summary of Revenues, Expenditures and Changes in Fund Balances	10
Amortization Schedule	11
Budget Narrative	12

SUPPORTING BUDGET SCHEDULE

Comparison of Assessment Rates	13
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Summit at Fern Hill
Community Development District

Operating Budget
FY 2027

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	\$6,745.00	\$0.00	\$6,745.00	\$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	\$100.00	\$0.00	\$100.00	\$0.00
Other Miscellaneous Revenues	\$0.00	\$100.00	\$0.00	\$100.00	\$0.00
TOTAL REVENUES	\$587,199.00	\$587,884.00	\$6,260.00	\$594,144.00	\$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	\$175.00	\$0.00	\$175.00	\$175.00
Total Administrative	\$124,710.00	\$56,926.00	\$66,606.00	\$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

Summit at Fern Hill
Community Development District

General Fund

	ADOPTED BUDGET 2026	ACTUAL THRU 3/31/2026	PROJECTED April- 9/30/2026	TOTAL PROJECTED FY 2026	ANNUAL BUDGET FY 2027
ACCOUNT DESCRIPTION					
<i>Landscape Services</i>					
R&M Ponds	\$5,000.00	\$2,225.00	\$2,775.00	\$5,000.00	\$5,000.00
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
<i>Total Landscape Services</i>	\$327,713.00	\$54,181.00	\$273,532.00	\$327,713.00	\$351,239.00
<i>Other Physical Environment</i>					
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
<i>Total Other Physical Environment</i>	\$74,316.00	\$29,763.00	\$50,739.03	\$80,502.03	\$51,916.00
TOTAL EXPENDITURES	\$586,064.00	\$167,629.00	\$418,079.55	\$585,708.55	\$599,693.62
Excess (deficiency) of revenues					
Over (under) expenditures	\$1,135.00	\$420,255.00	-\$411,819.55	\$8,435.45	\$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		\$420,255.00	-\$411,819.55	\$8,435.45	\$0.00
FUND BALANCE, BEGINNING	\$387,158.00	\$387,158.00	\$0.00	\$387,158.00	\$395,593.45
FUND BALANCE, ENDING	\$387,158.00	\$807,413.00	-\$411,819.55	\$395,593.45	\$395,593.45

Summit at Fern Hill
Community Development District

Exhibit "A"
Allocation of Fund Balances

FISCAL YEAR 2026 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	\$387,158.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2026	\$8,435.45
Estimated Funds Available - 9/30/2026	\$395,593.45

FISCAL YEAR 2027 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2026 (1)	\$395,593.45
Less: First Quarter Operating Reserve	-\$149,923.40
Less: Designated Reserves for Capital Projects	-\$135,873.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2027	\$0.00
Estimated Remaining Undesignated Cash as of 9/30/2027	\$109,797.04

Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Special Assessments-Tax Collector

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

Special Assessments-Discounts

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

EXPENDITURES

Administrative

Supervisor Fees

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

ProfServ-Field Management

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

ProfServ-Trustee Fees

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

Disclosure Report/Dissemination Services

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

ProfServ-District Counsel

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

ProfServ-District Engineer

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

ProfServ-District Management

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

Budget Narrative
Fiscal Year 2027

Administrative (continued)

Auditing Services

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

Postage, Phone, Faxes, Copies

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

Insurance-General Liability

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

Public Officials Insurance

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

Insurance-Property & Casualty

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

Miscellaneous-Assessment Collection Costs

The District reimburses the tax collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the tax collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

Legal Advertising

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

Bank Fees

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

Payroll Services

This represents the cost of processing the payroll for Supervisors and staff expenses that are incurred during the year.

Website Administration

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

Dues, Licenses and Fees

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

Utility Services

Utility-Electric

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

Budget Narrative
Fiscal Year 2027

Utility Services (continued)

Internet Services

Internet service for clubhouse and other amenity locations.

Utility-Water

The Water and Sewer expense is based on historical usage.

Landscape Services

R&M-Ponds

This includes the repairs and maintenance of the ponds in the District.

Landscaping - R&M Other

Cost of repairs and regular maintenance to landscaping equipment.

Landscaping – Plant Replacement

Cost of replacing dead or damaged plants throughout the district.

Contract Ponds

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

Landscape Maintenance

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

Irrigation Maintenance

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

Landscaping-Mulch

The landscaping maintenance of mulch.

Capital Improvements

Funding of major projects and building improvements to CDD property.

Capital Reserve

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

Other Physical Environment

Pool Monitors

Cost of staff members to facilitate pool safety services.

Janitorial Contract

Cost of janitorial labor for CDD Facilities.

Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

Contract-Pools

Cost of maintenance for CDD pool facilities.

Budget Narrative
Fiscal Year 2027

Other Physical Environment (continued)

R&M-Pools

This includes any non-contractual repairs and maintenance of the pool at the Recreation Center.

Amenity Maintenance & Repair

Cost of repairs and regular maintenance of CDD amenities.

Miscellaneous Maintenance

Amenity Expenses not otherwise specified.

Access Control Maintenance & Repair

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

Holiday Decorations

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

Summit at Fern Hill
Community Development District

Debt Service Budget
FY 2027

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

ACCOUNT DESCRIPTION	ADOPTED BUDGET 2026	ACTUAL THRU 3/31/2026	PROJECTED April- 9/30/2026	TOTAL PROJECTED FY 2026	ANNUAL BUDGET 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
Debt Service					
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

Special Assessment Bonds, Series 2016

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
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 BUDGET 2026	ACTUAL THRU 3/31/2026	PROJECTED April- 9/30/2026	TOTAL PROJECTED FY 2026	% +/- Budget	ANNUAL 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

Special Assessment Revenue Bond, Series 2018

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
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

Budget Narrative
Fiscal Year 2027

REVENUES

Special Assessments-Tax Collector

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

Special Assessments-Discounts

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

EXPENDITURES

Debt Service

Miscellaneous-Assessment Collection Costs

The District reimburses the tax collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the tax collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

Principal Debt Retirement

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

Interest Expense

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



Summit at Fern Hill

Community Development District

Supporting Budget Schedule

FY 2027



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

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Summit at Fern Hill Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a.** That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b.** That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2025-2026 and/or revised projections for Fiscal Year 2026-2027.
- c.** That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the Summit

at Fern Hill Community Development District for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2026, and ending September 30, 2027, the sum of \$ _____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ _____
<i>Total Reserve Fund [if Applicable]</i>	\$ _____
Total Debt Service Funds	\$ _____
Total All Funds*	\$ _____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 3RD DAY OF AUGUST 2026

☐ Secretary/☐ Assistant Secretary _____

☐ Chair/☐ Vice Chair of the Board of Supervisors _____

Exhibit A: FY 2026-2027 Adopted Budget

RESOLUTION 2026-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Summit at Fern Hill Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Hillsborough County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for Fiscal Year 2026-2027 attached hereto as **Exhibit A (“FY 2026-2027 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2026-2027 Budget;

WHEREAS, the provision of the activities described in the FY 2026-2027 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2026-2027 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2026-2027 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2026-2027 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2026-2027 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2026-2027 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 3RD DAY OF AUGUST 2026.

**Summit at Fern Hill Community
Development District**

Print Name: _____

☐ Secretary/☐ Assistant Secretary

☐ Chair/☐ Vice Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Budget



Summit at Fern Hill CDD July 2026

Field Inspection Report

Monday, 6 July 2026

Prepared For Board Of Supervisors

23 Issues Identified

23 Issues Incomplete

Christy Fowler

Inframark



Issue 1

Assigned To: Total Pressure

Playground area

Observations:

The trash receptacle appears to have been dislodged during the recent paver installation and is no longer properly positioned.

Recommendations:

Inspect the trash receptacle and reinstall or secure it in its original location. Verify that it is stable and properly anchored to prevent movement and ensure safe, convenient use by residents.



Issue 2

Assigned To: Board

Amenity Center

Observations:

The window frames are dirty and show signs of staining.

Recommendations:

Clean the window frames thoroughly and repaint where necessary to restore a clean, finished appearance.- Would the board like proposals to have this cleaned?

Issue 3

Assigned To: District Manager

Pool and Amenity Center Gate

Observations:

The magnetic gate latch is not properly securing the gate, preventing it from remaining closed.

Recommendations:

Inspect and adjust or replace the magnetic latch as needed to ensure the gate closes and latches securely.



Issue 4

Assigned To: Board

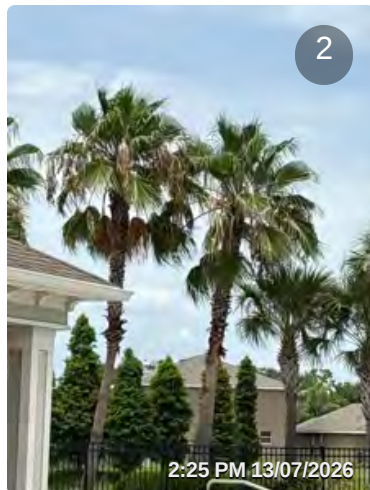
Pool Deck Landscape

Observations:

Palm trees surrounding the pool contain seed pods and accumulated debris, contributing to excess organic material within the pool area. - This can impact the overall health and function of the pool

Recommendations:

Remove seed pods and clean the palms to reduce debris entering the pool and improve the overall appearance of the amenity center.



Issue 5

Assigned To: Pine Lake

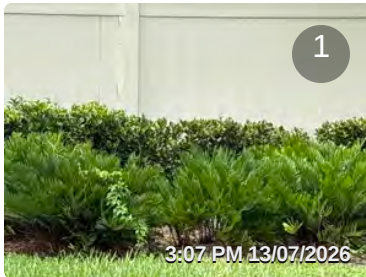
Golden Wonder Lane Cul-de-sac

Observations:

The landscape bed lacks detailing. Weeds are present within the planting beds, trash is present under the shrubs, and the overall appearance requires maintenance.

