



Summit at Fern Hill Community Development District

August 17, 2026 Workshop

Agenda Package

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FLORIDA 33607

CLEAR PARTNERSHIPS



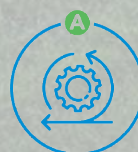
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Summit at Fern Hill Community Development District

Board of Supervisors

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

District Staff

Heather Jackson, District Manager
Kathryn Hopkinson, District Counsel
Phil Chang, District Engineer
Ruben Nesbitt, District Accountant
Janice Swade, District Administrative Assistant

Workshop Agenda

Monday, August 17, 2026, at 6:00 p.m.

The Workshop of the **Summit at Fern Hall Community Development District** will be held on **Monday, August 17, 2026, at 6:00 p.m. at the Summit at Fern Hill Clubhouse, located at 10340 Boggy Moss Drive, Riverview, Florida.**

Following is the Agenda for the Workshop:

1. CALL TO ORDER AND ROLL CALL

2. PUBLIC COMMENTS

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

3. BUSINESS ITEMS

- A. Discussion of Budget.....Page 3
- B. Discussion of Towing Map.....Page 21
- C. Discussion of Pool Furniture Strap Colors.....Page 22
- D. Discussion of Mail Kiosk
- E. Discussion of Pool Proposals.....Page 63
- F. Discussion of Estimate 447 from Inframark for Bike Rack.....Page 68
- G. Discussion of Bank Fees and Payroll Fees.....Page 69
- H. Discussion of Proposal for Dumpster
- I. Discussion of Pine Lake Companies Proposal 447 for Replacement of Oak Trees.....Page 79
- J. Discussion of Pine Lake Companies Proposal 9246 for Clubhouse Enhancements.....Page 84
- K. Discussion of Estimate 425 from Inframark for Amenity Center & Pond Fence Repairs.....Page 89

4. DISCUSSION OF OPERATIONS

5. BOARD OF SUPERVISORS' REQUESTS AND COMMENTS

6. ADJOURNMENT



Summit at Fern Hill
Community Development District

FISCAL YEAR 2027
PROPOSED BUDGET

May 8, 2026

CLEAR PARTNERSHIPS



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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

Administrative

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

Utility Services

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

ACCOUNT DESCRIPTION	ADOPTED BUDGET 2026	ACTUAL THRU 3/31/2026	PROJECTED April- 9/30/2026	TOTAL PROJECTED FY 2026	ANNUAL BUDGET FY 2027
Landscape Services					
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
Total Landscape Services	\$327,713.00	\$54,181.00	\$273,532.00	\$327,713.00	\$351,239.00
Other Physical Environment					
Pool Monitors	\$25,000.00	\$0.00	\$25,000.00	\$25,000.00	\$0.00
Janitorial Contract	\$9,000.00	\$9,800.00	\$0.00	\$9,800.00	\$10,800.00
Pest Control	\$1,500.00	\$416.00	\$1,084.00	\$1,500.00	\$1,500.00
Contracts-Pools	\$16,800.00	\$4,231.00	\$12,569.00	\$16,800.00	\$15,000.00
R&M-Pools	\$2,000.00	\$6,127.00	\$0.00	\$6,127.00	\$3,000.00
Amenity Maintenance & Repairs	\$10,000.00	\$1,940.00	\$8,060.00	\$10,000.00	\$10,000.00
Miscellaneous Maintenance	\$5,000.00	\$3,260.00	\$3,314.03	\$6,574.03	\$6,600.00
Access Control Maintenance & Repair	\$2,016.00	\$1,304.00	\$712.00	\$2,016.00	\$2,016.00
Holiday Decoration	\$3,000.00	\$2,685.00	\$0.00	\$2,685.00	\$3,000.00
Total Other Physical Environment	\$74,316.00	\$29,763.00	\$50,739.03	\$80,502.03	\$51,916.00
TOTAL EXPENDITURES	\$586,064.00	\$167,629.00	\$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

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

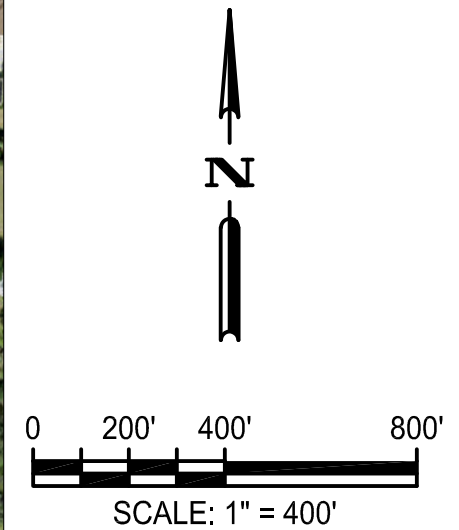
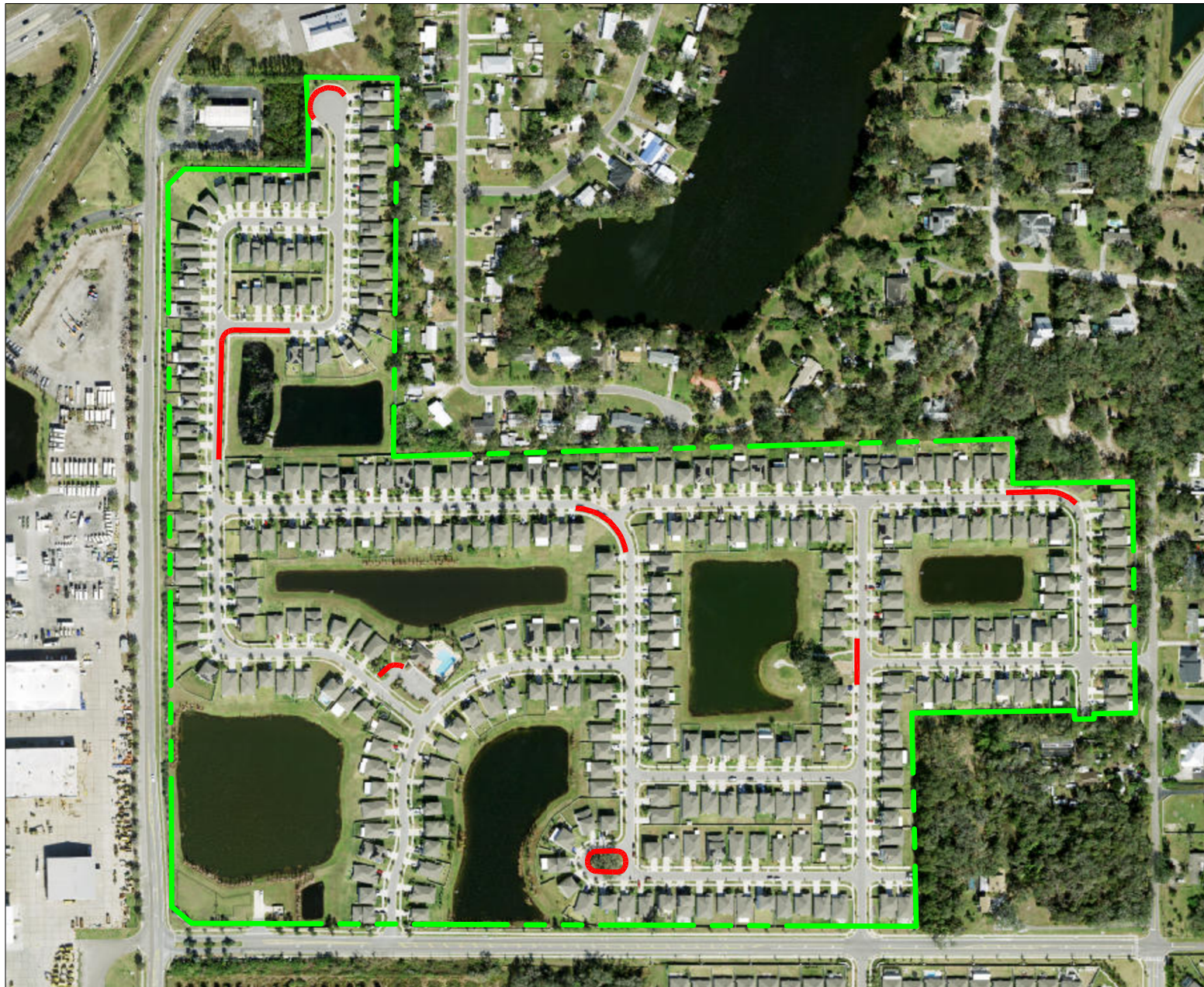
Assessment Summary
Fiscal Year 2027 vs. Fiscal Year 2026

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



LEGEND

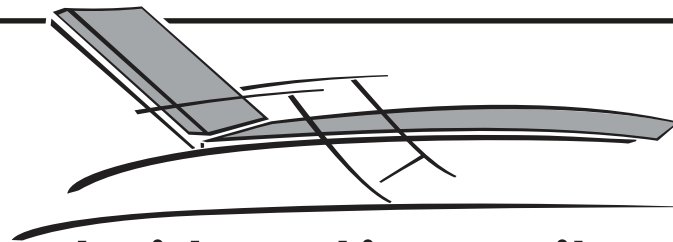
- NO PARKING
- - - - - CDD LIMITS



BGE, Inc.
 5426 Bay Center Dr., Suite 100
 Tampa, FL 33609
 Tel: 813-848-0901 • www.bgeinc.com
 FBPE Firm No. 32116

SUMMIT AT FERN HILL CDD NO PARKING MAP EXHIBIT

DATE:	AUGUST, 2026
PROJECT NO.	00014696
FIGURE NO.	1



Florida Patio Furniture

Materials & Colors



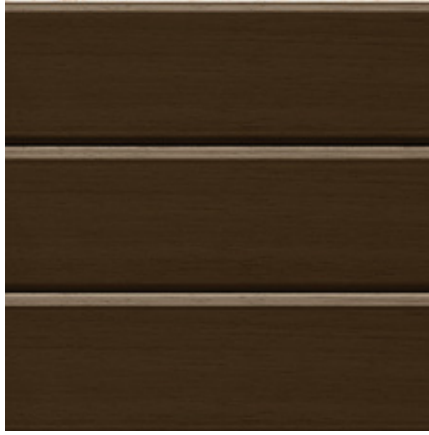
● Faux Wood Colors	2
● Strap Colors	3
● Frame Colors	5
● Standard Sling Fabrics	8
● Optional Sling Fabric	11

● Umbrella Fabrics	16
● Umbrella Poles	24
● Wicker Weave Colors	25
● Cushion Fabrics	26