Recommendations:

Detail the landscape beds by removing weeds, collect trash at service, redefining bed edges, and performing routine maintenance to improve the overall appearance.



Issue 6

Assigned To: Aquatic Weed Control

Pond 3 (West Side)

Observations:

Several beer cans were observed along the west side of Pond 3.

Recommendations:

Remove trash. Continue routine trash collection during pond maintenance visits and monitor the area for recurring dumping activity.



Issue 7

Assigned To: Pine Lake

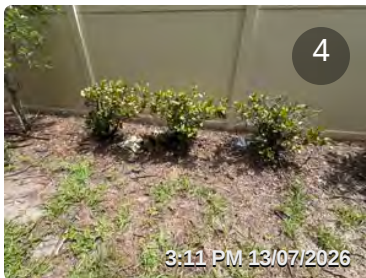
Perimeter Fence Line Boggy Moss Run

Observations:

The perimeter fence line contains accumulated trash and is not being maintained to standard.

Recommendations:

Remove all trash along the fence line and continue routine maintenance to keep the perimeter clean.



Issue 8

Assigned To: Board/District Manager

Perimeter Fence Line behind 10211 Boggy Moss Run

Observations:

Tree limbs appear to have been cut by the adjacent homeowner and discarded onto CDD property.

Recommendations:

Notify the homeowner regarding proper disposal of landscape debris.



Issue 9

Assigned To: Board

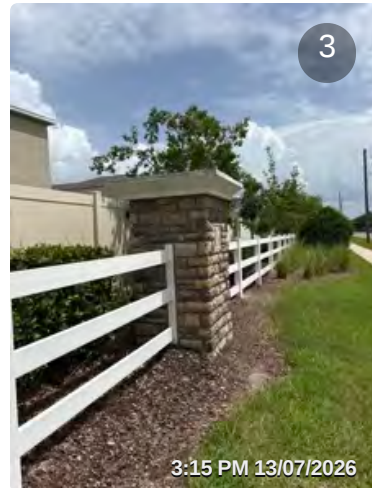
Entrance Columns (Fern Hill Drive)

Observations:

Streaking remains visible on the entrance columns following recent cleaning. In addition, the last column in the row along Fern Hill has sustained damage and requires repair.

Recommendations:

Reclean the entrance columns to remove the remaining streaks and restore a uniform appearance. Repair the damaged column at the Fern Hill entrance to maintain the structural integrity and aesthetic appearance of the monument entrance.



Issue 10

Assigned To: District Manager/Pine Lake

Behind 10219 Boggy Moss Drive

Observations:

Tree limb clippings have been discarded onto CDD property, likely from trimming performed on the homeowner's side of the fence. Vines are also present within the landscape area.

Recommendations:

Remove the limb debris and cut back the vines. Notify the homeowner regarding proper disposal practices.



Issue 11

Assigned To: Pine Lake

Boggy Moss Drive (Southwest Drain Near Pond 6 Wetland)

Observations:

Vegetation has accumulated around the storm drain, and debris is beginning to obstruct the stormwater inlet.

Recommendations:

String trim around the drain structure and remove all debris from the stormwater inlet to maintain proper drainage and accessibility.





Issue 12

Assigned To: District Manager

10004 Crested Fringe

Observations:

The fence previously identified for pressure washing remains in need of service.

Recommendations:

Schedule pressure washing of the fence to restore its appearance and remove accumulated staining.



Issue 13

Assigned To: Pine Lake

Southeast Drain Pond 6

Observations:

Debris is obstructing the drain inlet.

Recommendations:

Clear the drain opening and remove all debris to maintain proper stormwater flow.

Issue 14

Assigned To: Aquatic Weed Control

Pond 6 (Northeast Corner)

Observations:

Trash is present along the shoreline of Pond 6.

Recommendations:

Remove all trash from the shoreline and continue routine litter collection during pond maintenance visits.



Issue 15

Assigned To: Pine Lake

Northeast Strawberry Tetra Dr. Landscape area

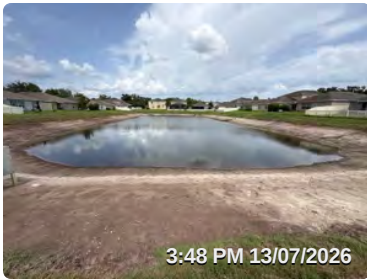
Observations:

The landscape lacks routine detailing and appears unmaintained.

Recommendations:

Perform detailed landscape maintenance, including edging, weed removal, pruning, and general cleanup to improve the overall appearance.





Issue 16

Assigned To: Aquatic Weed Control

Pond 5

Observations:

Pond 5 appears clear and well maintained. No deficiencies were observed during the inspection.

Recommendations:

No corrective action is required at this time. Continue routine monitoring and maintenance.

Issue 17

Assigned To: Board

Pond 4 Overlook

Observations:

The warning sign has become bent, and an exposed screw is present within the concrete at the overlook, creating a potential safety concern.

Recommendations:

Straighten or replace the warning sign and remove or remove the exposed screw to eliminate the potential trip hazard. - Would the board like proposals to correct these itmes?





Issue 18

Assigned To: Pine Lake

Old Cone Grove Road

Observations:

A tree continues to exhibit signs of decline and requires further evaluation.

Recommendations:

Diagnose the cause of decline, provide a treatment proposal if the tree is recoverable, or recommend removal if the tree cannot be preserved.



Issue 19

Assigned To: Pine Lake

Cone Grove Road

Observations:

A fallen tree is present along Cone Grove Road.

Recommendations:

Remove the fallen tree and eliminate any safety concerns.



Issue 20

Assigned To: Board

10506 Strawberry Tetra

Observations:

Fence panels have become detached and require reassembly.

Recommendations:

Repair or replace the damaged fence panels to restore the integrity and appearance of the fence.- Would the board like proposals?



Issue 21

Assigned To: Pine Lake

Fairy Moss

Observations:

The area behind the homes on Ferry Moss was missed during mowing operations.

Recommendations:

Mow the area and include it in the routine maintenance schedule to maintain a consistent appearance.

Issue 22

Assigned To: Pine Lake

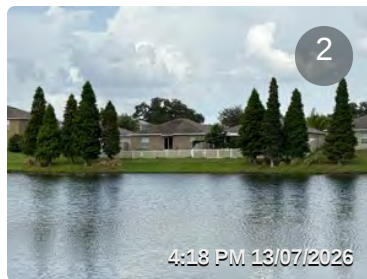
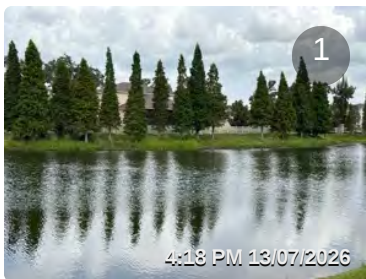
Pond 2 Trees

Observations:

Areas surrounding several trees are not being mowed or string trimmed, resulting in an unfinished appearance.

Recommendations:

String trim and mow around all tree rings during each maintenance cycle to maintain a neat, well-defined landscape.





Outstanding from previous reports

Stop sign issue on Strawberry Tetra from last report was submitted to the county. Case number CN0628574

Golden Wonder Lane, A previously requested proposal for tree removal remains outstanding.

Submitted by **3361902**
Heritage PPG/Matt Dziagwa
8100 E Broadway Ave
Suite D
Tampa, FL 33619

Date Received
7-Jul-2026

Submitted for
EPI CARVAJAL

Date Reported
08-Jul-2026

Laboratory Sample #
DM57961 - DM57962

Information Sheet #
102458

Sample Identification	Phosphorus			Potassium	Calcium	Magnesium	Zinc	Manganese	Copper	Iron
	Bray I	Olsen	Mehlich							
	ppm	ppm	ppm	ppm	ppm	ppm	ppm	ppm	ppm	ppm
1-TREES	104			54	609	84	3.5	2.8	3.9	37.8
2-SHRUBS	108	18		16	1340	131	1.0	0.1	0.4	14.9
Average(s)	106	18	----	35	974	108	2.2	1.5	2.2	26.4
Optimum Levels Trees	25 - 45			100 - 130	592 - 683	95 - 120	1.0 - 3.0	5.0 - 15.0	0.5 - 1.5	4.0 - 20.0

Sample Identification	Soil pH	Sodium	Soluble Salts	Organic Matter	Cation Exchange	Percent Base Saturation				
						Hydrogen	Sodium	Potassium	Calcium	Magnesium
		ppm	mmhos/cm	%	meq/100g	%	%	%	%	%
1-TREES	6.3	10.0	0.2	1.2	4.6	13.8	0.9	3.0	66.9	15.3
2-SHRUBS	7.4	10.0	0.1	1.7	7.9		0.6	0.5	85.0	13.9
Average(s)	6.9	10.0	0.2	1.5	6.3	13.8	0.8	1.8	76.0	14.6
Optimum Levels Trees	5.9 - 6.5	10 - 80	0.1 - 1.0	1.0 - 3.0		1.0 - 10.0	< 5.0	2.0 - 7.0	65 - 75	15 - 25

Sample Identification	Boron	Sulfur	Nitrate	Ammonium	Chloride	Aluminum	Particle Size Analysis			
							Sand	Silt	Clay	Soil Texture
	ppm	ppm	ppm	ppm	ppm	ppm	%	%	%	
1-TREES	0.1	7.4	25.7							
2-SHRUBS	0.1	5.4	2.4							
Average(s)	0.1	6.4	14.1	----	----	----				
Optimum Levels Trees	0.5 - 1.0	8.0 - 20.0	5.0 - 25.0							

Submitted by **3361902**
Heritage PPG/Matt Dziagwa
8100 E Broadway Ave
Suite D
Tampa, FL 33619

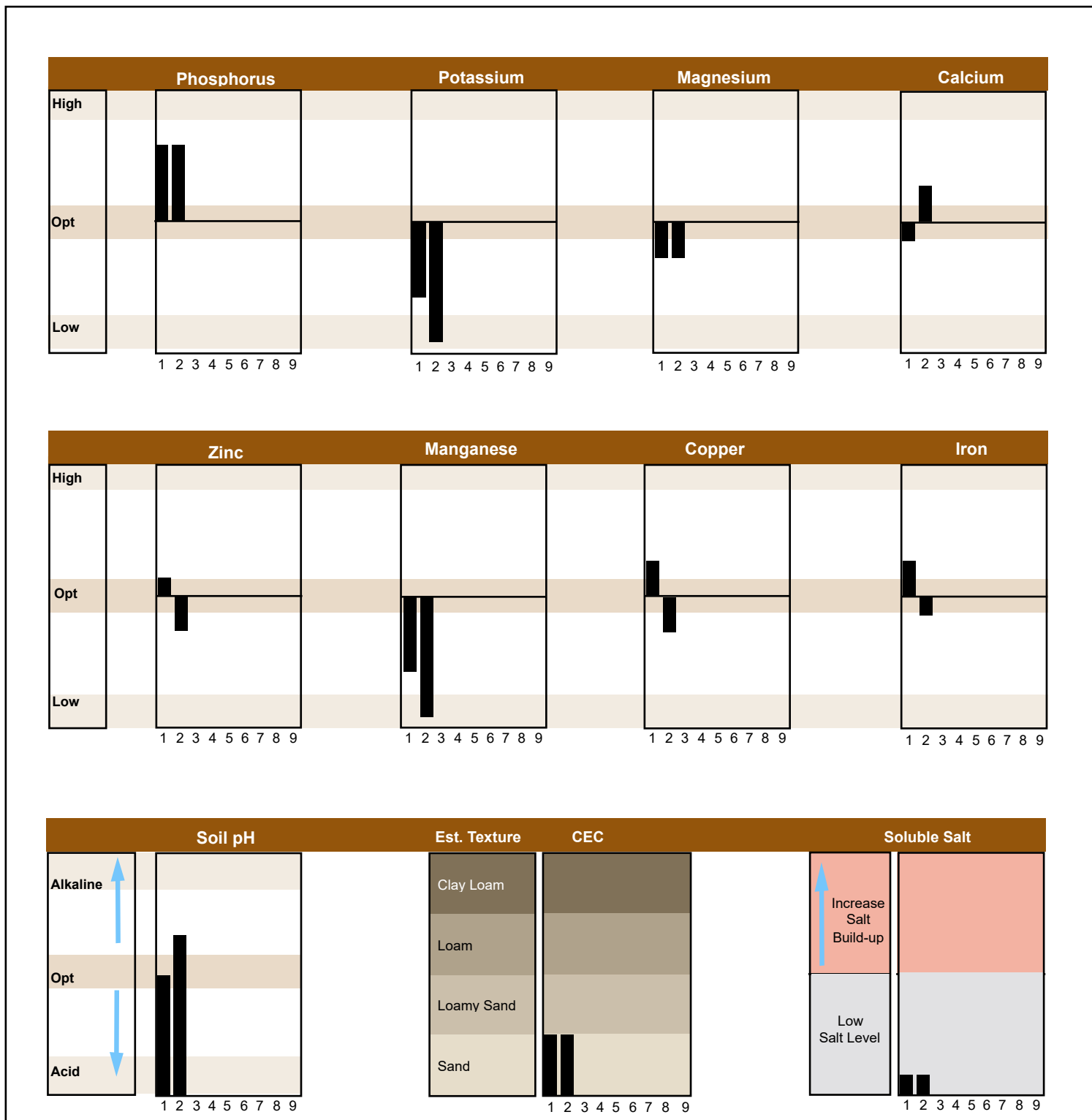
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8100 E Broadway Ave
Suite D
Tampa, FL 33619

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EPI CARVAJAL

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08-Jul-2026

Information Sheet #
102458

Product Recommendation is Lbs./1,000 Square Feet

Sample Identification	Nitrogen N	Phosphorus P2O5	Potassium K2O	Magnesium Mg	Soil Amendment application			
					Limestone	Gypsum	Sulfur	Epsom
1-TREES	0.6	0.0	2.3	0.3	0.0	0.0	0.0	0.0
2-SHRUBS	1.1	0.0	2.9	0.3	0.0	0.0	7.6	0.0
Average(s)	0.9	----	2.6	0.3	----	----	4	----

Plant food recommendations are for the entire growing season being presently grown.

Do not apply more than 1.0 lb/1,000 sf of Nitrogen any one application, if slow release N is used, more N can be applied, but no more than 3.0 lb/1,000 sf.

Product Recommendation is Lbs./Acre

Sample Identification	Zinc Zn	Manganese Mn	Copper Cu	Iron Fe	Sulfur S	Boron B
1-TREES	0.0	0.1	0.0	0.0	0.1	0.0
2-SHRUBS	0.1	0.2	0.0	0.0	0.2	0.0
Average(s)	0.1	0.1	----	----	0.2	0.0

**Pine Lake Services****Monthly Irrigation Report**

Job Number:

Job Name::Summit at Fern Hill

EST#:

Technician: Roberto

Clock: Hunter I core

Date: 07/14/26

Check Rain Sensor: Yes/No

Pine Lake Services										Monthly Irrigation Report		Job Number:				Qty:		Description:		Cost:		Total:											
Job Name::Summit at Fern Hill										EST#:						General Labor		\$80.00 per hr															
Technician: Roberto										Clock:		Hunter I core				Technical Labor - mainline, electrical		\$85.00 per hr															
Date: 07/14/26										Check Rain Sensor:		Yes/No				Emergency, After hours, Overtime		\$85.00 per hr															
																6" pop-up spray (Installed)		\$34.71															
																12" pop-up spray (Installed)		\$75.19															
Zone:										Spray, Rotor, Drip		Run time:		Program:		Replace Nozzle		Replace Head		Broken Pipe		Valve not operating		Other:		Comments		6" rotor head (Installed)		\$70.77			
1										Spray		35		A				2										2 nozzles		Broken shrub riser (Installed)		\$25.32	
2										Drip		20		B																Straighten, Lower or Raise Head		\$18.13	
3										Spray		35		A																Drip line breaks		\$8.75	
4										Spray		35		A																Replace clogged nozzle		\$10.05	
5										Spray		35		A				1								1 spray		Replace MP Rotator Nozzle		\$17.01			
6										Spray		35		A														Add 6" pop-up w/ pipe within 10'		\$55.00			
7										Spray		35		A														Add rotor w/ pipe within 10'		\$75.00			
8										Spray		35		A														Add bubbler within 10'		\$50.00			
9										Drip		20		B				5-D						5 broken drip		Relocate head within 5'		\$40.00					
10										Drip		20		B														Replace solenoid		\$156.74			
11										Drip		20		B				1						1 broken drip		Replace 1" valve (Installed)		\$406.92					
12										Drip		20		B														Replace 1.5" valve (Installed)		\$616.73			
13										Drip		20		B														Replace 2" valve (Installed)		\$851.05			
14										S/B		35		A														Repair 1/2" to 3/4" lateral line		\$71.73			
15										Spray		35		A														Repair 1" to 1 1/4" lateral line		\$93.94			
16										S/R		35		A														Repair 1 1/2" to 2" lateral line		\$158.63			
17										Spray		35		A				1						1 nozzle		Wireless rain/freeze sensor		\$310.00					
18																												Wired in rain/freeze sensor		\$125.00			
19																												Rectangular valve box		\$140.00			
20																												10" round valve box		\$60.00			
21																												Maxi jet stakes, with nozzle		\$40.01			
22																												MISC:		\$			
23										Drip		30		B														MISC:		\$			
24										Drip		30		B																			
Start Times:										Run Days:																							
										A10pm										Wednesday													
										B: 1am										Daily													
										C:10pm										Thursday													
										D:																							
Additional Comments:																				Customer Approval: _____ Date: _____													
1. _____																																	
2. _____																				Page # _____ of _____													
3. _____																																	
4. _____																																	



**Pine Lake Services****Monthly Irrigation Report**

Job Number:

Job Name::Summit at Fern Hill

EST#:

Technician: Roberto

Clock: Hunter XC hybrid

Date: 07/14/26

Check Rain Sensor: Yes/No

 Pine Lake Services Monthly Irrigation Report Job Name::Summit at Fern Hill Technician: Roberto Date: 07/14/26 Job Number: EST#: Clock: Hunter XC hybrid Check Rain Sensor: Yes/No										Qty:	Description:	Cost:	Total:
											General Labor	\$80.00 per hr	
											Technical Labor - mainline, electrical	\$85.00 per hr	
											Emergency, After hours, Overtime	\$85.00 per hr	
											6" pop-up spray (Installed)	\$34.71	
											12" pop-up spray (Installed)	\$75.19	
											6" rotor head (Installed)	\$70.77	
											Broken shrub riser (Installed)	\$25.32	
											Straighten, Lower or Raise Head	\$18.13	
											Drip line breaks	\$8.75	
											Replace clogged nozzle	\$10.05	
											Replace MP Rotator Nozzle	\$17.01	
											Add 6" pop-up w/ pipe within 10'	\$55.00	
											Add rotor w/ pipe within 10'	\$75.00	
											Add bubbler within 10'	\$50.00	
											Relocate head within 5'	\$40.00	
											Replace solenoid	\$156.74	
											Replace 1" valve (Installed)	\$406.92	
											Replace 1.5" valve (Installed)	\$616.73	
											Replace 2" valve (Installed)	\$851.05	
											Repair 1/2" to 3/4" lateral line	\$71.73	
											Repair 1" to 1 1/4" lateral line	\$93.94	
											Repair 1 1/2" to 2" lateral line	\$158.63	
											Wireless rain/freeze sensor	\$310.00	
											Wired in rain/freeze sensor	\$125.00	
											Rectangular valve box	\$140.00	
											10" round valve box	\$60.00	
											Maxi jet stakes, with nozzle	\$40.01	
											MISC:	\$	
											MISC:	\$	
Start Times:										Run Days:			
										A3:30am			
										B:			
										C:			
										D:			
Additional Comments:										Customer Approval: _____ Date: _____			
1. _____													
2. _____													
3. _____													
4. _____													