Faux Wood Colors



Black Wood



Brown Wood



Blue Wood



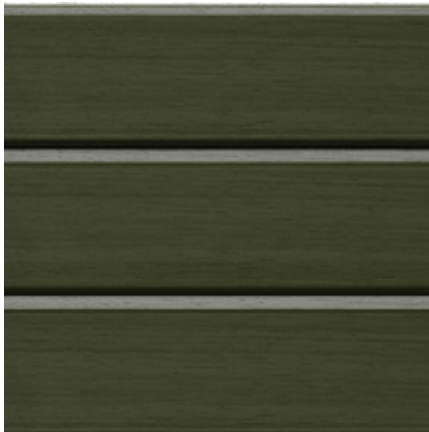
Cedar Wood



Drift Wood



Orange Wood



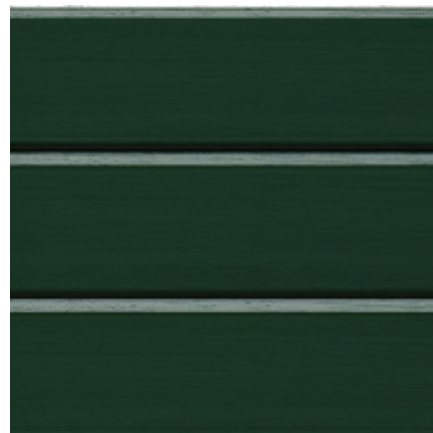
Green Wood



Gray Wood



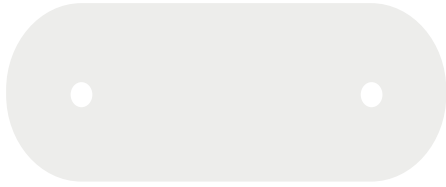
White Wood



Turf Wood

** Slight up-charge "Not stock colors may extend lead time" Blue Wood, Orange Wood, Turf Green and Green Wood*

Strap Colors



201 White



252 Dove



251 Forest Green



250 Charcoal



249 Deepwater Blue



248 Sherwood Green



247 Slate Blue



246 Holly Green



242 Papaya



239 Mistletoe



238 Coffee



237 Putty



236 Burgundy



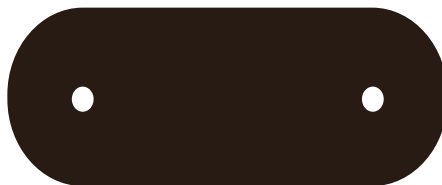
234 Dusty Blue



233 Nantucket Blue



232 Adobe



231 Leisure Brown



230 Clover



229 Cappuccino



228 Twilightrose



227 Jade Green



225 Red



224 Ivory

Strap Colors



222 Buttercup



221 Gloss Black



219 Gray



218 Orange



217 Navy Blue



216 Royal Blue



215 French Blue



214 Turquoise



213 Baby Blue



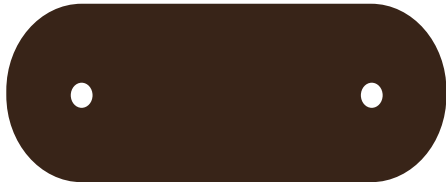
212 Dark Green



211 Kelly Green



209 Terracota



208 Dark Brown



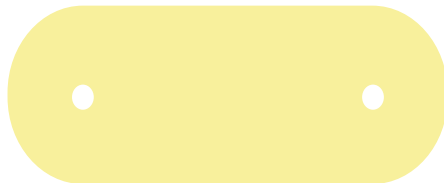
207 Saddle



206 Camel



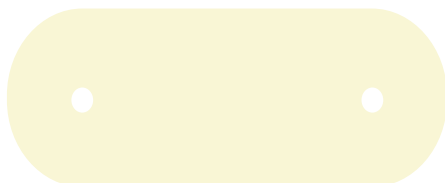
205 Driftwood



204 Citron Yellow



203 Yellow



202 Vanilla



320 Silver

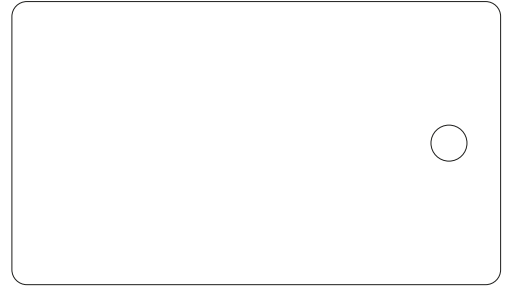
Frame Colors



Graphite



Anodized Silver



201 White



202 Vanilla



203 Yellow



204 Citron Yellow



205 Driftwood



206 Camel



209 Terracotta



212 Dark Green



215 French Blue



216 Royal Blue



217 Navy Blue



219 Grey



221 Gloss Black

Frame Colors



224 Ivory



227 Jade Green



230 Clover



231 Leisure Brown



251 Forest Green



236 Burgundy



237 Putty



246 Holly Green



239 Mistletoe



232 Adobe



238 Coffee

Frame Colors



Texture - Bronze Age



Texture - Black



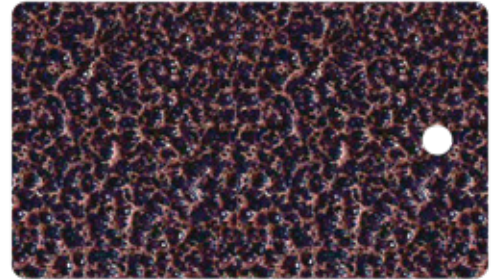
Texture - Weathergreen



Texture - Weather Vein



Texture - Speckled Oak



Texture - Penny Vein



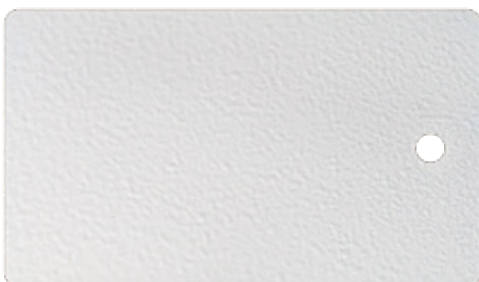
Texture - Sandstone



Texture - Sahara

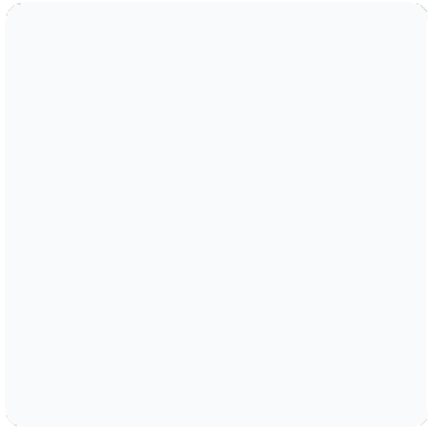


Texture - Pewter Crater

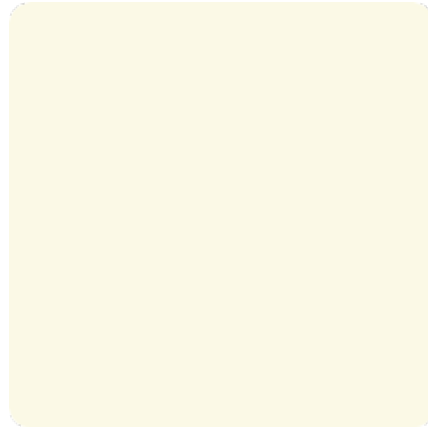


Texture - White

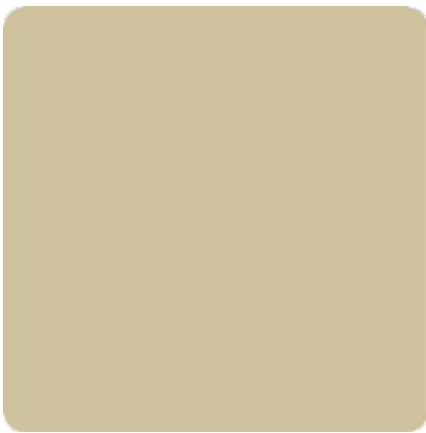
Fiberglass Top Colors



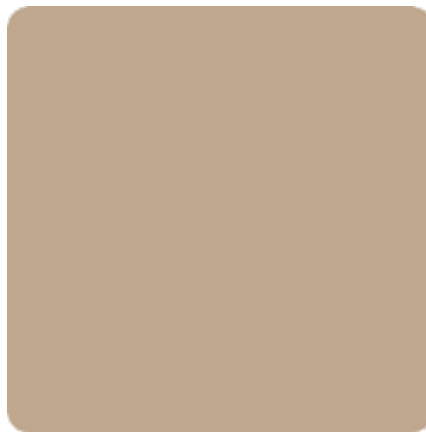
201 White



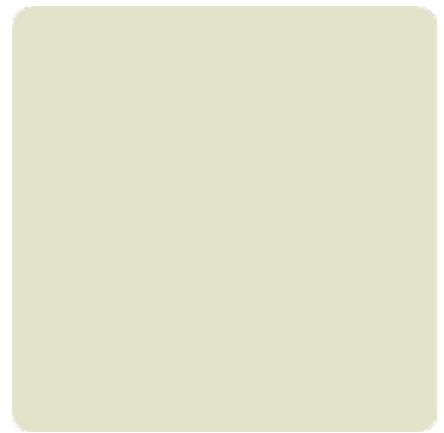
202 Vanilla



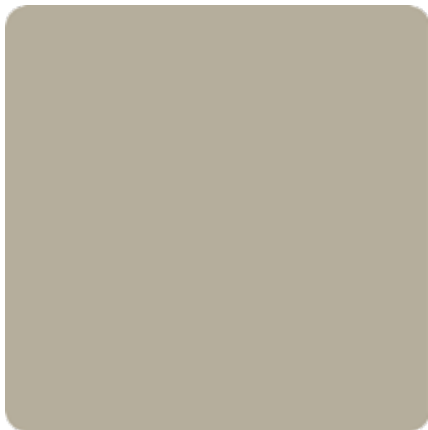
205 Driftwood



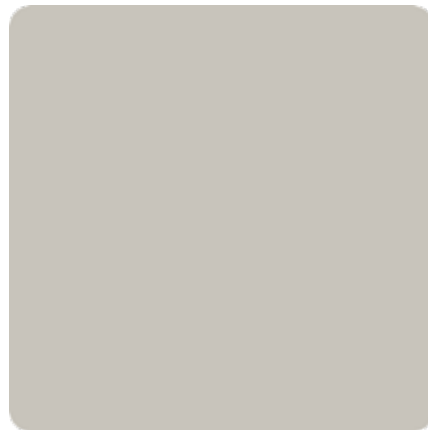
206 Camel



224 Ivory



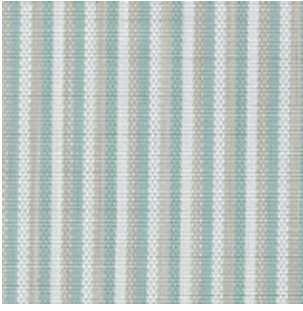
237 Putty



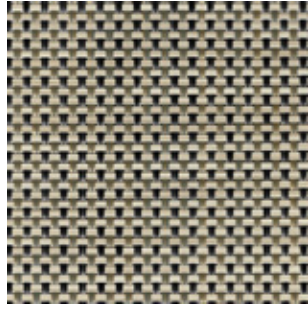
252 Dove

Standard Sling Fabrics

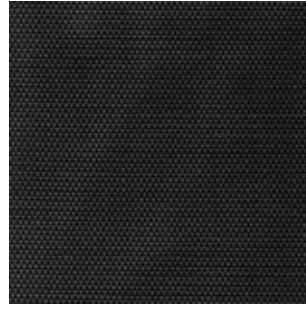
Agenda Page 30



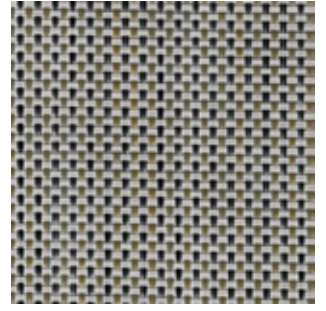
Aquafino



Balsa



Black Plus



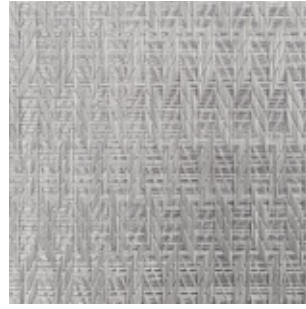
Cane Wicker Aluminum



Chesterfield



Coast Line Peacock



Silver Lining



Cordoba



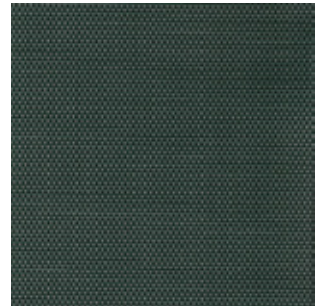
Raffia Pecan



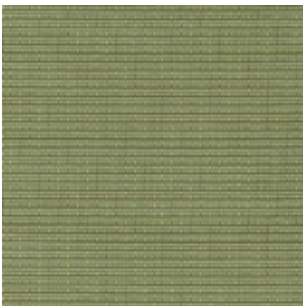
Delray Stripe Poolside



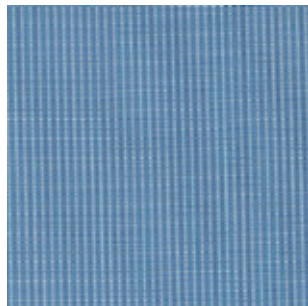
Forest Cafe



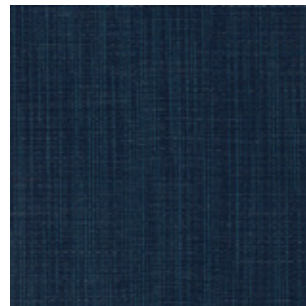
Forest Green Plus



Dupioni Kiwi



Dupioni Pool Side



Dupioni Sapphire



Durango



Elizabeth



Fern Dance



Raw Linen



Fresco



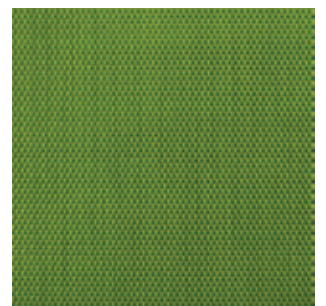
Azure



Blue Lagoon



Green Lake



Limelight

Standard Sling Fabrics



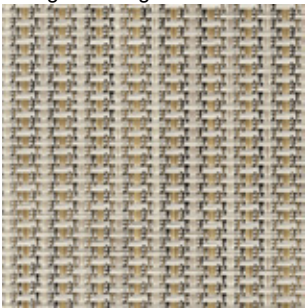
Green Garden Plus



Island Palms Sadat



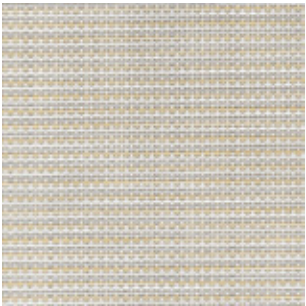
Lemon Yellow



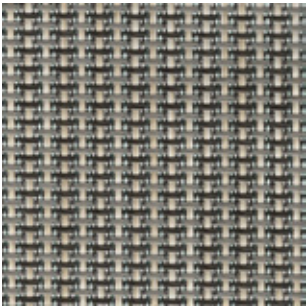
Madera Natural



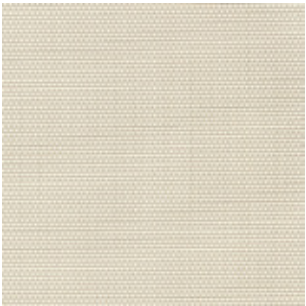
Navy Plus



Oga White Oyster



Plata



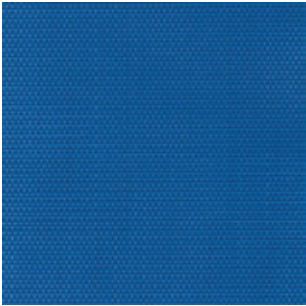
Sand Plus



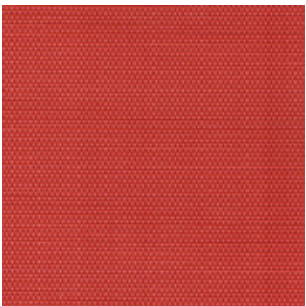
Raffia Natural



Raw Linen II



Royal Blue Plus



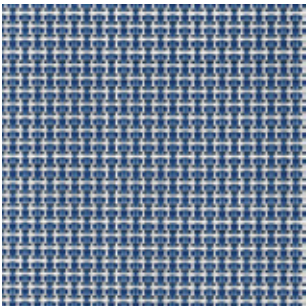
Salsa Shade



Sand Plus



Santiago Stripe



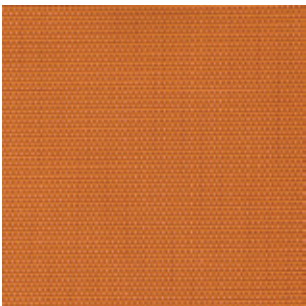
Seabreeze



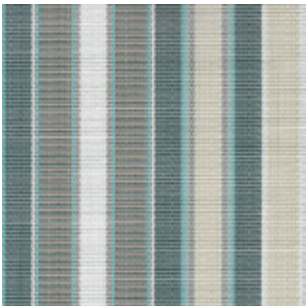
Texture Blush



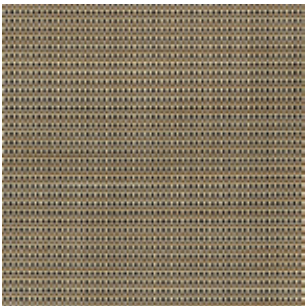
Sierra Sands



Snappy



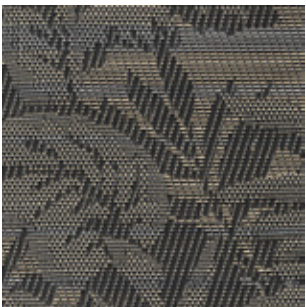
Spa Stripe



Straw Mat Cognac



Stripe Sienna



Sumba Mocha



Teal Shade

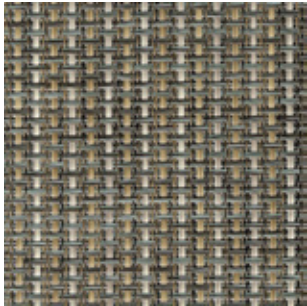


Tropical Foliage

Standard Sling Fabrics



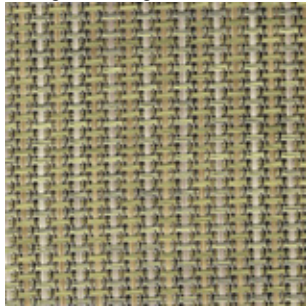
Tropico



Turquesa



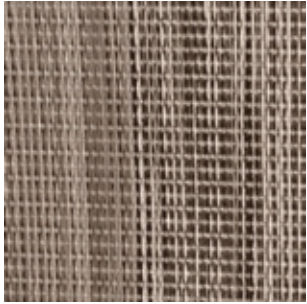
Valencia Blue



Verde



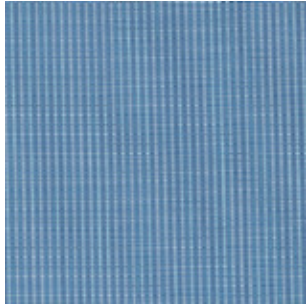
White Plus



Tempo Stone Stripe



Teal Crush



Dupioni Pool Side



Huffman



Montego Bay

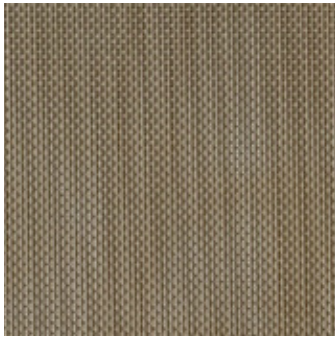


Natura Natural

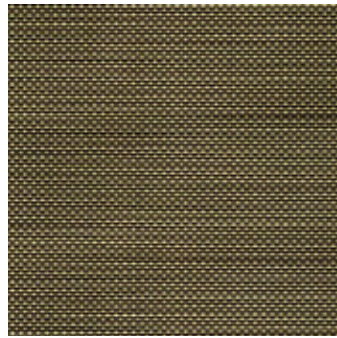


Veranda Nutmeg

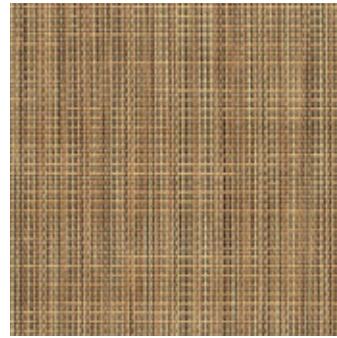
Optional Sling Fabrics



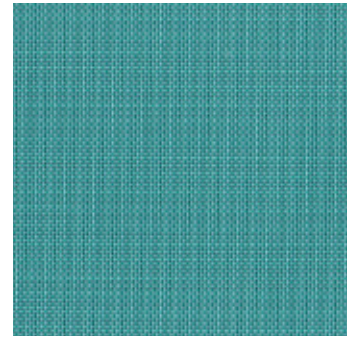
Adobe 2x2



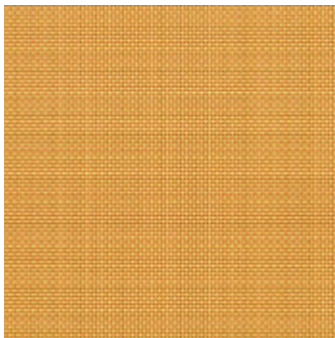
Brass



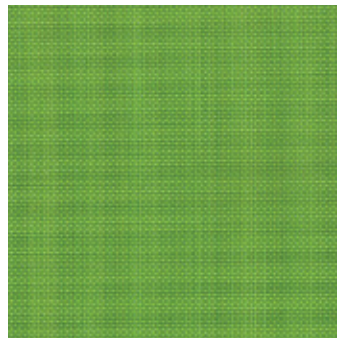
Burlap



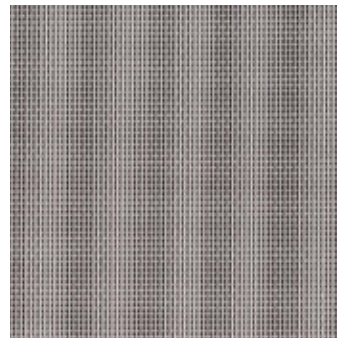
Carribean



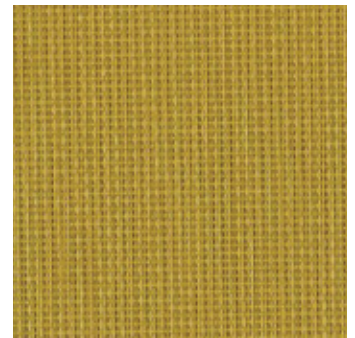
Curry



Go Green



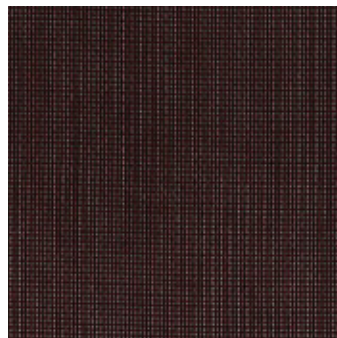
Grey



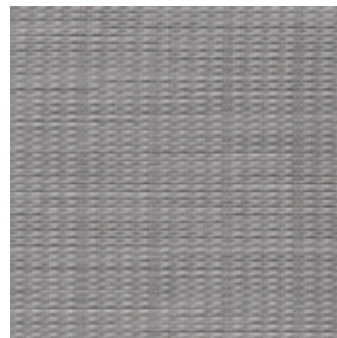
Guacamole



Leena Indigo



Leisure Brown



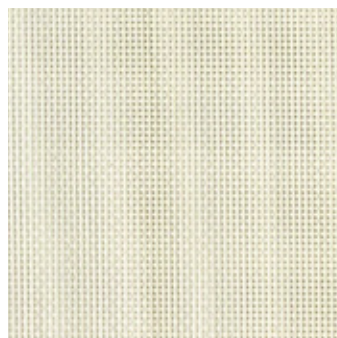
Metallica Platinum



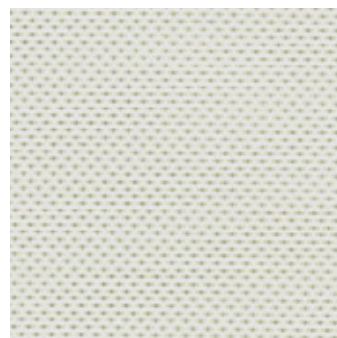
Metallica Salsa



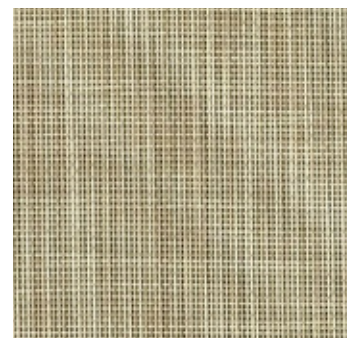
Metallica White



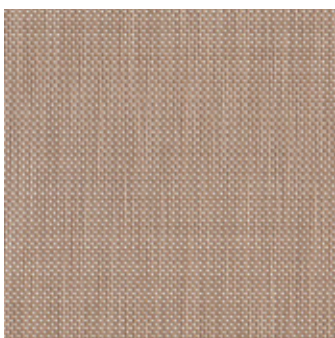
Off White 2x2



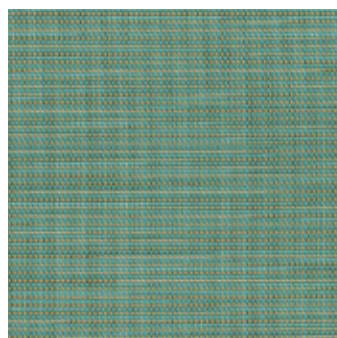
Pearl



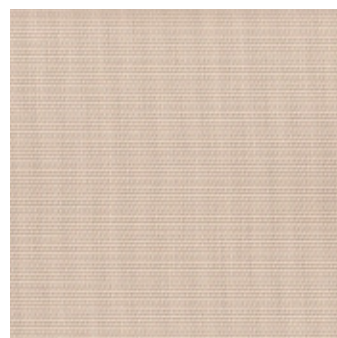
Putty1



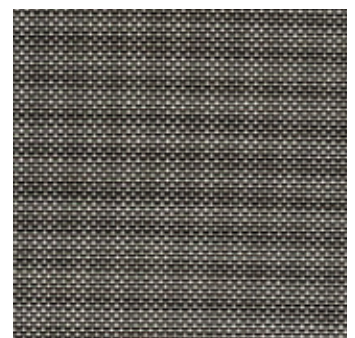
Raffia



Straw Mat Blue



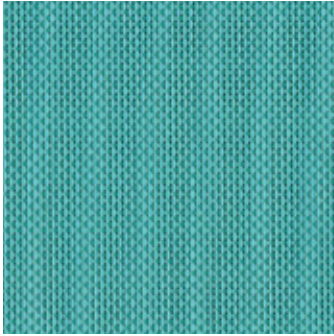
Stucco



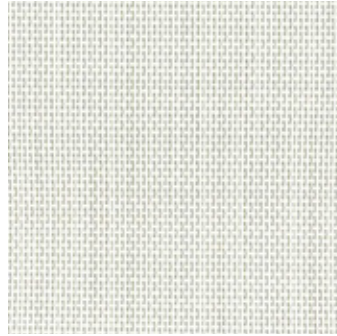
Titanium

Slight up-charge for optional fabrics

Optional Sling Fabrics



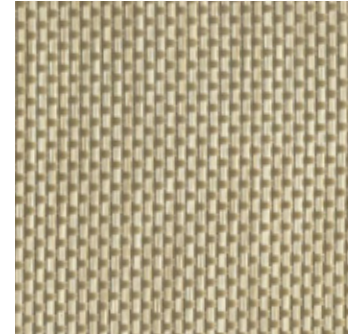
Turquoise 2x2



White2



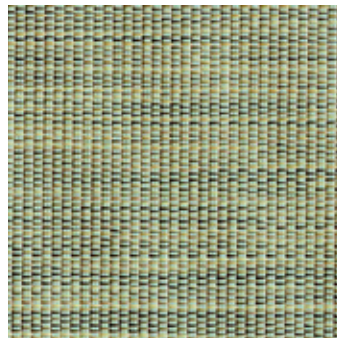
Addison



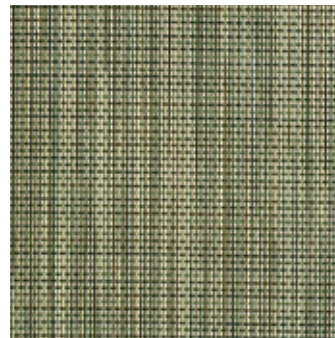
Amber



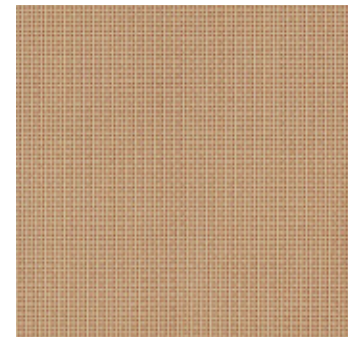
Amelia



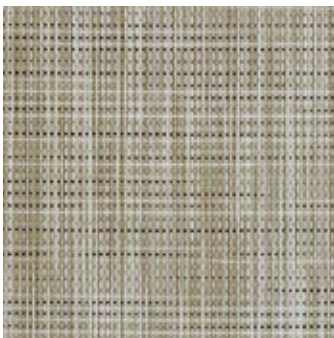
Atlantic Drift



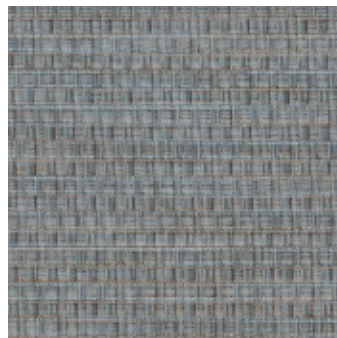
Autumn Fern



Camel 2x2



Birch Forest



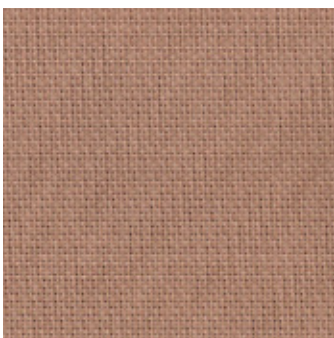
Blue Bronze Weave



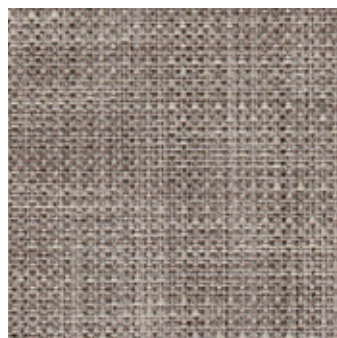
Brown Bamboo



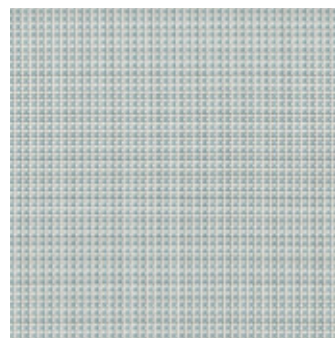
Cafelatte



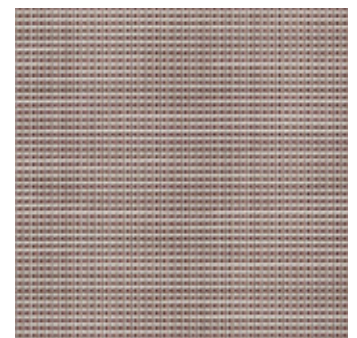
Cappucino Sling



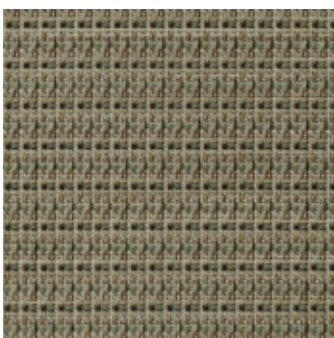
Chinchilla



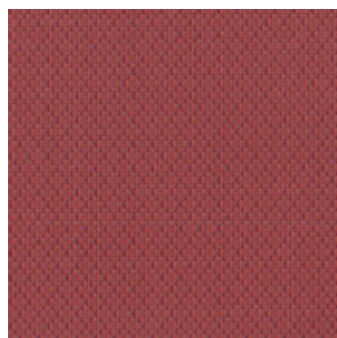
Clarity Blue



Clarity Sea Fog



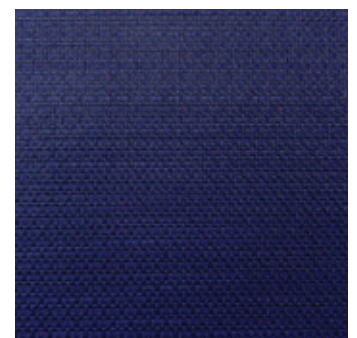
Cortez Thyme



Crimson Sling



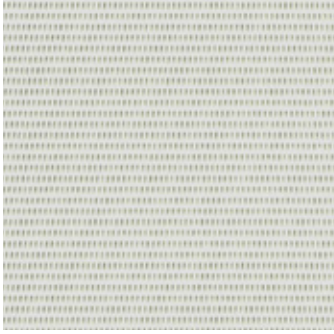
Dark Blue



Blue Sling Weave

Slight up-charge for optional fabrics

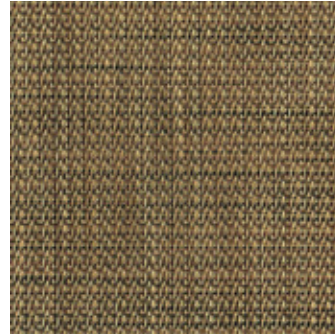
Optional Sling Fabrics



Dense Pearl



Double Cross Limestone



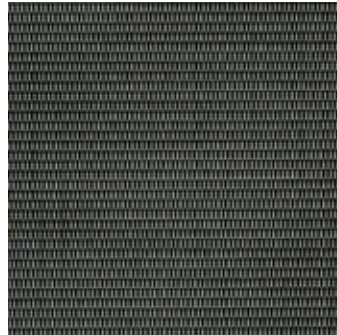
Double Dipper



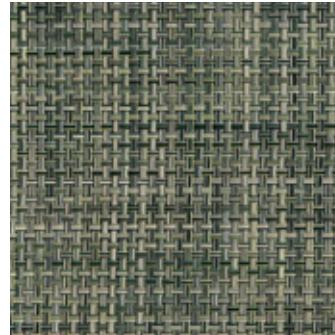
Fancy Filigree



Golden Mistletoe



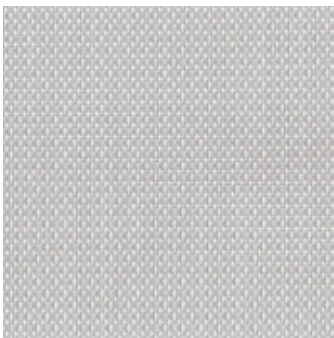
Graphite



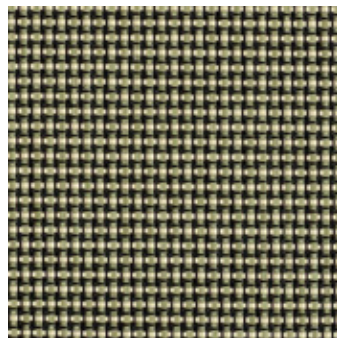
Grass



Green Bamboo



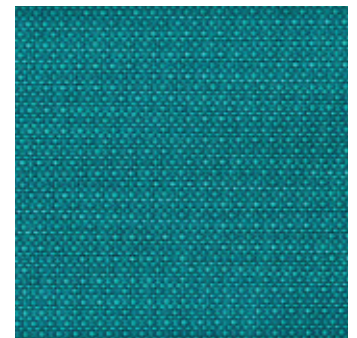
Grey Sling Weave



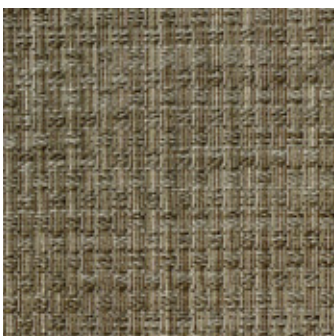