**Pine Lake Services****Monthly Irrigation Report**

Job Number:

Job Name::Summit at Fern Hill

EST#:

Technician: Roberto

Clock: Hunter XC hybrid

Date: 07/14/26

Check Rain Sensor: Yes/No

Pine Lake Services										Monthly Irrigation Report		Job Number:				Qty:		Description:		Cost:		Total:											
Job Name::Summit at Fern Hill										EST#:				General Labor		\$80.00 per hr																	
Technician: Roberto										Clock: Hunter XC hybrid				Technical Labor - mainline, electrical		\$85.00 per hr																	
Date: 07/14/26										Check Rain Sensor: Yes/No				Emergency, After hours, Overtime		\$85.00 per hr																	
														6" pop-up spray (Installed)		\$34.71																	
														12" pop-up spray (Installed)		\$75.19																	
Zone: Spray, Rotor, Drip										Run time:		Program:		Replace Nozzle		Replace Head		Broken Pipe		Valve not operating		Other:		Comments		6" rotor head (Installed)		\$70.77					
1 Spray										20		A														1 nozzle		Broken shrub riser (Installed)		\$25.32			
2 Sprays										22		A		1														Straighten, Lower or Raise Head		\$18.13			
3 Sprays										22		A																Drip line breaks		\$8.75			
4 Drip										15		A																Replace clogged nozzle		\$10.05			
5 Drip										15		A																Replace MP Rotator Nozzle		\$17.01			
6																												Add 6" pop-up w/ pipe within 10'		\$55.00			
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23																												MISC:		\$			
24																																	
Start Times:												Run Days:																					
										A:2 am						Thursdays																Total: \$	
										B:																							
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RESOLUTION 2026-10

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMIT AT
FERN HILL COMMUNITY DEVELOPMENT DISTRICT DESIGNATING
DATE, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD
OF SUPERVISORS FOR THE FISCAL YEAR 2026/2027, AND PROVIDING
FOR AN EFFECTIVE DATE HEREOF**

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

WHEREAS, the District’s Board of Supervisors (the “**Board**”), is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually with the local governing authority a schedule of its regular meetings.

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

Section 1. Regular meetings of the Board of Supervisors of the District, for the Fiscal Year 2026/2027, shall be held as provided on the schedule attached as **Exhibit A**.

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with the Hillsborough County a schedule of the District’s regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 3RD DAY OF AUGUST 2026.

**SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT**

CHAIRMAN\ VICE CHAIRMAN

ATTEST: _____

A SSISTANT SECRETARY

NOTICE OF MEETINGS
SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

As required by Chapter 189 Florida Statutes, notice is being given that the Board of Supervisors of the Summit at Fern Hill Community Development District will hold their regular meetings for Fiscal Year 2027 on the **first Monday of every month** and the Workshops on the **third Monday of every month** as listed below at **6:00 p.m.** at the Summit at Fern Hill Clubhouse located at 10340 Boggy Moss Drive, Riverview, FL 33578.

FISCAL YEAR 2027

MEETINGS

October 5, 2026
November 2, 2026
December 7, 2026
January 4, 2027
February 1, 2027
March 1, 2027
April 5, 2027
May 3, 2027 **Proposed Budget Approval**
June 7, 2027
July 5, 2026
August 2, 2027 **Budget Adoption Hearing**
September 6, 2027

WORKSHOPS

October 19, 2026
November 16, 2026
December 21, 2026
January 18, 2027
February 15, 2027
March 15, 2027 **Budget Workshop**
April 19, 2027 **Budget Workshop**
May 17, 2027
June 21, 2027
July 19, 2027
August 16, 2027
September 20, 2027

*** = Meetings may be subject to change location depending on meeting facility availability.**

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings and workshops may be continued in progress without additional notice to a time, date, and location stated on the record.

There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodation at these meetings and workshops because of a disability or physical impairment should contact the District Office at (813) 873-7300 at least two calendar days prior to the meeting or workshop. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings or workshops is advised that person will need a record of the proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Heather Jackson
District Manager

RESOLUTION 2026-11

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

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

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

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2026, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

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

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

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

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

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

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

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

PASSED AND ADOPTED this 3RD day of August, 2026.

ATTEST:

**SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

Memorandum

To: Board of Supervisors

From: District Management

Date: August 3, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as Exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Goals, Objectives, and Annual Reporting Form

Summit at Fern Hill (“District”)

Performance Measures/Standards & Annual Reporting

Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

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

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

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

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

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

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

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

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

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

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

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

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

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

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

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

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

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

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (<https://flauditor.gov/>) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (<https://flauditor.gov/>) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (<https://flauditor.gov/>) to the results to the District's website for public inspection and transmit to the State of Florida.

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

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

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

Summit at Fern Hill Community Development
District

Date: _____

District Manager: _____

Printed Name: _____

Summit at Fern Hill Community Development
District



Proposal #9378

Summit at Fern Hill - Flush Cut Palm - 7.26

Date 7/24/2026

Customer Heather Jackson | Inframark | 368 Cascade Bend Dr. | Ruskin, FL 33570

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.



Flush cut dead palm tree on Golden Wonder Lane.

Demo and Prep

Items	Quantity	Unit
Dumping Charge	1.00	EA
Demo and Prep:		\$145.40

Fuel Surcharge

Fuel Surcharge

Items	Quantity	Unit
Fuel Surcharge	1.00	EA
Fuel Surcharge:		\$1.90
PROJECT TOTAL:		\$147.30

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.

Fuel Surcharge. The monthly fee assumes a fuel cost of \$3.50 per gallon (the "Baseline"), benchmarked to the U.S. Energy Information Administration's Weekly Retail Gasoline Prices, Lower Atlantic Region, All Grades, All Formulations (the "Index"), at www.eia.gov. If the Index value published for the first Monday of any invoiced month exceeds the Baseline by more than ten percent (10%), Contractor shall add a fuel surcharge to that month's invoice equal to two percent (2%) of the monthly fee for each \$0.25 per gallon (or fraction thereof) by which the Index exceeds the Baseline. The surcharge will appear as a separate line item, with the calculation provided upon request.

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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

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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

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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.

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

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

as a whole is accepted as complete.

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

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

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

Warranty on transplanted plant material from the project site

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

Procedure for Extra Work, Changes and Escalation

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

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

Escalation Clause

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

Warranty and Tolerances

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

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

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

Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs

to the Client (at the Contractor's discretion) and schedule time not included in the proposal and may require changes in design and construction to overcome such problems – all for which the

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

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

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

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

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

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

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

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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 

Michael Dunbar
Date 7/24/2026

Pine Lake Services, LLC

By _____
Heather Jackson
Date _____
Inframark

ADMIRAL OUTDOOR

Agenda Page 3

Company Address 707 SW 20th Street
Ocala, FL 34471
US

Quote # A-56438-00007485

Created Date 7/8/2026

Opportunity Owner ADAM FARRELL

Prepared By ADAM FARRELL

Email adamf@admiral-outdoor.com

Bill To SUMMIT AT FERN HILL CDD

Bill to Address 10340 BOGGY MOSS DRIVE
RIVERVIEW, FL 33578
US

Bill to Contact Name HEATHER JACKSON 941.356.8514
and Phone

A/P Email alba.sanchez@inframark.com

Ship To SUMMIT AT FERN HILL CDD

Ship to Address 10340 BOGGY MOSS DRIVE
RIVERVIEW, FL 33578
US

Ship to Contact HEATHER JACKSON 941.356.8514
Name and Phone

Payment Terms 50% DEPOSIT / BALANCE PRIOR TO
SHIPMENT

FOB Point ORIGIN

Carrier BEST WAY

Est Ship Date 7/20/2026

Product	Quote Line Item Details	Price	Quantity	Total Price
9973 - RE-SLING	RE-SLING CHAISE LOUNGE	\$167.65	30.00	\$5,029.50
9975 - RE-SLING	RE-SLING CHAIR	\$120.28	8.00	\$962.24
SHIPPING - NT	SHIPPING (NON TAX)	\$1,621.20	1.00	\$1,621.20
Subtotal				\$7,612.94
Sales Tax				\$0.00
Total				\$7,612.94

ORDER NOTES AND INSTRUCTIONS

ACCEPTANCE OF TERMS

A/P Contact: _____ Email: _____ Phone: _____

Approved By: _____ Date: _____

By signing this quotation, you agree to our TERMS AND CONDITIONS below. Please verify billing and shipping addresses, quantities, model number and color selections.

TERMS AND CONDITIONS

Pricing: Pricing is only guaranteed for 30 days. Please consult your sales representative for updated quotes. Payment terms as noted above. We accept payments via ACH, check/money order and most major credit cards subject to a 3% processing fee. All furniture remains the property of Admiral Outdoor until the invoice is paid in full.

Returns/Cancellations: No returns accepted without written authorization in advance and return freight prepaid. No cancellations accepted without written notice from purchaser within one (1) business day of purchase. Restocking charges apply.

Freight: All products are shipped FOB / Factory. Freight rates quoted are for curbside delivery only. Inside delivery and lift gate charges are additional. Purchaser must note any damage or missing items on the freight bill upon delivery and contact the seller within one (3) business days.