Hartford



Honey



Jade Sling Weave



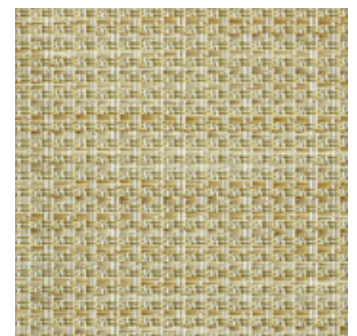
Kamali Limestone



Laguna



Linen



Luna Straw



Martinique



Matrix



Meridian



Mingle Pecan

Slight up-charge for optional fabrics

Optional Sling Fabrics



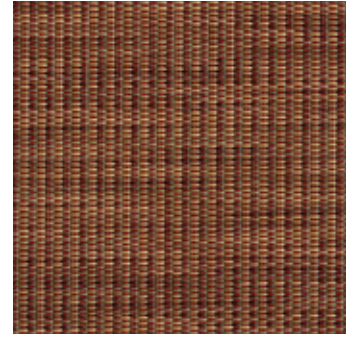
Mozambique



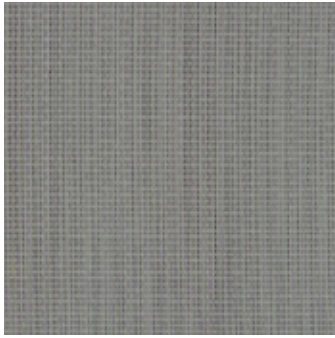
Double Cross Limestone



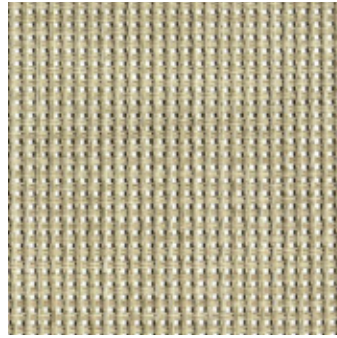
Olive Tea Leaf



Pacific Drift



Dove Grey



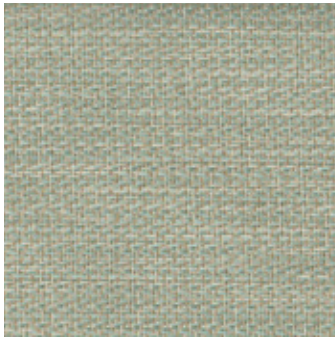
Putty



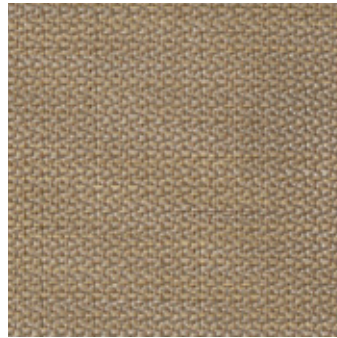
Raleigh Stripe



Red



Reflection Seaglass



Reflection Taupe



Royal Cafe



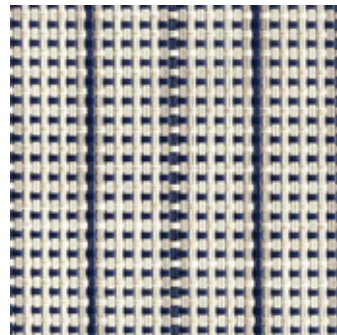
Sahara



Shoreline



Sienna Tea Leaf



Stripe-Navy/Dove



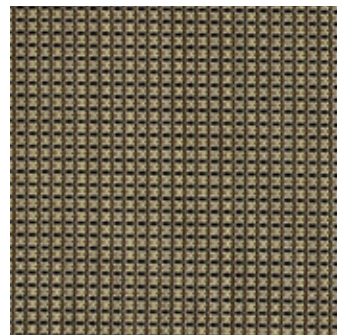
Sumba Java



Suncast



Surfside



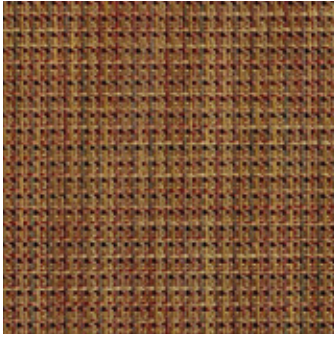
Taupe Tweed



Tea Leaves

Slight up-charge for optional fabrics

Optional Sling Fabrics



Terrace Sienna



Terracotta Gold



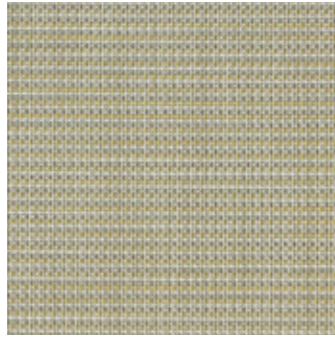
Veranda Basil



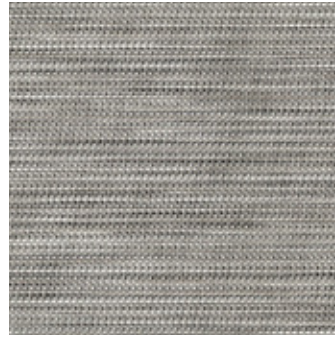
Victoria Polished



Tweed Glow



Tweed Oyster



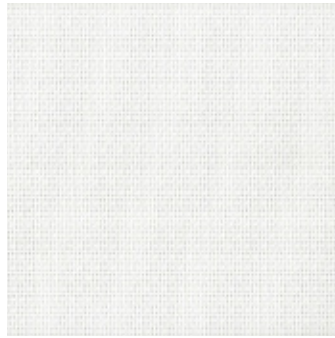
Tweed Pearly



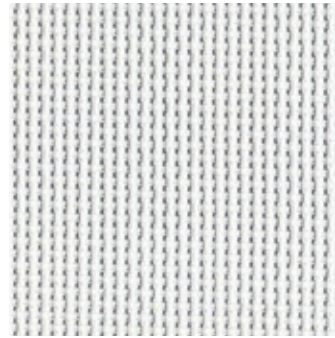
Weston Heather



White Jungle



White Sling Weave



White



White 2x2

Slight up-charge for optional fabrics

Umbrella Fabric

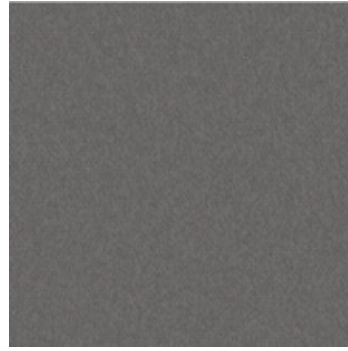
Standard Commercial Umbrella Fabrics



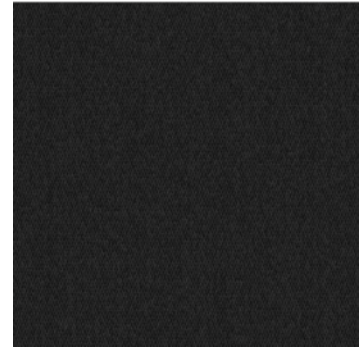
Antique Beige



Aqua Marine



Zinc



Black



Burgundy



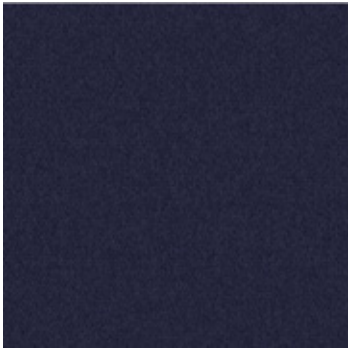
Burnish



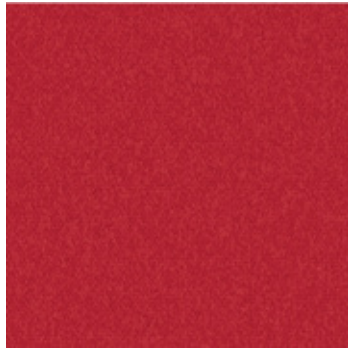
Cadet Grey



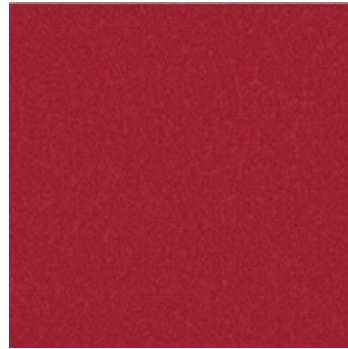
Canary



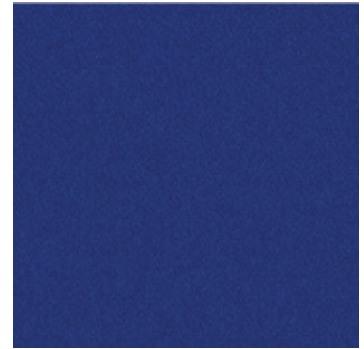
Captain's Navy



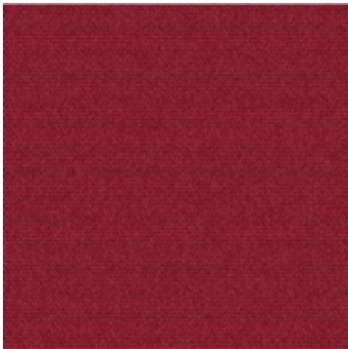
Cardinal Red



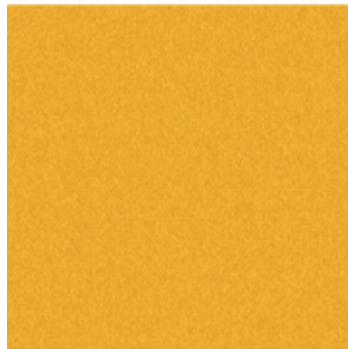
China Red



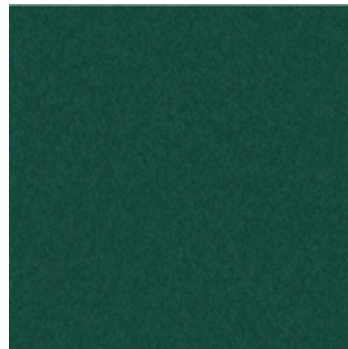
Classic Royal



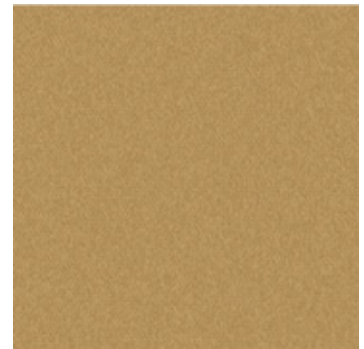
Crimson



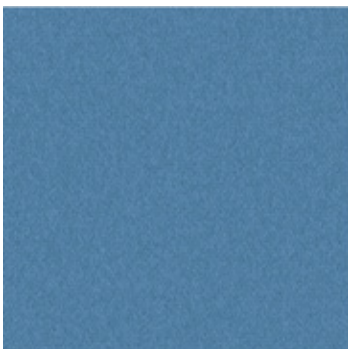
Dandelion



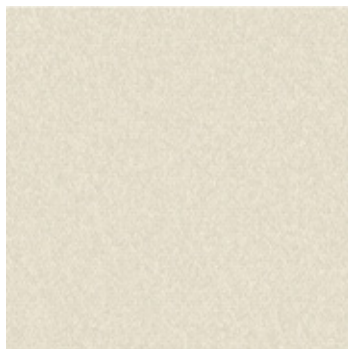
Forest Green



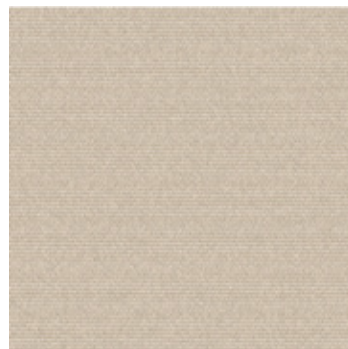
Golden



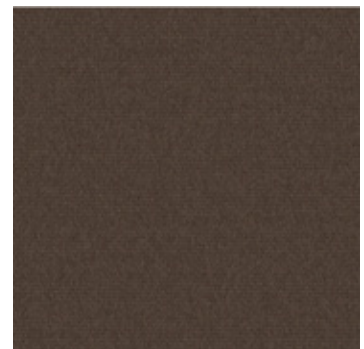
Island Blue



Ivory



Khaki



Kona

Umbrella Fabric

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Standard Commercial Umbrella Fabrics



Linen



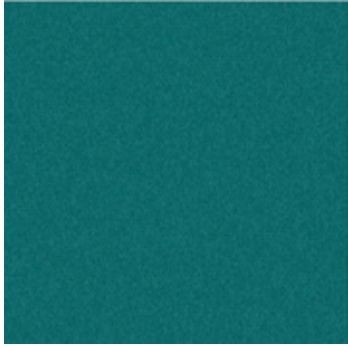
Natural White



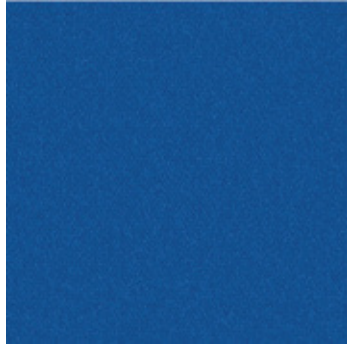
Neptune



Olive



Oz Green



Pacific Blue



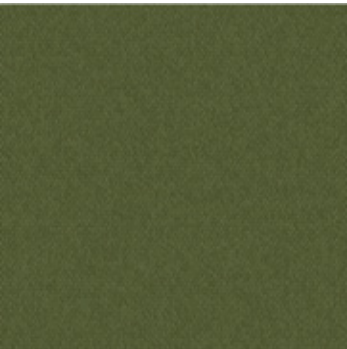
Pesto



Petrol



Pottery



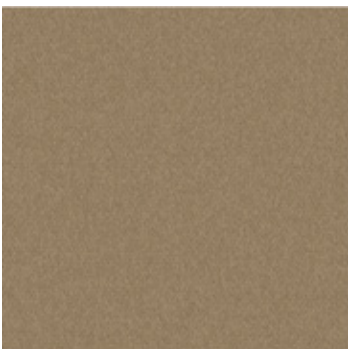
Reseda



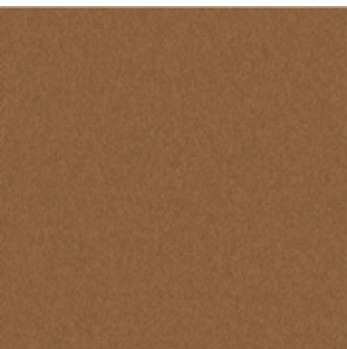
Royal Navy



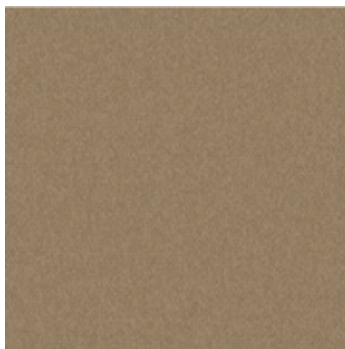
Sand



Sandstone



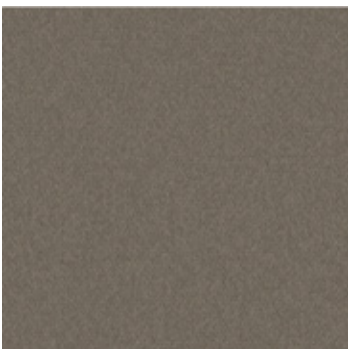
Sepia



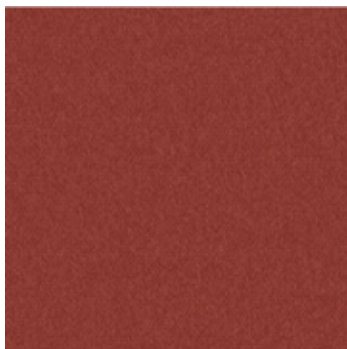
Stone



Wren



Taupe



Terra Cotta

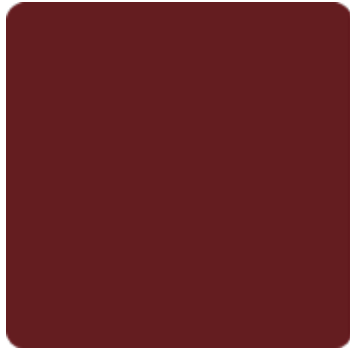
Umbrella Fabric

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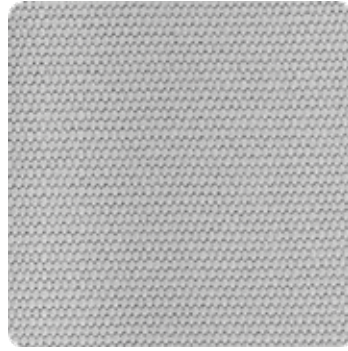
Commercial Resort Umbrella Fabrics



Brown



236 Burgundy



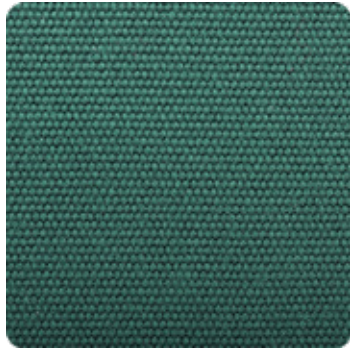
Cadet Gray



Capri



Coral



Forest Green



Linen



Logo Red



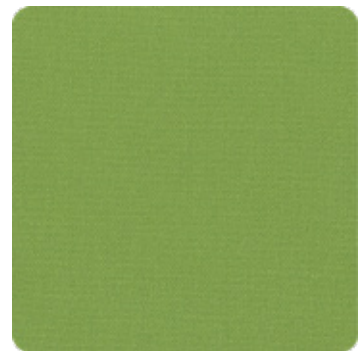
Navy Blue



Orange



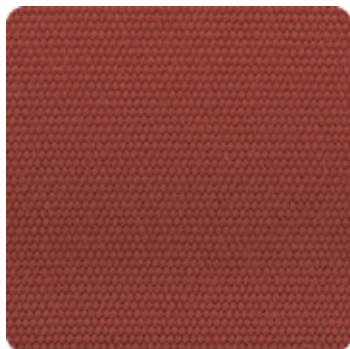
Pacific Blue



Pistachio Pta



Sunflower Yellow



Terracotta



Toast



Turquoise

Umbrella Fabric

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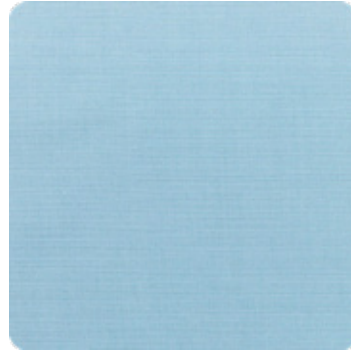
Sunbrella - Optional Umbrella Fabrics



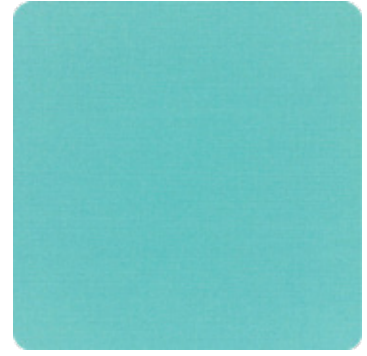
Brannon Redwood



Brannon Whisper



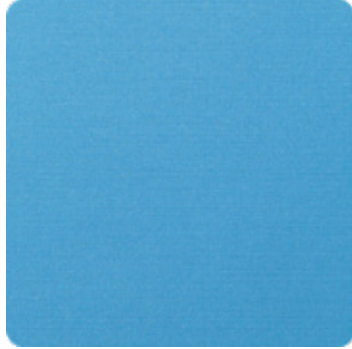
Canvas Air Blue



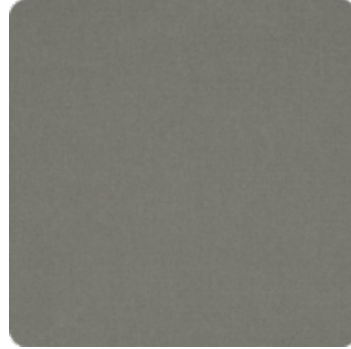
Canvas Aruba



Canvas Camel



Canvas Capri



Canvas Charcoal



Canvas Chestnut



Canvas Cocoa



Canvas Cork



Canvas Cyan



Canvas Fern



Canvas Flax



Canvas Glacier



Canvas Melon



Canvas Raven Black



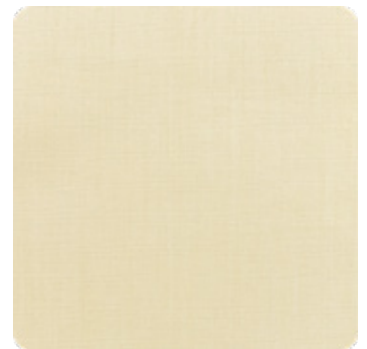
Canvas Regatta



Canvas Teak



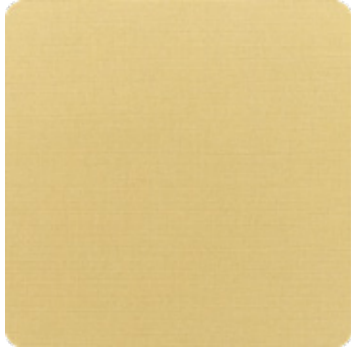
Canvas True Blue



Canvas Vellum

Umbrella Fabric

Sunbrella - Optional Umbrella Fabrics



Antique Beige



Aqua Marine



Aquatic



Black



Burgundy



Burnish



Cadet Grey



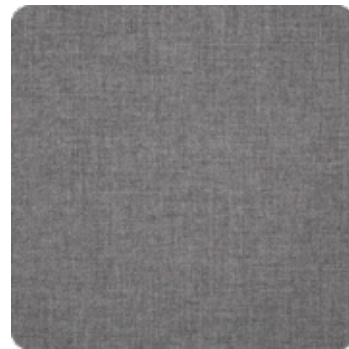
Canary



Captain's Navy



Cardinal Red



China Red



Classic Royal



Crimson



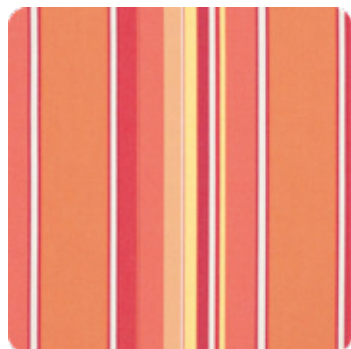
Dandelion



Forest Green



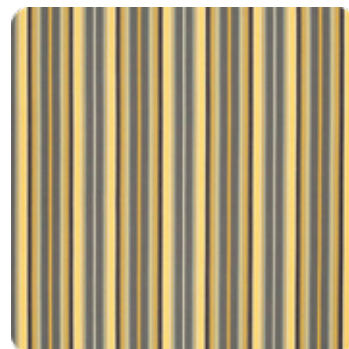
Golden



Island Blue



Ivory



Khaki



Kona

Umbrella Fabric

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Sunbrella - Optional Umbrella Fabrics



Frequency Ash



Frequency Parchment



Frequency Sand



Gateway Aspen



Gateway Blush



Gateway Fuse



Gateway Indigo



Gateway Mist



Gateway Tropic



Gavin Mist



Lido Indigo



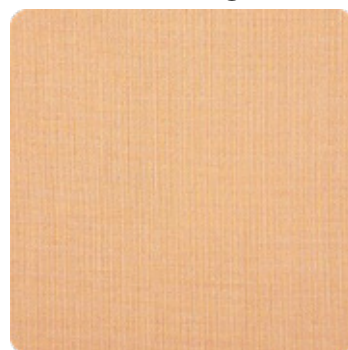
Mason Forest Green



Maxim Heather Beige



Meridian Air



Meridian Cameo



Meridian Charcoal



Meridian Coco



Meridian Flax



Meridian Grain



Meridian Meadow

Umbrella Fabric

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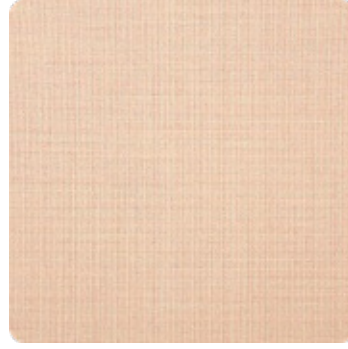
Sunbrella - Optional Umbrella Fabrics



Meridian Mist



Meridian Pewter



Meridian Rose



Meridian Twilight



Meridian Wisteria



Meridian Wren



Milano Char



Paradigm Stone



Regency Sand



Seville Seaside



Shadow Sand



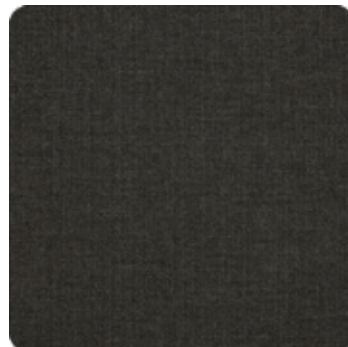
Shadow Snow



Spectrum Almond



Spectrum Aztec



Spectrum Carbon



Spectrum Caribou



Spectrum Cayenne



Spectrum Cherry



Spectrum Cilantro

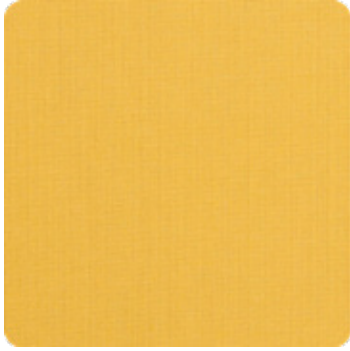


Spectrum Coffee

Umbrella Fabric

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Sunbrella - Optional Umbrella Fabrics



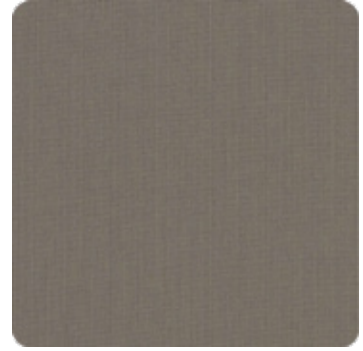
Spectrum Daffodil



Spectrum Dove



Spectrum Eggshell



Spectrum Graphite



Spectrum Grenadine



Spectrum Indigo



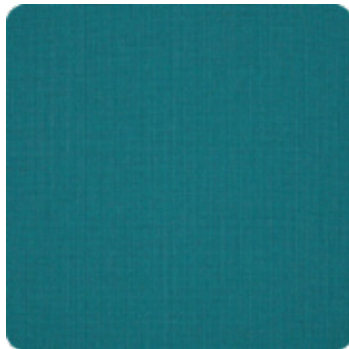
Spectrum Kiwi



Spectrum Mist



Spectrum Mushroom



Spectrum Peacock



Spectrum Ruby



Spectrum Sand



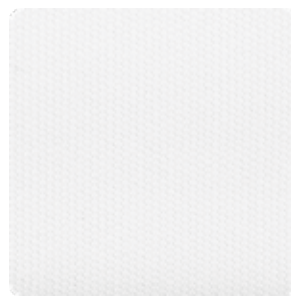
Spectrum Sierra



Stanton Greystone



Stanton Lagoon



White



Black & White Strip



Blue & White
Strip



Orange & White
Strip



Red & White
Strip



Turquoise & White
Stripe



Yellow & White
Strip

Umbrella Poles

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Standard Commercial Umbrella Pole Colors



Commercial Resort Umbrella Poles



Black Finish Frame



Bronze Finish Frame



White Finish Frame



Silver Finish Frame



Woodgrain Finish Frame



Standard Black Pole



Standard White Pole



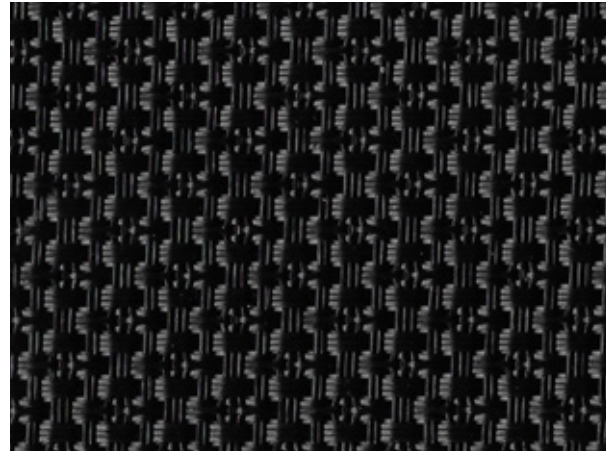
Standard Champagne Pole

Wicker Weave Colors

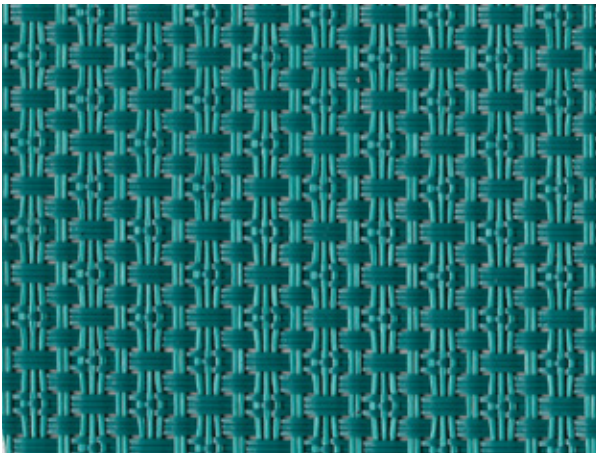
Agenda Page 47



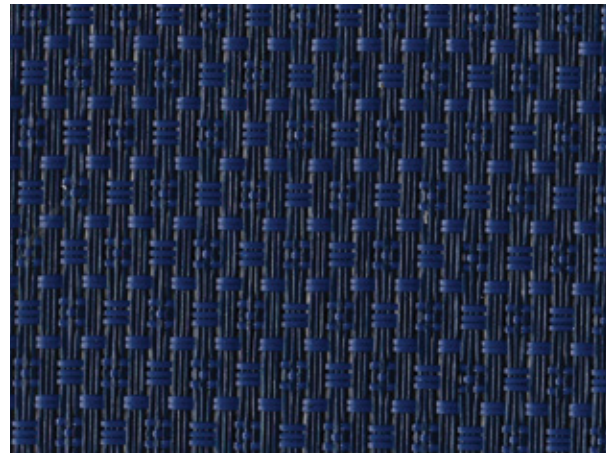
Brown Weave



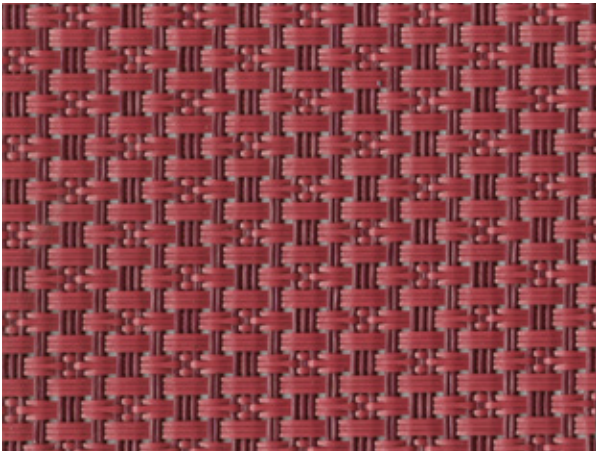
Black Weave



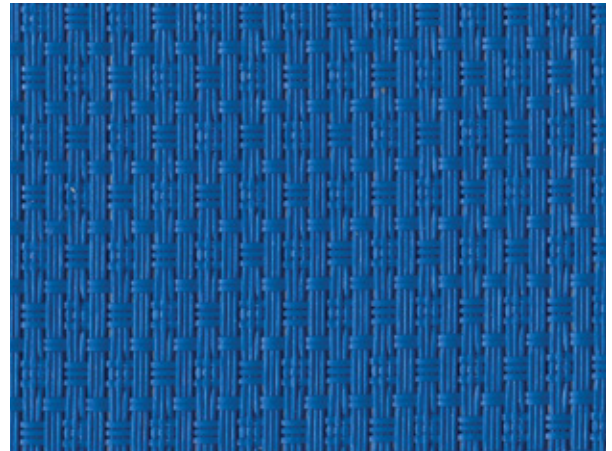
Green Weave



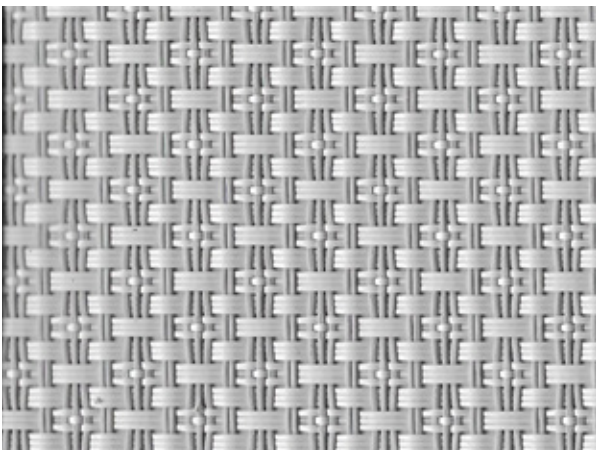
Navy Blue Weave



Red Weave



Royal Blue Weave



Silver Weave



White Weave

Slight up-charge for optional fabrics

Cushion Fabric

Cushion Fabrics by "Sunbrella"

Agenda Page 48



Accord II Crimson



Accord Jade



Accord Koi



Action Ash



Action Denim



Action Linen



Action Stone



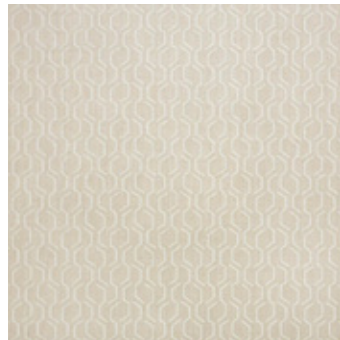
Action Taupe



Adaptation Apricot



Adaptation Indigo



Adaptation Linen



Adaptation Stone



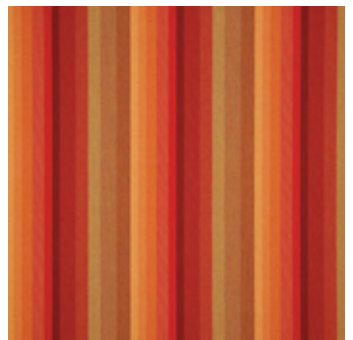
Artistry Ash



Artistry Indigo



Astoria Lagoon



Astoria Sunset



Berenson Tuxedo



Bessemer BA



Blend Cactus

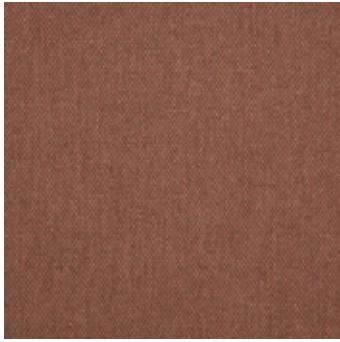


Blend Cherry

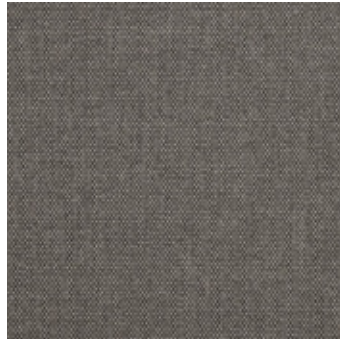
Cushion Fabric

Cushion Fabrics by "Sunbrella"