FREIGHT AND SALES TAX ARE ESTIMATES ONLY AND MAY BE SUBJECT TO CHANGE BASED ON FINAL DESTINATION AND DATE OF SHIPMENT. ADDITIONAL FREIGHT OR SALES TAX ARE THE RESPONSIBILITY OF THE PURCHASER AND SUBJECT TO CURRENT PAYMENT TERMS.

Estimate



506 8th Street West
Palmetto, FL 34221

Date	Estimate #
7/6/2026	32994

Name / Address
Inframark 313 Campus Street Celebration, Florida 34747 Heather 941-356-8514 hjackson@inframark.com

Ship To
Inframark 313 Campus Street Celebration, Florida 34747 Heather 941-356-8514 hjackson@inframark.com

P.O. No.	Terms	Due Date	Rep	FOB
	50%DN Bal C.O.D.	6/5/2026	Greg	Palmetto

Item	Quantity	Description	Cost	Total
Resling	30	Resling Only I-151 Lounges	145.00	4,350.00T
Resling	8	Resling Only I-50 Chair COLORS TO BE DETERMINED	97.00	776.00T
Freight		Shipping Charge	300.00	300.00

			Subtotal	\$5,426.00
			Sales Tax (6.5%)	\$333.19
			Total	\$5,759.19

Phone #	Fax #
941-722-5643	941-723-9223

**ESTIMATE**

Outdoor Furniture Connection LLC
St. Petersburg, FL 33731

Date
7/9/26

Attention: HOA

Name
Summit at Fern Hill
Address
10340 Boggy Moss Drive
City, State, Zip
Riverview, FL 33578

Quantity	Description	Unit Price	Line Total
	POOL FURNITURE PROJECT - REPAIR EXISTING		
30	Chaise Lounges - Resling	175.00	5,250.00
6	Dining Chairs - Resling	125.00	750.00
2	NEW I-50 Dining Chairs	180.00	360.00
	Specifications:		
	Fabric: TBD		
	Finish: TBD		
SUBTOTAL			\$ 6,360.00
Sales Tax 7.00%			\$ 445.20
Pick up & Delivery			\$ 200.00
TOTAL			\$ 7,005.20

Phone	Email	Web Site
(727) 386-3566	petemazer@gmail.com	www.outdoorfurnitureconnection.com

THANK YOU FOR YOUR BUSINESS!

Island Breeze Collection



I-50 Dining Chair
38"H x 23"W x 19"D
Seat Height: 16"



I-90 Recliner
38"H x 26"W x 51"D
Seat Height: 16"



I-150 Chaise Lounge
38"H x 27"W x 80"D
Seat Height: 16"



I-350 Swivel Rocker
38"H x 23"W x 18"D
Seat Height: 17"



I-149 Chaise Lounge
38"H x 27"W x 80"D
Seat Height: 14"



I-75 Bar Stool
48"H x 23"W x 18"D
Seat Height: 30"



I-149 Casual Chair
38"H x 23"W x 19"D
Seat Height: 16"



I-151 Chaise Lounge
38"H x 28"W x 80"D
Seat Height: 16"

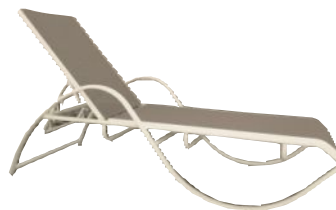
Island Breeze Collection



I-15 Ottoman
16"H x 23"W x 28"D



I-375 Swivel Rocker
48"H x 23"W x 18"D
Seat Height: 30"



I-159 Chaise Lounge
38"H x 23"W x 80"D
Seat Height: 16"



I-51 Dining Chair
36"H x 23"W x 18"D
Seat Height: 16"



I-71 Bar Stool
29"H x 21"W x 20"D
Seat Height: 29"



I-77 Bar Stool
46"H x 21"W x 18"D
Seat Height: 29"



I-40 Sand Chair
25"H x 23"W x 16"D
Seat Height: 9"



I-285 Loveseat Glider
38"H x 48" W x 28"D
Seat Height: 16"



I-55 Dining Chair
38"H x 23"W x 19"D
Seat Height: 16"



Proposal #9237

Summit at Fern Hill - Weed Barrier Removal - 07.26

Date 7/8/2026

Customer Heather Jackson | Inframark | 368 Cascade Bend Dr. | Ruskin, FL 33570

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 dispose of weed barrier exposed through the shell path located around the playground .

Demo and Prep

Items	Quantity	Unit
	Demo and Prep:	\$450.00

Fuel Surcharge

Fuel Surcharge

Items	Quantity	Unit
Fuel Surcharge	1.00	EA
	Fuel Surcharge:	\$4.00
PROJECT TOTAL:		\$454.00

Terms & Conditions

Terms & Conditions

Payment Terms

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

and/or road bores are installed

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

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

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By 
 Michael Dunbar

Date 7/8/2026
 Pine Lake Services, LLC

By _____
 Heather Jackson

Date _____
 Inframark



Proposal #9197

Summit at Fern Hill - Flush cut - 07.26

Date 7/9/2026
Customer Heather Jackson | Inframark | 368 Cascade Bend Dr. | Ruskin, FL 33570
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.

Flush cut tree and Grind stump.

If fence panel is not removed we will not be able to grind the entirety of the stump and roots.



Flush cut tree at Pond FH3 and grind stump. Complete stump grinding is contingent on homeowner removing the fence panel.

Demo and Prep

Items	Quantity	Unit
Dumping Charge	1.00	EA
Stump Grind	1.00	Dollars

Demo and Prep: \$1,069.20

Fuel Surcharge

Fuel Surcharge

Items	Quantity	Unit
Fuel Surcharge	1.00	EA
Fuel Surcharge:		\$10.00
PROJECT TOTAL:		\$1,079.20

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

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

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

Repairs to any erosion control measures that are damaged or inoperative prior to commencement of

landscape and irrigation work

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

Warranty on transplanted plant material from the project site

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

Procedure for Extra Work, Changes and Escalation

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

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Warranty and Tolerances

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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

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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 
Michael Dunbar

By _____
Heather Jackson

Date 7/9/2026
Pine Lake Services, LLC

Date _____
Inframark



2002 West Grand Parkway North | Suite 100 | Katy, Texas
 77449
 6562473501 | nmontagna@inframark.com |
 www.inframark.com/maintenance

RECIPIENT:**Heather Jackson**

Summit at Fern Hill CDD
 10340 Boggy Moss Drive
 Riverview, Florida 33578

Estimate #402

Sent on Jul 10, 2026

Total \$1,360.00

Product/Service	Description	Qty.	Unit Price	Total
Labor and Material	Remove stackable stone from the lake bank adjacent to the playground area. Relocate one existing bench from the playground area to the bus stop location. Relocate the bench currently closest to the lake to the playground area. Anchor both benches securely in place using concrete footings. Replace the chain on the pool shower.	1	\$1,360.00	\$1,360.00

Notes:

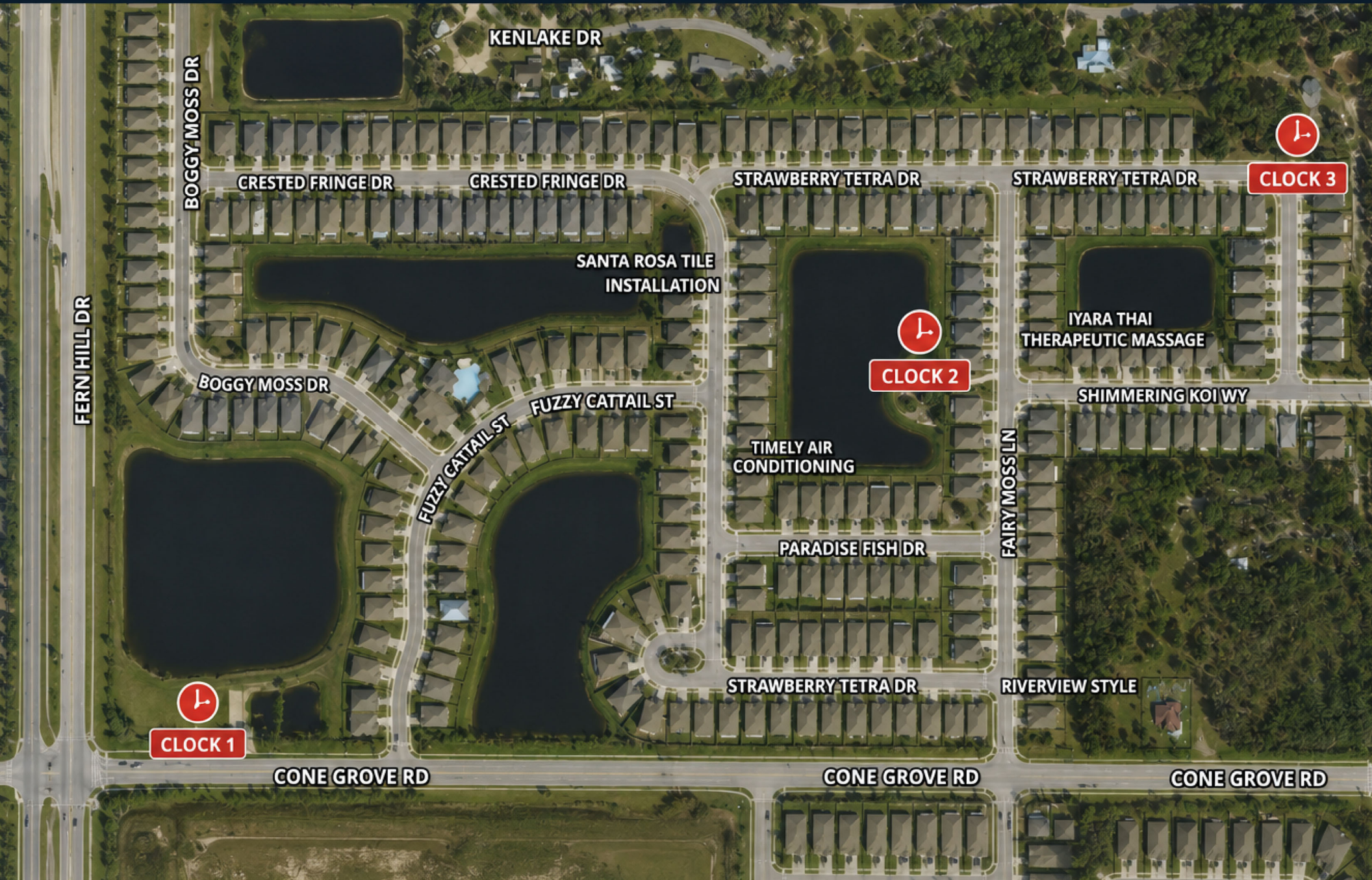
Benches will be reset in their new locations and secured with concrete to prevent movement.
 All debris generated from the stone removal and bench relocation work will be removed from the site.
 Materials required, pool shower chain and concrete
 Cost includes mobilization, labor, materials and disposal