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Blend Clay



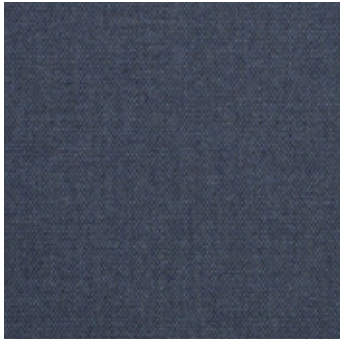
Blend Coal



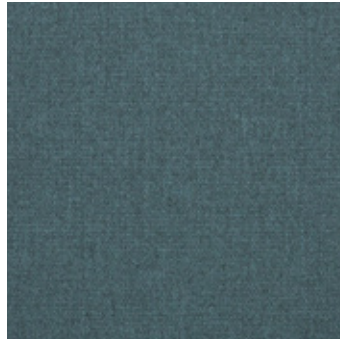
Blend Fog



Blend Honey



Blend Indigo



Blend Lagoon



Blend Linen



Blend Mist



Blend Sand



Blend Sable



Blend Sage



Blend Nomad



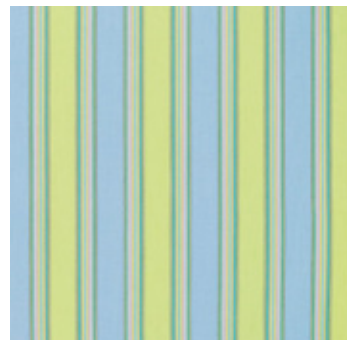
Blox Slate



Brannon Redwood



Brannon Whisper



Bravada Limelite



Bravada Salsa



Cabana Classic



Cabana Regatta

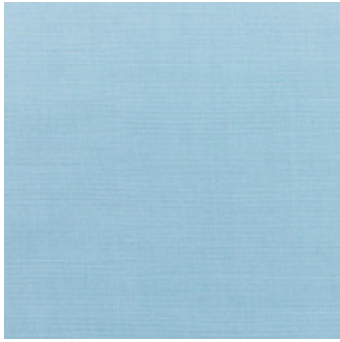


Cabaret Blue Haze

Cushion Fabric

Cushion Fabrics by "Sunbrella"

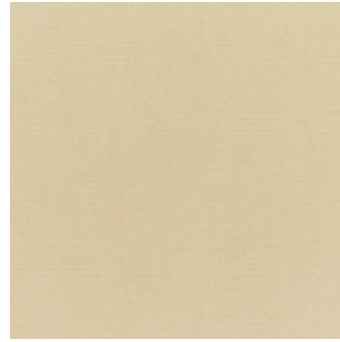
Agenda Page 50



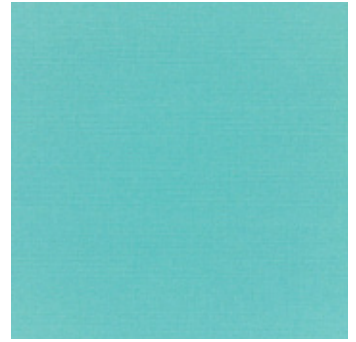
Canvas Air Blue



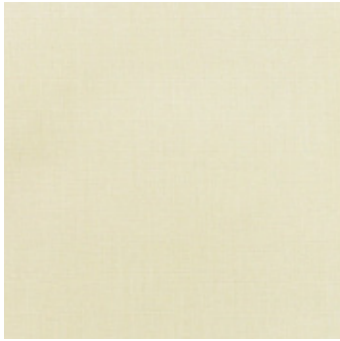
Canvas Bay Brown



Canvas Antique Beige



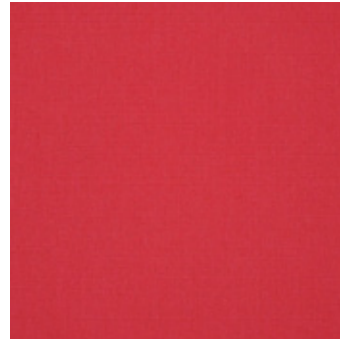
Canvas Aruba



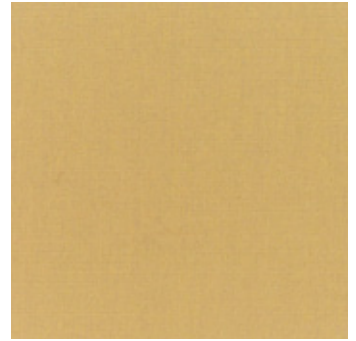
Canvas Birds Eye



Canvas Black



Canvas Blush



Canvas Brass



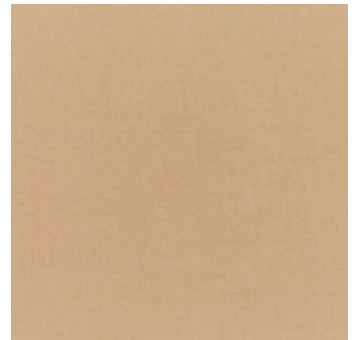
Canvas Brick



Canvas Burgundy



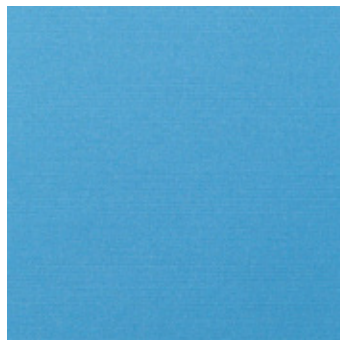
Canvas Buttercup



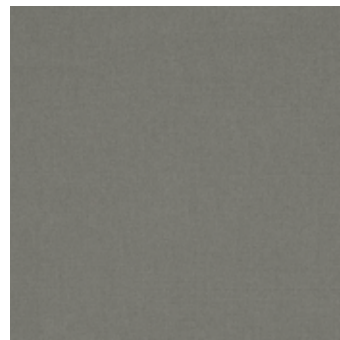
Canvas Camel



Canvas Canvas



Canvas Capri



Canvas Charcoal



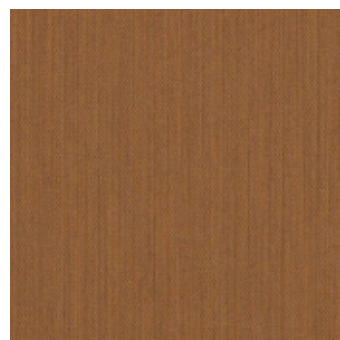
Canvas Chestnut



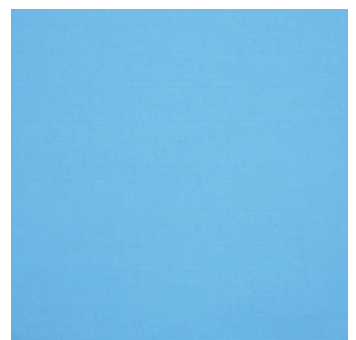
Canvas Coal



Canvas Cocoa



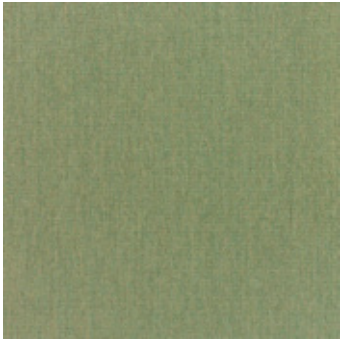
Canvas Cork



Canvas Cyan

Cushion Fabric

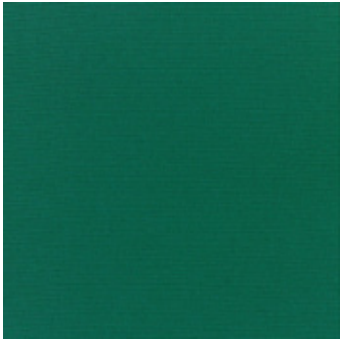
Cushion Fabrics by "Sunbrella"



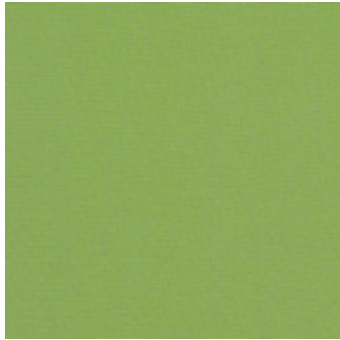
Canvas Fern



Canvas Flax



Canvas Forest Green



Canvas Ginkgo



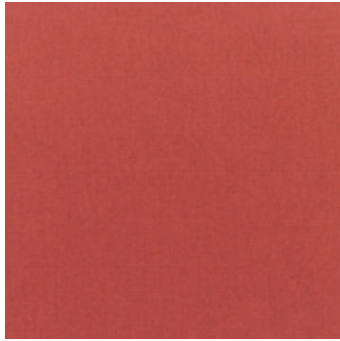
Canvas Glacier



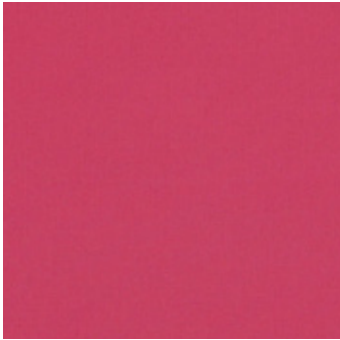
Canvas Granite



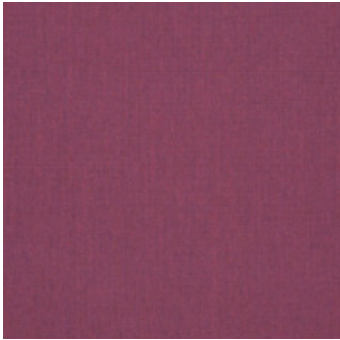
Canvas Heather Beige



Canvas Henna



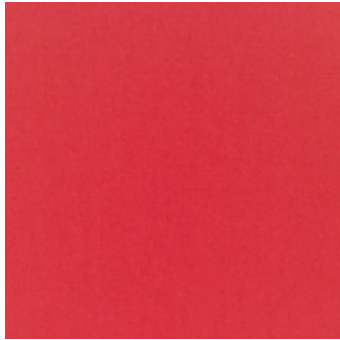
Canvas Hot Pink



Canvas Iris



Canvas Jockey Red



Canvas Logo Red



Canvas Macaw



Canvas Melon



Canvas Mineral Blue



Canvas Natural



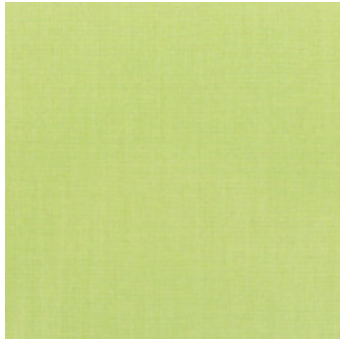
Canvas Navy



Canvas Pacific Blue



Canvas Palm



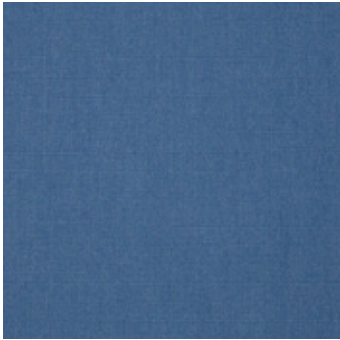
Canvas Parrot

Cushion Fabric

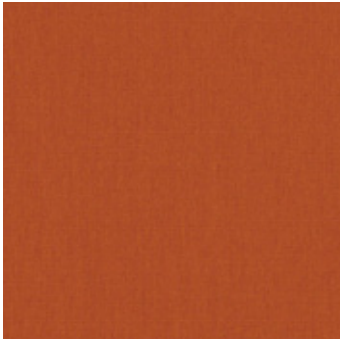
Cushion Fabrics by "Sunbrella"



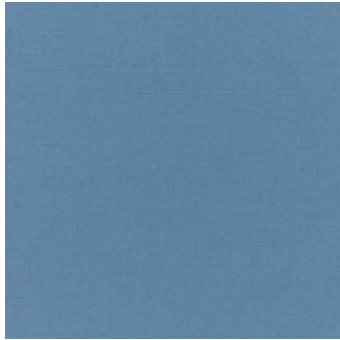
Canvas Black



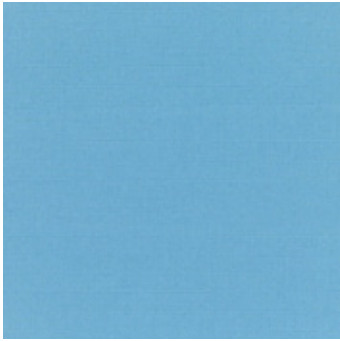
Canvas Regatta



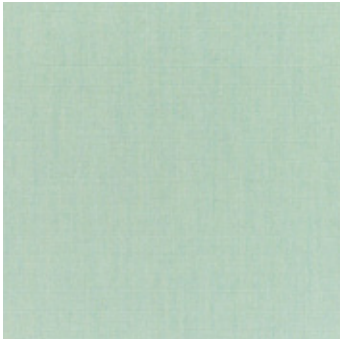
Canvas Rust



Canvas Sapphire Blue



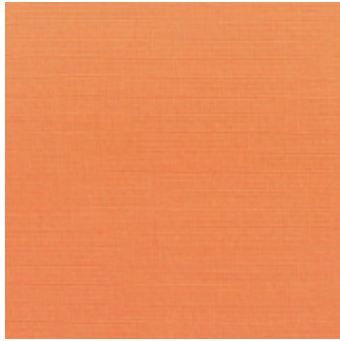
Canvas Sky Blue



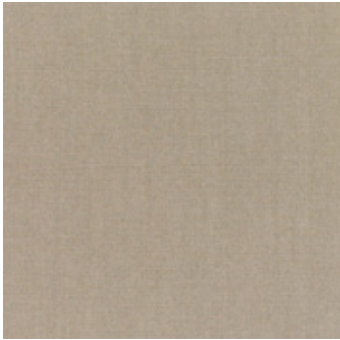
Canvas Spa



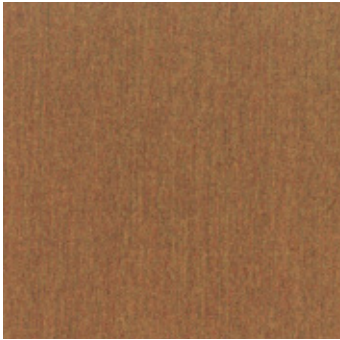
Canvas Sunflower



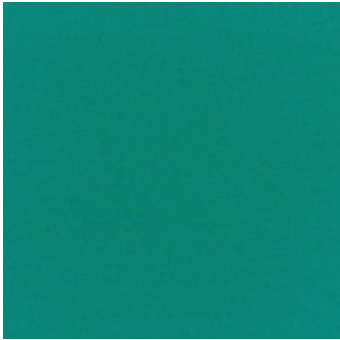
Canvas Tangerine



Canvas Taupe



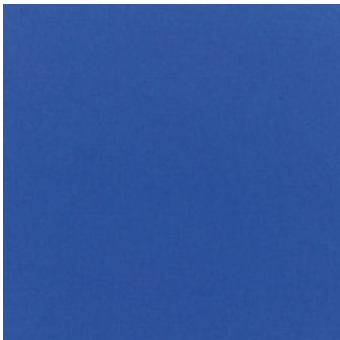
Canvas Teak



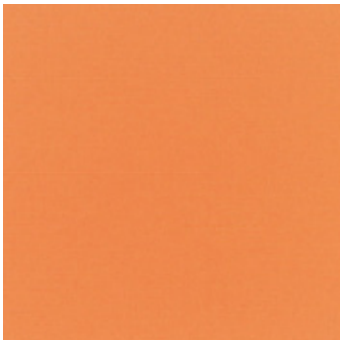
Canvas Teal



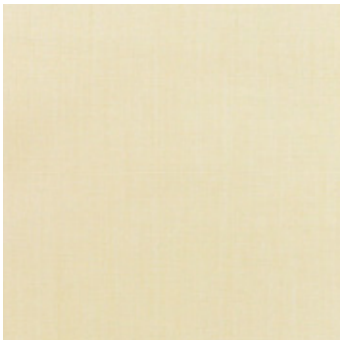
Canvas Terracotta



Canvas True Blue



Canvas Tuscan



Canvas Vellum



Canvas Walnut



Canvas Wheat



Canvas White



Carousel Confetti



Cast Ash

Cushion Fabric

Cushion Fabrics by "Sunbrella"

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Cast Lagoon



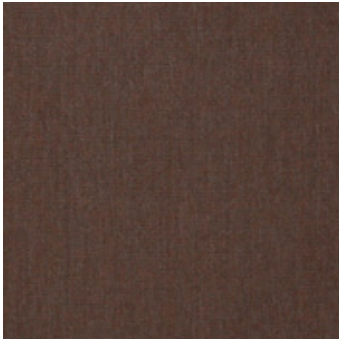
Cast Mist



Cast Oasis



Cast Petal



Cast Sable



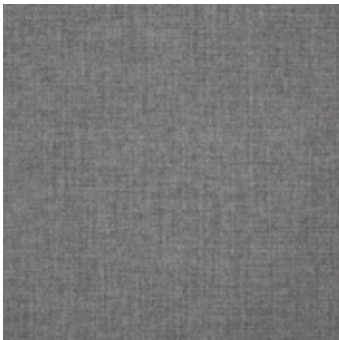
Cast Sage



Cast Shale



Cast Silver



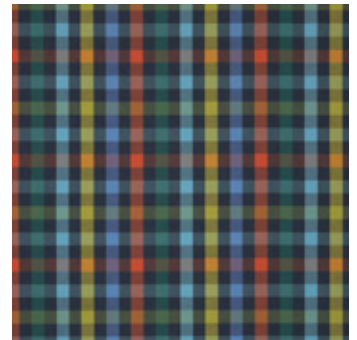
Cast Slate



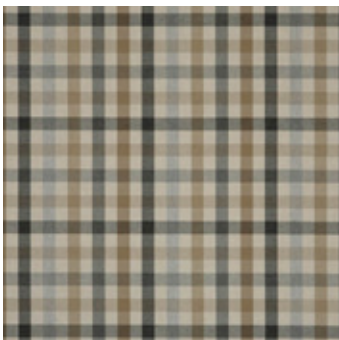
Cast Teak



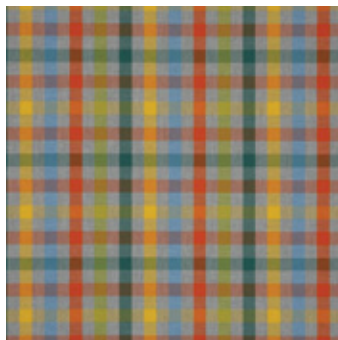
Cast Tinsel



Connect Cosmic



Connect Dune



Connect Fusion



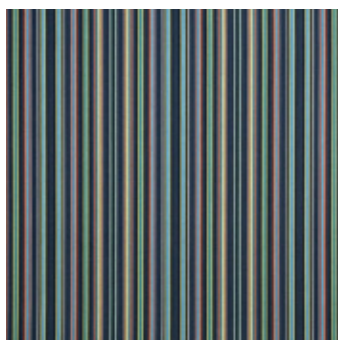
Connect Twilight



Cove Cameo



Cove Pebble



Cultivate Breeze



Cultivate Stone

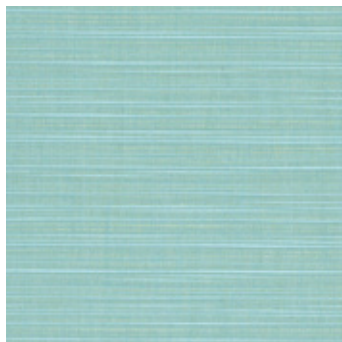


Cultivate Tandoori

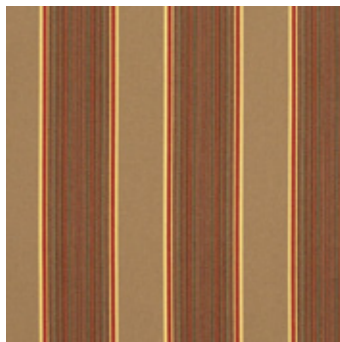
Cushion Fabric

Cushion Fabrics by "Sunbrella"

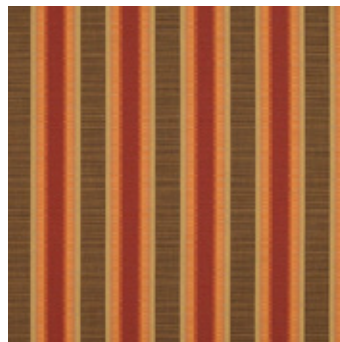
Agenda Page 54



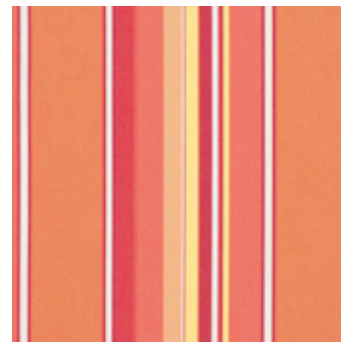
Dupione Celeste



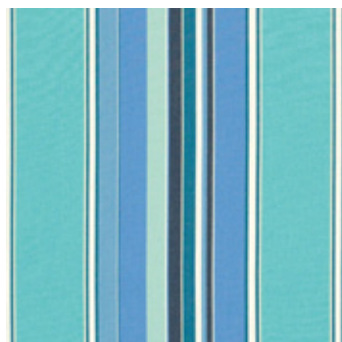
Davidson Redwood



Dimone Sequoia



Dolce Mango



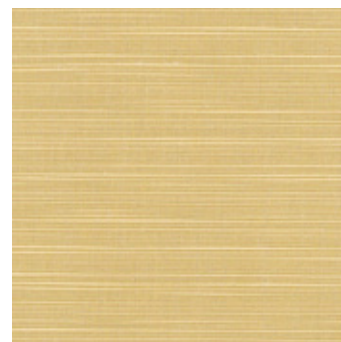
Dolce Oasis



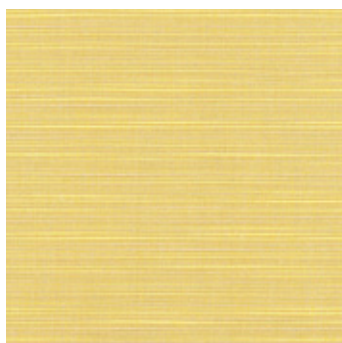
Dorsett Cherry



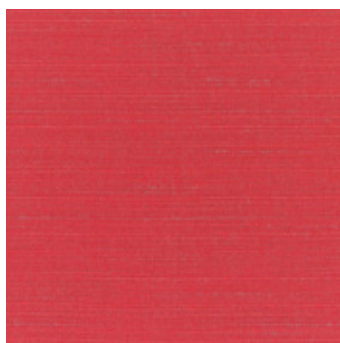
Dupione Aloe



Dupione Bamboo



Dupione Cornsilk



Dupione Crimson



Dupione Deep Sea



Dupione Dove



Dupione Galaxy



Dupione Henna



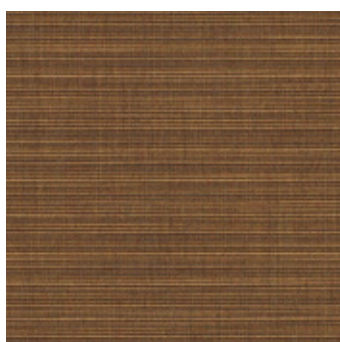
Dupione Latte



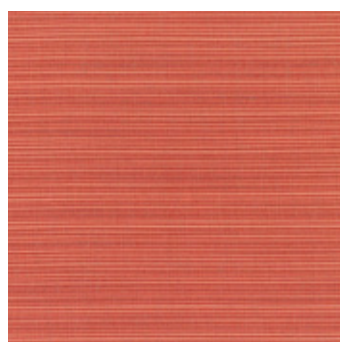
Dupione Laurel



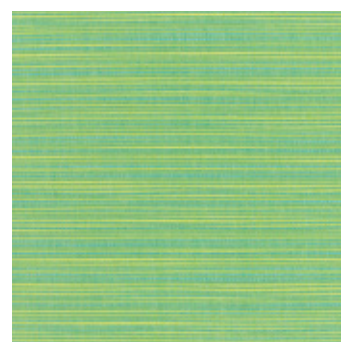
Dupione Nectarine



Dupione Oak



Dupione Papaya

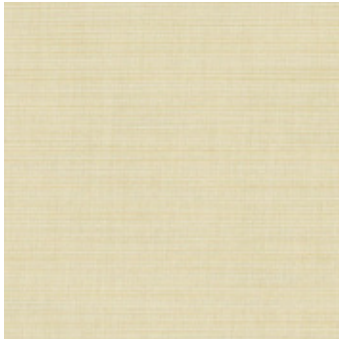


Dupione Paradise

Cushion Fabric

Cushion Fabrics by "Sunbrella"

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Antique Beige



Aqua Marine



Aquatic



Brownstone



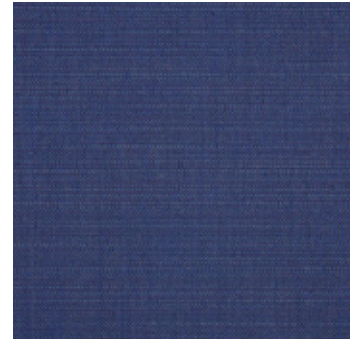
Burgundy



Cadet Gray



Captains Navy



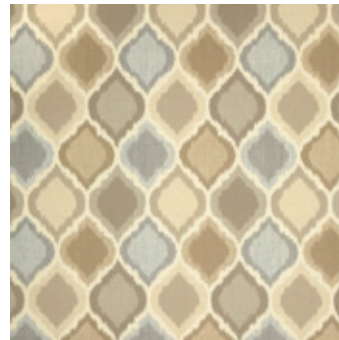
Cardinal Red



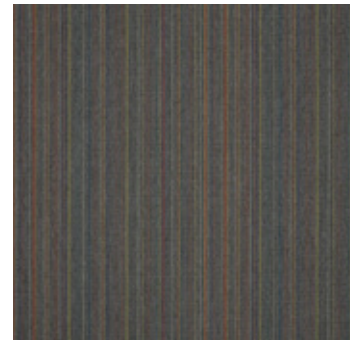
Catalina Blue



Champagne



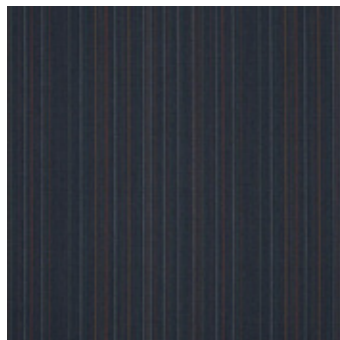
Empire Dove



Escapade Electro



Escapade Fusion



Escapade Twilight



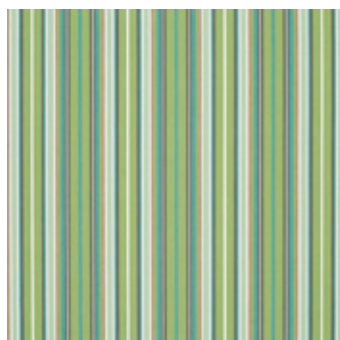
Escapade Vivid



Fischer Lagoon



Foster Metallic



Foster Surfside



Frequency Ash



Frequency Parchment

Cushion Fabric

Cushion Fabrics by "Sunbrella"

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Frequency Sand



Fretwork Cameo



Fretwork Flax



Fretwork Mist



Fretwork Pewter



Gateway Aspen



Gateway Blush



Gateway Fuse



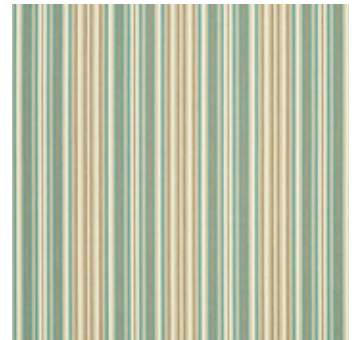
Gateway Indigo



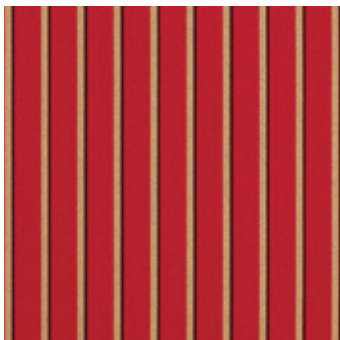
Gateway Mist



Gateway Tropic



Gavin Mist



Harwood Crimson



Heritage Alpaca



Heritage Ashe



Heritage Char



Heritage Denim



Heritage Granite



Heritage Leaf



Heritage Mink

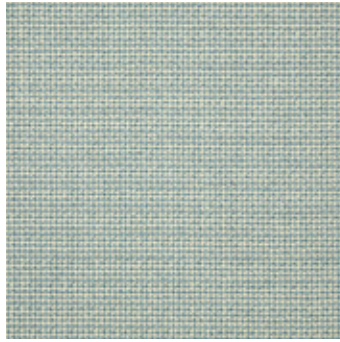
Cushion Fabric

Cushion Fabrics by "Sunbrella"

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Heritage Wheat



Hybrid Sky



Hybrid Smoke



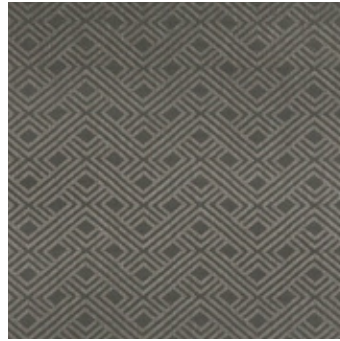
Integrated Dune



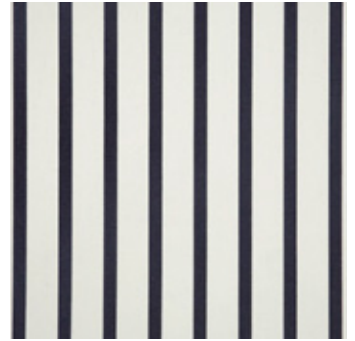
Integrated Indigo



Integrated Pewter



Integrated Steel



Lido Indigo



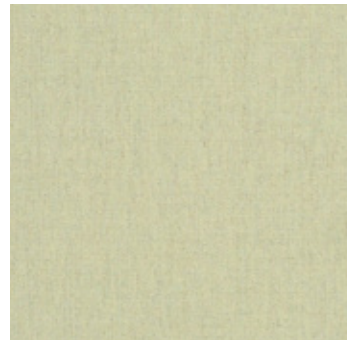
Linen Antique Beige



Heritage Papyrus



Linen Canvas



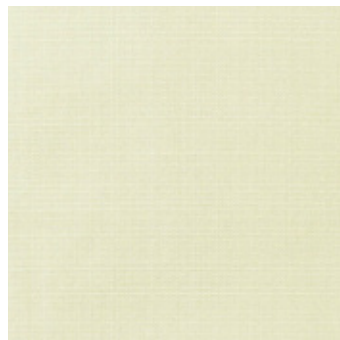
Heritage Moss



Linen Champagne



Linen Chili



Linen Natural



Linen Pampas



Linen Sesame



Linen Silver



Linen Stone



Linen Straw

Cushion Fabric

Cushion Fabrics by "Sunbrella"