Total \$1,360.00

Unless stated otherwise above, payments are due in accordance with the standard terms and conditions of this Contract. If any unforeseen problems should be discovered by the Company during the performance of the Services, the Company shall provide the Client with notice of said problems as soon as reasonably possible and identify the nature of such problem and any additional cost that may be incurred. Unless otherwise specified, rock removal, dewatering, cover up, and haul off are not included in the Contract Price. The Company shall not be responsible for all damage to unmarked underground lines. Any changes requested by the Client are not covered by this Contract, and must be add subsequently, at the cost agreed upon by both parties. All labor and materials provided under this scope of work are warranted for a period of one (1) year from the date of completion. This warranty covers defects in workmanship and installation. Any defective work identified within the warranty period will be repaired or replaced at no additional cost.

Signature: _____ **Date:** _____

IRRIGATION CLOCK LOCATIONS



BROKEN DECODER LOCATION

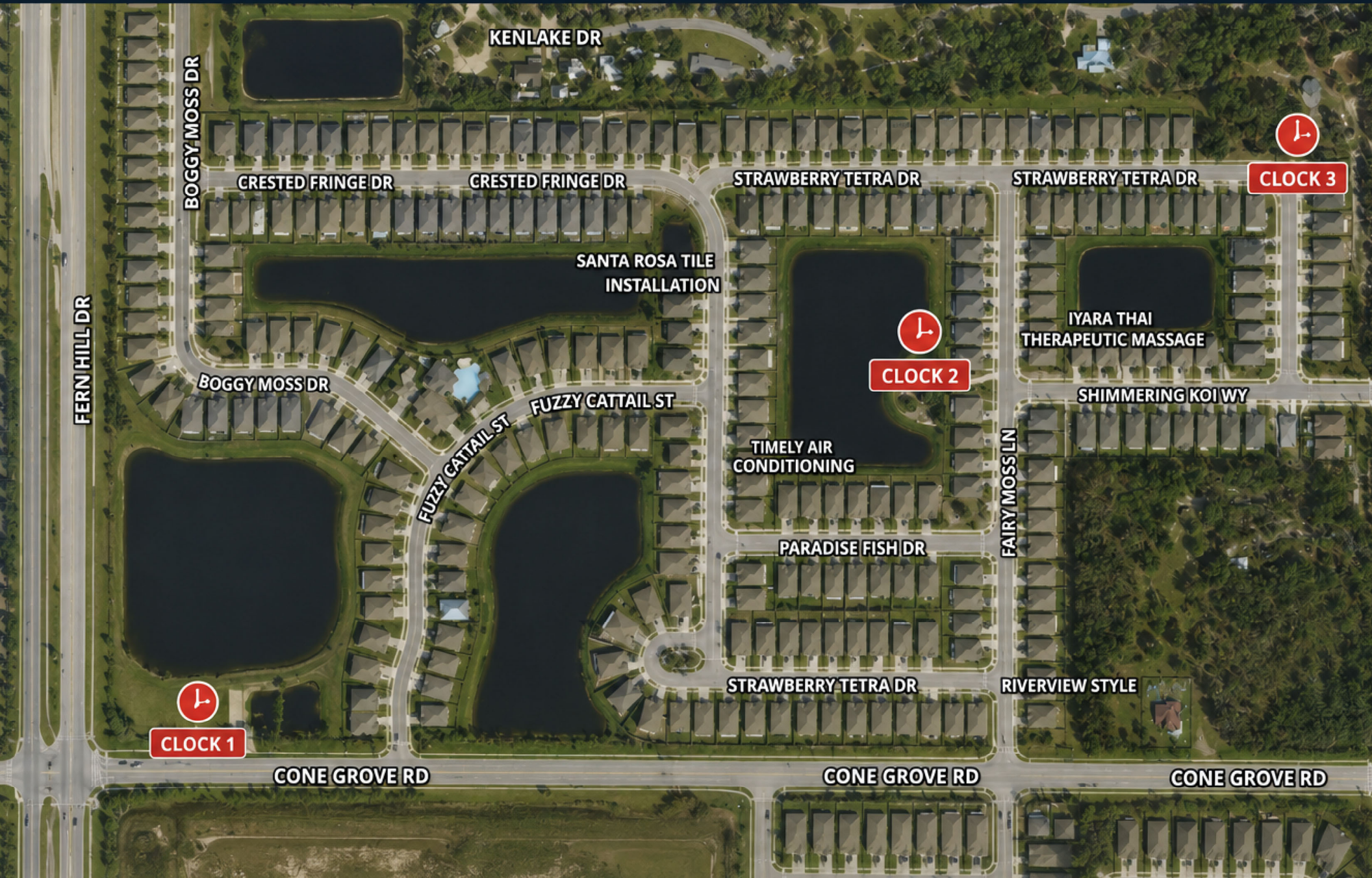
AT FERN HILL

Agenda Page 22



IRRIGATION CLOCK LOCATIONS

SUMMIT
AT FERN HILL





2002 West Grand Parkway North | Suite 100 | Katy, Texas
77449
6562473501 | nmontagna@inframark.com |
www.inframark.com/maintenance

RECIPIENT:

Heather Jackson

Summit at Fern Hill CDD
10340 Boggy Moss Drive
Riverview, Florida 33578

Estimate #425

Sent on Jul 23, 2026

Total \$750.00

Product/Service	Description	Qty.	Unit Price	Total
Labor and Material	Proposal – Summit at Fern Hill Amenity Center & Pond Fence Repair Remove and replace termite-damaged baseboards in the amenity center meeting room. New baseboards will be installed, prepared, and painted to match the existing trim and finish. Repair damaged vinyl fence components located adjacent to the pond area by replacing the damaged fence post and panel as required. Cost includes all labor, materials, equipment, mobilization, disposal of damaged materials, and final cleanup. Scope Includes: Removal and disposal of termite-damaged baseboards. Installation of replacement baseboards. Surface preparation and painting to match existing trim. Replacement/repair of damaged vinyl fence post and panel. Labor, materials, mobilization, and cleanup.	1	\$750.00	\$750.00

Total \$750.00

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Signature: _____ **Date:** _____



Proposal #9297

Summit at Fern Hill - Stump Grind - 07.26

Date 7/16/2026

Customer Heather Jackson | Inframark | 368 Cascade Bend Dr. | Ruskin, FL 33570

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.

The fence will need to be removed for a full and complete stump grinding.



Grind stump on Golden Wonder Lane

Demo and Prep

Items	Quantity	Unit
Stump Grind	1.00	EA
Demo and Prep:		\$286.00
PROJECT TOTAL:		\$286.00

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.

Fuel Surcharge. The monthly fee assumes a fuel cost of \$3.50 per gallon (the "Baseline"), benchmarked to the U.S. Energy Information Administration's Weekly Retail Gasoline Prices, Lower Atlantic Region, All Grades, All Formulations (the "Index"), at www.eia.gov. If the Index value published for the first Monday of any invoiced month exceeds the Baseline by more than ten percent (10%), Contractor shall add a fuel surcharge to that month's invoice equal to two percent (2%) of the monthly fee for each \$0.25 per gallon (or fraction thereof) by which the Index exceeds the Baseline. The surcharge will appear as a separate line item, with the calculation provided upon request.

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

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

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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.

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

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

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

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

the landscape or irrigation contractor or subcontractors

Warranty on transplanted plant material from the project site

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

Procedure for Extra Work, Changes and Escalation

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

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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

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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.

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

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

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By 

Michael Dunbar

Date 7/16/2026

Pine Lake Services, LLC

By _____
Heather Jackson

Date _____

Inframark

Review quote and press Approve or Reject below

Trusted Pool and Spa

702A 17th St E, 702A
Palmetto, FL 34221
(754) 702-7124
austin@trustedpool.com

QUOTE

Quote Number
10

Quote Total
\$1,600.00

Bill To:

Christy Fowler
10340 Boggy Moss Drive
Riverview, FL 33578

Quote Date
July 14, 2026

LOCATION: 10340 Boggy Moss Drive, Riverview

Item	Description	Qty	Rate	Amount
Commercial Pool Service	Monthly 3x Weekly Service	1	1,600.00	1,600.00

Commercial Pool Service Quote @ 1600.00/Month
Monday Clean Filter, Vac, Brush, Chems
Wednesday Net, Brush, Chems
Friday Clean Filter, Vac, Brush, Chems

Subtotal	\$1,600.00
Tax	\$0.00
Quote Total	\$1,600.00

Trusted Pool and Spa
austin@trustedpool.com

Name & Signature

Date





Proposal #9246

Summit at Fern Hill - Clubhouse Enhancement - 7.26

Date 7/9/2026

Customer Heather Jackson | Inframark | 368 Cascade Bend Dr. | Ruskin, FL 33570

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.

Install 3 Podocarpus 7g to fill in gaps around green electrical box in front of clubhouse.

Plant Material Install

Items	Quantity	Unit
Podocarpus	3.00	7 Gal
Plant Material Install:		\$370.12

Fuel Surcharge

Fuel Surcharge

Items	Quantity	Unit
Fuel Surcharge	1.00	EA
Fuel Surcharge:		\$3.00
PROJECT TOTAL:		\$373.12

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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 

Michael Dunbar

Date 7/9/2026

Pine Lake Services, LLC

By _____
Heather Jackson

Date _____

Inframark

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

The regular meeting of the Board of Supervisors of the Summit at Fern Hill Community Development District was held Monday, July 6, 2026 at 6:00 p.m. at the Summit at Fern Hill Clubhouse, located at 10340 Boggy Moss Drive, Riverview, Florida 33578.

Present and constituting a quorum were:

Antonio Bradford	Chairperson
Matthew Roth	Vice Chairperson
Yomatan Derar	Assistant Secretary
Tiebe Kiflom	Assistant Secretary
Shawn Connolly	Assistant Secretary

Also present were:

Heather Jackson	District Manager
Christy Fowler	Field Inspector
Michael Dunbar	Pine Lake Companies

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Jackson called the meeting to order and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS

Approval of Agenda

There being no amendments,

On MOTION by Mr. Bradford, seconded by Mr. Roth, with all in favor, the Agenda for the Meeting was approved, as presented. (5-0)

THIRD ORDER OF BUSINESS

Audience Comments

There being no audience comments, the next order of business followed.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Field Inspection Report

Ms. Fowler presented the Field Inspection Report, and discussion ensued.

i. Landscape Update

Mr. Dunbar presented the Landscape Update, and discussion ensued.

ii. Irrigation Update

Mr. Dunbar presented the Irrigation Update, and discussion ensued.

iii. Consideration of Estimate #389 From Inframark for Removal & Replacement of Fluorescent Light Fixture

This item was tabled indefinitely.

B. District Accountant

The District's Accountant was not present.

i. Consideration of Operations & Maintenance Report for May/June 2026

On MOTION by Mr. Bradford, seconded by Mr. Roth, with all in favor, the Operations & Maintenance Report for May/June 2026 was approved. (5-0)

ii. Consideration of Financial Snapshot for May 2026

On MOTION by Mr. Bradford, seconded by Mr. Roth, with all in favor, the Financial Snapshot for May 2026 was approved. (5-0)

C. District Counsel

District Counsel was not present, and the Board had nothing to report.

D. District Engineer

The District Engineer was not present.

i. Discussion on Towing Property Map

Mrs. Jackson informed the Board that Mr. Chang can provide the map.

On MOTION by Mr. Roth, seconded by Mr. Bradford, with all in favor, the District Engineer was authorized to provide a towing property map in an amount not to exceed \$375.00. (5-0)

E. District Manager

Mrs. Jackson reviewed the workshop notes with the Board, answered questions, and will obtain new proposals for pool furniture based on the revised request to re-sling 30 lounge chairs and purchase eight additional chairs.

Mrs. Jackson will also obtain proposals for the following: Pool cleaning services, removal of the tree at Pond 3, relocation of the benches at the playground, removal of the pavers from the pond area, installation of a chain at the pool shower, and an updated pool sign proposal to reflect the new requirements from the Health Department.

FIFTH ORDER OF BUSINESS

Business Items

A. Consideration of Estimate #368 from Inframark for Restroom Repairs

On MOTION by Mr. Bradford, seconded by Mr. Roth, with all in favor, Estimate #368 from Inframark for restroom repairs, was approved. (5-0)

B. Consideration of Furniture Replacement Proposals

- i. Quote #A-56417-00007174 from Admiral Outdoor
- ii. Estimate #32835 From Florida Patio Furniture Inc.
- iii. Estimate #32836 From Florida Patio Furniture Inc.
- iv. Proposal From Outdoor Furniture Connection LLC Classic Strap Line
- v. Proposal From Outdoor Furniture Connection LLC Island Breeze Sling Line

All items were tabled indefinitely. New proposals will be provided.

C. Consideration of Proposal #9144 From Pine Lake Companies for Replacement of Irrigation Decoder

On MOTION by Mr. Bradford, seconded by Mr. Roth, with all in favor, Proposal #9144 from Pine Lake Companies for replacement of irrigation decoder, was approved. (5-0)

SIXTH ORDER OF BUSINESS

Old Business

- A. Discussion of Janitorial and Porter Service Agreement**
i. Neptune Multi Surfaces LLC - \$900.00 Per Month
ii. Inframark – Estimate #1159 - \$760.00 Per Month
iii. Inframark - Estimate #331 - \$900.00 Per Month

All items were tabled. Another proposal is needed.

SEVENTH ORDER OF BUSINESS

Consent Agenda

- A. Consideration of Minutes from Meeting Held June 9, 2026**

There being no additions, corrections or deletions,

On MOTION by Mr. Bradford, seconded by Mr. Roth, with all in favor, the Minutes from the Meeting held June 9, 2026 were approved. (5-0)

EIGHTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

Mr. Roth requested a proposal for the pool shower chain, pool rules and benches by the playground to be relocated.

Mr. Connolly requested a proposal for a bike rack for the front entrance.

The record shall reflect Mr. Yonatan exited the meeting at 7:32 p.m.

NINTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Bradford, seconded by Mr. Roth, with all in favor, the meeting was adjourned at 7:32 p.m. (4-0)

Chairperson/Vice Chairperson

***Summit at Fern Hill
Community
Development
District***

Financial Report

June 30, 2026

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 30, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	SERIES 2018 DEBT SERVICE FUND	GENERAL FIXED ASSETS ACCOUNT GROUP FUND	GENERAL LONG-TERM DEBT ACCOUNT GROUP FUND	TOTAL
ASSETS						
Cash - Operating Account	\$ 739,749	\$ -	\$ -	\$ -	\$ -	\$ 739,749
Due From Other Funds	-	2,814	2,193	-	-	5,007
Investments:						
Reserve Fund	-	123,178	69,139	-	-	192,317
Revenue Fund	-	163,630	101,389	-	-	265,019
Prepaid Items	2,222	-	-	-	-	2,222
Deposits	5,678	-	-	-	-	5,678
Fixed Assets						
Improvements Other Than Buildings	-	-	-	290,198	-	290,198
Improvements - Amenity	-	-	-	632,537	-	632,537
Stormwater Management	-	-	-	652,584	-	652,584
Equipment and Furniture	-	-	-	439,065	-	439,065
Amount Avail In Debt Services	-	-	-	-	229,390	229,390
Amount To Be Provided	-	-	-	-	4,811,610	4,811,610
TOTAL ASSETS	\$ 747,649	\$ 289,622	\$ 172,721	\$ 2,014,384	\$ 5,041,000	\$ 8,265,376

LIABILITIES

Accounts Payable	\$ 2,468	\$ -	\$ -	\$ -	\$ -	\$ 2,468
Deferred Revenue	23,256	-	29,435	-	-	52,691
Bonds Payable	-	-	-	-	5,041,000	5,041,000
Due To Other Funds	5,007	-	-	-	-	5,007
TOTAL LIABILITIES	30,731	-	29,435	-	5,041,000	5,101,166

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 30, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016	SERIES 2018	GENERAL	GENERAL	TOTAL
		DEBT SERVICE	DEBT SERVICE	FIXED ASSETS	LONG-TERM	
		FUND	FUND	ACCOUNT	DEBT	
				GROUP FUND	ACCOUNT	
					GROUP FUND	
FUND BALANCES						
Nonspendable:						
Prepaid Items	2,222	-	-	-	-	2,222
Restricted for:						
Debt Service	-	289,622	143,286	-	-	432,908
Unassigned:	714,696	-	-	2,014,384	-	2,729,080
TOTAL FUND BALANCES	716,918	289,622	143,286	2,014,384	-	3,164,210
TOTAL LIABILITIES & FUND BALANCES	\$ 747,649	\$ 289,622	\$ 172,721	\$ 2,014,384	\$ 5,041,000	\$ 8,265,376

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2026

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 8,881	\$ 8,881	0.00%
Interest - Tax Collector	-	896	896	0.00%
Rental Income	-	100	100	0.00%
Special Assmnts- Tax Collector	587,199	588,527	1,328	100.23%
Other Miscellaneous Revenues	-	125	125	0.00%
TOTAL REVENUES	587,199	598,529	11,330	101.93%

EXPENDITURES

Administration

Supervisor Fees	24,000	14,400	9,600	60.00%
Field Management	12,000	9,000	3,000	75.00%
ProfServ-Trustee Fees	8,100	6,739	1,361	83.20%
Disclosure Report/Dissemination Services	8,820	6,615	2,205	75.00%
District Counsel	8,000	4,196	3,804	52.45%
District Engineer	8,000	2,810	5,190	35.13%
District Manager	24,050	17,513	6,537	72.82%
Auditing Services	6,000	6,000	-	100.00%
Postage, Phone, Faxes, Copies	1,000	267	733	26.70%
Insurance - General Liability	4,104	4,104	-	100.00%
Public Officials Insurance	3,356	3,356	-	100.00%
Insurance -Property & Casualty	13,955	11,611	2,344	83.20%
Legal Advertising	2,500	77	2,423	3.08%
Bank Fees	200	1,805	(1,605)	902.50%
Payroll Services	-	196	(196)	0.00%
Website Administration	1,585	1,613	(28)	101.77%
Dues, Licenses, Subscriptions	175	575	(400)	328.57%
Total Administration	125,845	90,877	34,968	72.21%

Utility Services

Water/Waste	8,500	1,701	6,799	20.01%
Utility - Electric	48,925	34,463	14,462	70.44%
Amenity Internet	1,900	1,397	503	73.53%
Total Utility Services	59,325	37,561	21,764	63.31%

Landscape Services

R&M Ponds	5,000	4,005	995	80.10%
Landscaping - R&M Other	4,000	2,085	1,915	52.13%

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2026

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Landscaping - -Plant Replacement Origran	4,000	-	4,000	0.00%
Contracts Ponds	5,340	-	5,340	0.00%
Landscape Maintenance	80,000	62,174	17,826	77.72%
Irrigation Maintenance	10,000	7,592	2,408	75.92%
Landscaping - Mulch	15,000	2,550	12,450	17.00%
Capital Improvements	68,500	17,020	51,480	24.85%
Capital Reserve	135,873	-	135,873	0.00%
Total Landscape Services	327,713	95,426	232,287	29.12%
<u>Other Physical Environment</u>				
Pool Monitors	25,000	-	25,000	0.00%
Janitorial Contract	9,000	14,300	(5,300)	158.89%
Pest Control	1,500	633	867	42.20%
Contracts-Pools	16,800	8,131	8,669	48.40%
R&M-Pools	2,000	11,008	(9,008)	550.40%
Amenity Maintenance & Repairs	10,000	2,115	7,885	21.15%
Miscellaneous Maintenance	5,000	4,177	823	83.54%
Access Control Maintenance & Repair	2,016	1,856	160	92.06%
Holiday Decoration	3,000	2,685	315	89.50%
Total Other Physical Environment	74,316	44,905	29,411	60.42%
TOTAL EXPENDITURES	587,199	268,769	318,430	45.77%
Excess (deficiency) of revenues				
Over (under) expenditures	-	329,760	329,760	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		387,158		
FUND BALANCE, ENDING		\$ 716,918		

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending June 30, 2026

Series 2016 Debt Service Fund (200)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 9,375	\$ 9,375	0.00%
Special Assmnts- Tax Collector	243,763	246,571	2,808	101.15%
TOTAL REVENUES	243,763	255,946	12,183	105.00%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	92,000	92,000	-	100.00%
Interest Expense	151,763	151,763	-	100.00%
Total Debt Service	243,763	243,763	-	100.00%
TOTAL EXPENDITURES	243,763	243,763	-	100.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	12,183	12,183	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		277,439		
FUND BALANCE, ENDING		\$ 289,622		

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending June 30, 2026

Series 2018 Debt Service Fund (201)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 5,462	\$ 5,462	0.00%
Special Assmnts- Tax Collector	139,450	141,820	2,370	101.70%
TOTAL REVENUES	139,450	147,282	7,832	105.62%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	45,000	45,000	-	100.00%
Interest Expense	94,450	94,450	-	100.00%
Total Debt Service	139,450	139,450	-	100.00%
TOTAL EXPENDITURES	139,450	139,450	-	100.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	7,832	7,832	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		135,454		
FUND BALANCE, ENDING		\$ 143,286		

Bank Account Statement

Summit At Fern Hill CDD

Bank Account No. 3620

Statement No. 06-26

Statement Date

06/30/2026

G/L Account No. 101001 Balance	739,748.70	Statement Balance	740,917.35
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	739,748.70	Subtotal	740,917.35
Negative Adjustments	0.00	Outstanding Checks	-1,168.65
Ending G/L Balance	739,748.70	Ending Balance	739,748.70

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
06/01/2026		JE000754	Prepaid Items	BOCC ACH MAY	489.33	489.33	0.00
06/10/2026		JE000773	Other	DEPOSIT	25.00	25.00	0.00
06/30/2026		JE000774	Miscellaneous Revenues	EARNED INTEREST	884.96	884.96	0.00
06/05/2026		JE000781	Interest - Investments	Tax Revenue Debt Service	6,023.62	6,023.62	0.00
06/17/2026		JE000782	Special Assmnts-Tax Collector	Tax Revenue Debt Service	3,334.03	3,334.03	0.00
Total Deposits					10,756.94	10,756.94	0.00
Checks							
05/06/2026	Payment	100194	U.S. BANK	Inv: 8158709	-4,256.13	-4,256.13	0.00
05/27/2026	Payment	100196	STRALEY ROBIN VERICKER	Inv: 28460	-915.00	-915.00	0.00
05/27/2026	Payment	100197	AQUATIC WEED CONTROL INC	Inv: 1139959	-445.00	-445.00	0.00
06/01/2026	Payment	300107	FRONTIER ACH	Inv: 051626-6205-ACH	-174.53	-174.53	0.00
06/02/2026	Payment	300108	BOCC ACH	Inv: 051326-0149-ACH	-489.33	-489.33	0.00
06/04/2026	Payment	100198	INFRAMARK LLC	Inv: 1166795, Inv: 1166878	-1,400.00	-1,400.00	0.00
06/04/2026	Payment	100199	SchoolStatus, LLC	Inv: INV-SS-6569	-1,613.00	-1,613.00	0.00
06/04/2026	Payment	100200	PINE LAKE SERVICES LLC	Inv: 10013, Inv: 10049	-4,697.21	-4,697.21	0.00
06/04/2026	Payment	2767	U.S. BANK	Payment of Invoice 001558	-4,256.13	-4,256.13	0.00
06/09/2026	Payment	2768	NEPTUNE MULTI SERVICES LLC	Check for Vendor V00094	-4,500.00	-4,500.00	0.00
06/09/2026	Payment	100201	INFRAMARK LLC	Inv: 180979, Inv: 1168353	-4,901.67	-4,901.67	0.00
06/09/2026	Payment	100202	AFFORDABLE LOCK & SECURTY SOLUTIONS	Inv: 312171923	-184.00	-184.00	0.00
06/09/2026	Payment	100203	PINE LAKE SERVICES LLC	Inv: 10197	-6,587.92	-6,587.92	0.00

Bank Account Statement

Summit At Fern Hill CDD

Wednesday, July 29, 2026

Page 2

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Bank Account No. 3620

Statement No. 06-26

Statement Date

06/30/2026

06/09/2026	Payment	100204	FLORIDA DEPARTMENT OF HEALTH	Inv: 052126	-400.00	-400.00	0.00
06/09/2026	Payment	100205	BUSINESS OBSERVER	Inv: 26-01758H	-76.56	-76.56	0.00
06/09/2026	Payment	100206	COOPER POOLS, INC.	Inv: 785, Inv: 695 - FINAL INVOICE	-1,546.91	-1,546.91	0.00
06/12/2026	Payment	2769	TOTAL PRESSURE POWER WASH & SEAL	Payment of Invoice 001611	-13,793.00	-13,793.00	0.00
06/12/2026	Payment	300109	TECO TAMPA ELECTRIC ACH	Inv: 060826-7729	-2,650.86	-2,650.86	0.00
06/12/2026	Payment	300110	TECO TAMPA ELECTRIC ACH	Inv: 060826-8520	-480.47	-480.47	0.00
06/12/2026	Payment	300111	TECO TAMPA ELECTRIC ACH	Inv: 060826-7513	-67.59	-67.59	0.00
06/12/2026	Payment	300112	TECO TAMPA ELECTRIC ACH	Inv: 060826-7901	-449.83	-449.83	0.00
06/15/2026	Payment	100207	BGE, INC	Inv: 47178	-295.00	-295.00	0.00
06/17/2026	Payment	300113	ADP, Inc.	Inv: 060526-1870-ACH	-40.80	-40.80	0.00
06/18/2026	Payment	100208	HOME TEAM PEST DEFENSE, INC.	Inv: 120470309	-217.70	-217.70	0.00
06/01/2026		JE000769	Supervisor Fees	Supervisor Fees	-800.00	-800.00	0.00
06/11/2026		JE000770	Supervisor Fees	Supervisor Fees	-800.00	-800.00	0.00
06/22/2026		JE000771	Supervisor Fees	Supervisor Fees	-600.00	-600.00	0.00
06/22/2026		JE000772	Bank Fees	Service charges	-192.45	-192.45	0.00
06/30/2026		JE000784	Prepaid Items	CM ON-LINE ACCT	-448.66	-448.66	0.00
Total Checks					-57,279.75	-57,279.75	0.00

Adjustments

Total Adjustments

Outstanding Checks

06/18/2026	Payment	300114	BOCC ACH	Inv: 061526-0149-ACH		-556.62
06/25/2026	Payment	300115	FRONTIER ACH	Inv: 061626-20-5		-174.53
06/26/2026	Payment	100209	STRALEY ROBIN VERICKER	Inv: 28568		-437.50

Total Outstanding Checks

-1,168.65

Outstanding Deposits

Total Outstanding Deposits

Summit at Fern Hill CDD

Cash Flow Projection

7/29/2026

	<u>Balances</u>	<u>Interest Rate</u>
Operating Account - Truist Bank	722,169.31	1.43%
Less: Current Outstanding AP	(11,040.23)	
Estimated Cash Available To Date	<u>711,129.08</u>	
Outstanding FY26 Tax Roll	-	
Estimated Total Cash Available with Tax Roll	<u>711,129.08</u>	
<u>Projections:</u>		
Monthly Average Spend (9 Months October-June)	30,000.00	
Total Monthly Average Spend	<u>30,000.00</u>	
Average Spend to YE (3 months July-September)	90,000.00	
Expected Cash Flow at YE (9/30/26)	<u>621,129.08</u>	
Average Spend 1st QTR FY27 (2 mos avg spend)	60,000.00	
Expected Need through 1st QTR FY27	<u>561,129.08</u>	
<i>*tax roll revenue for the new FY is received in December</i>		