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Linen Taupe



Loft Char



Loft Crimson



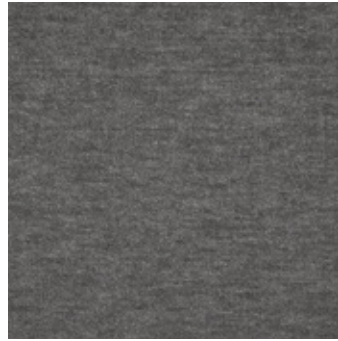
Loft Dune



Loft Flax



Loft Grape



Loft Grey



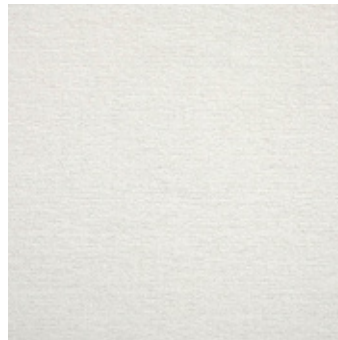
Loft Indigo



Loft Pebble



Loft Turquoise



Loft White



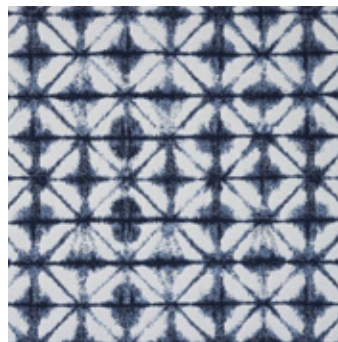
Loft Wisteria



Luxe Indigo



Mainstreet Latte



Midori Indigo



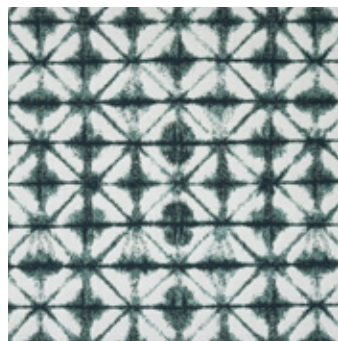
Mainstreet Wren



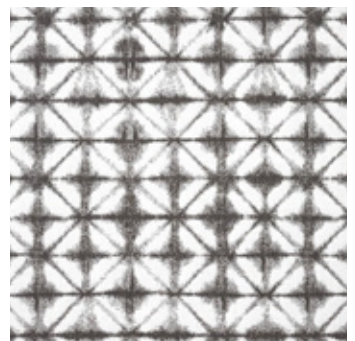
Mason Forest Green



Maxim Heather Beige



Midori Bermuda



Midori Stone

Cushion Fabric

Cushion Fabrics by "Sunbrella"

Agenda Page 59



Milano Char



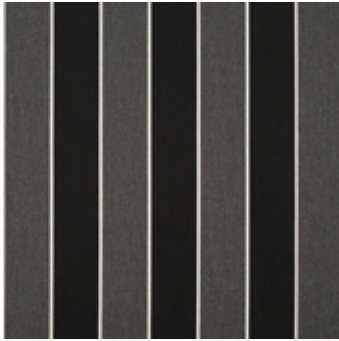
Milano Cobalt



Paradigm Stone



Passage Poppy



Peyton Granite



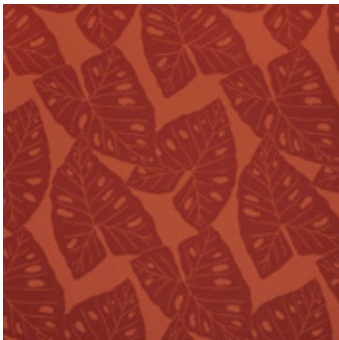
Radiant Dune



Radiant Kiwi



Radiant Lagoon



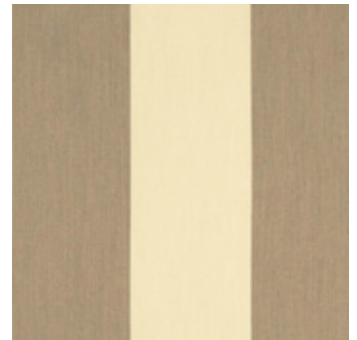
Radiant Sangria



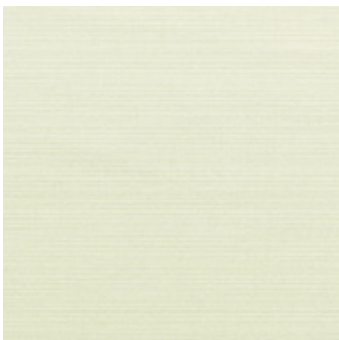
Radiant Silver



Radiant Slate



Regency Sand



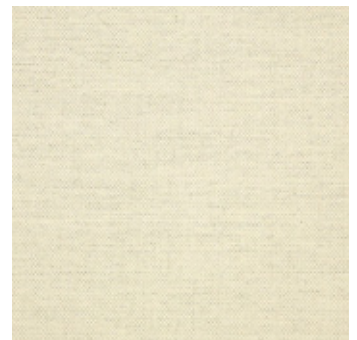
Rib Natural



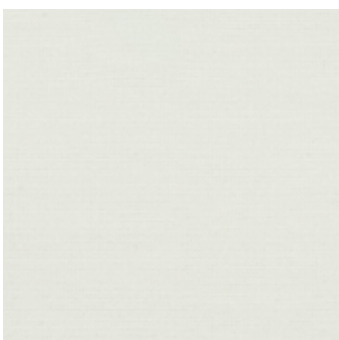
Rib Taupe Antique Beige



Sailcloth Sahara



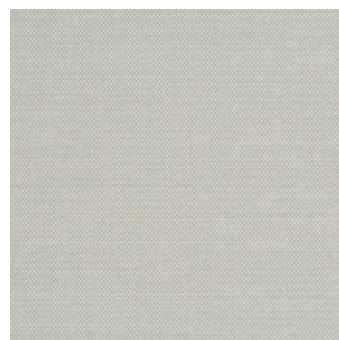
Sailcloth Sailor



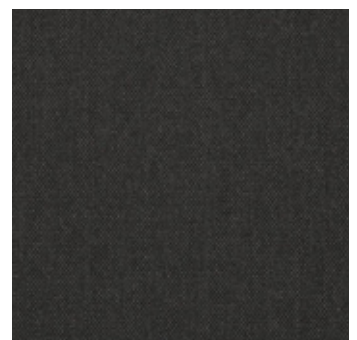
Sailcloth Salt



Sailcloth Sand



Sailcloth Seagull



Sailcloth Shade

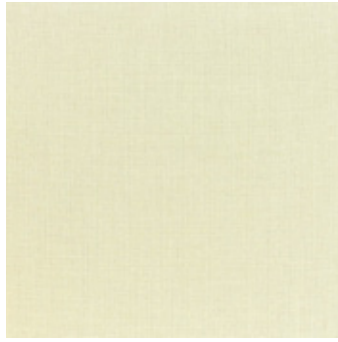
Cushion Fabric

Cushion Fabrics by "Sunbrella"

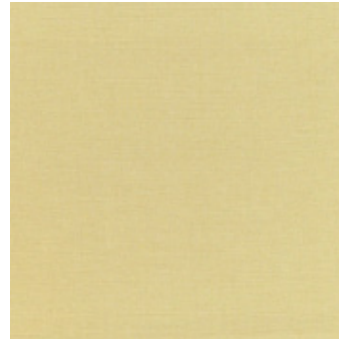
Agenda Page 60



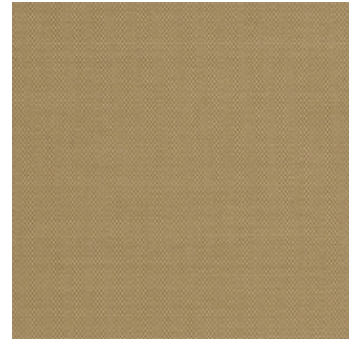
Sailcloth Shadow



Sailcloth Shell



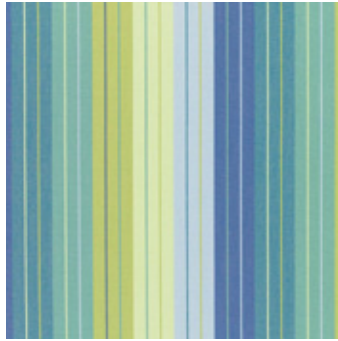
Sailcloth Shore



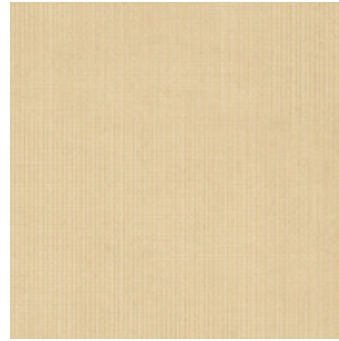
Sailcloth Sisal



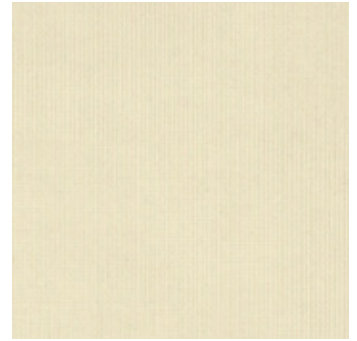
Sailcloth Space



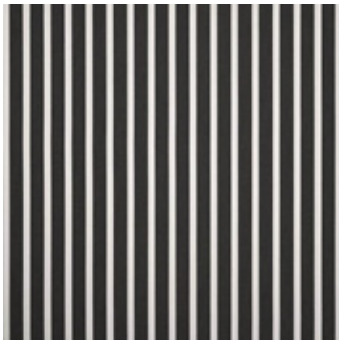
Seville Seaside



Shadow Sand



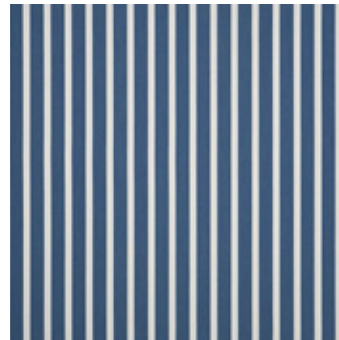
Shadow Snow



Shore Classic



Shore Linen



Shore Regatta



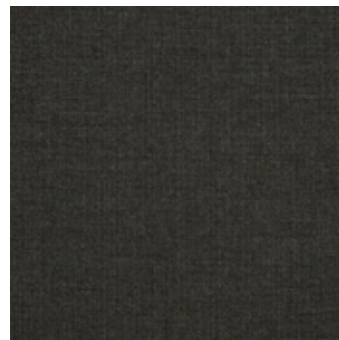
Solana Seagull



Spectrum Almond



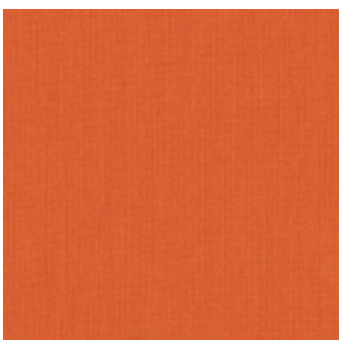
Spectrum Aztec



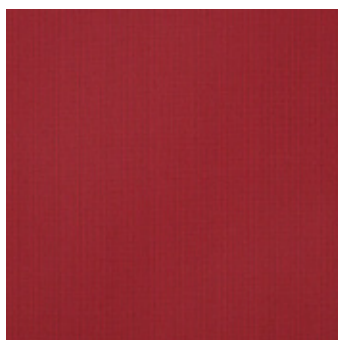
Spectrum Carbon



Spectrum Caribou



Spectrum Cayenne



Spectrum Cherry



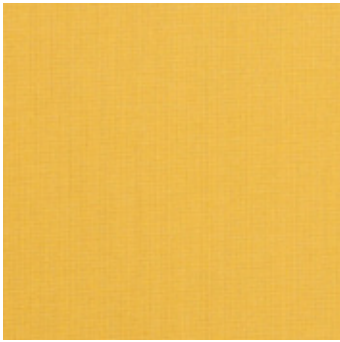
Spectrum Cilantro



Spectrum Coffee

Cushion Fabric

Cushion Fabrics by "Sunbrella"



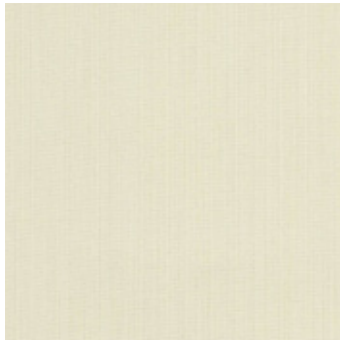
Spectrum Daffodil



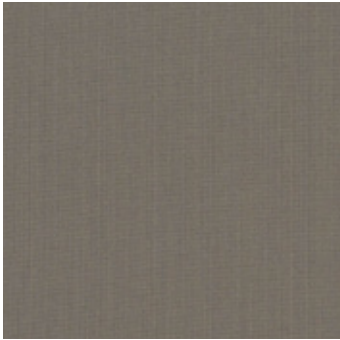
Spectrum Denim



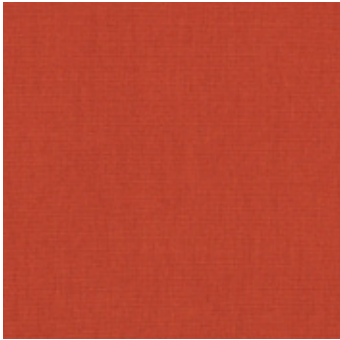
Spectrum Dove



Spectrum Eggshell



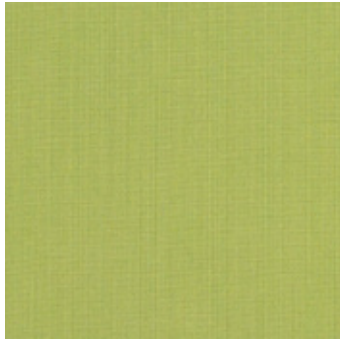
Spectrum Graphite



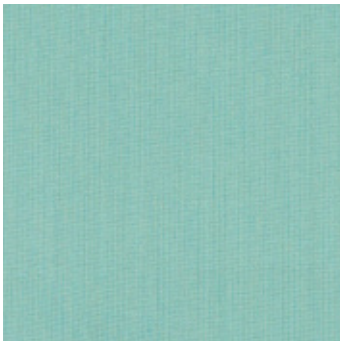
Spectrum Grenadine



Spectrum Indigo



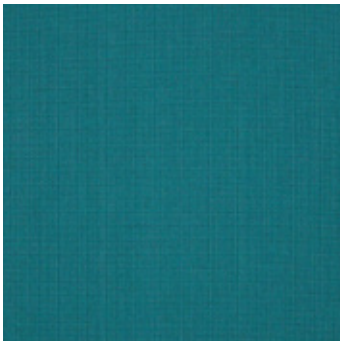
Spectrum Kiwi



Spectrum Mist



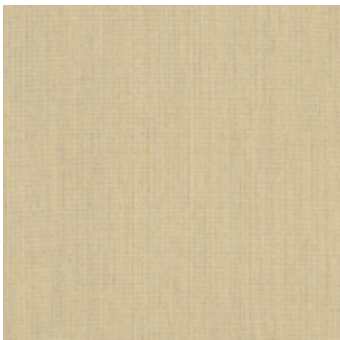
Spectrum Mushroom



Spectrum Peacock



Spectrum Ruby



Spectrum Sand



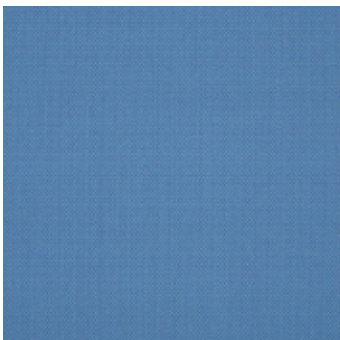
Spectrum Sesame



Spectrum Sierra



Spotlight Ash



Spotlight Azure



Spotlight Citron



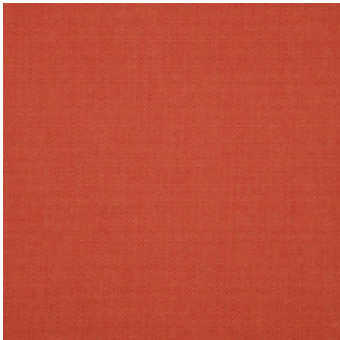
Spotlight Dune



Spotlight Emerald

Cushion Fabric

Cushion Fabrics by "Sunbrella"



Spotlight Flame



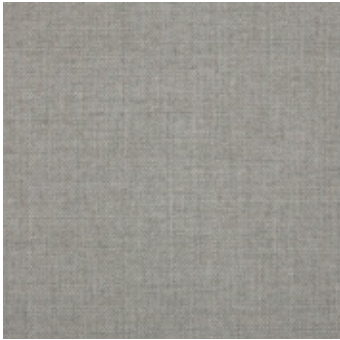
Spotlight Galaxy



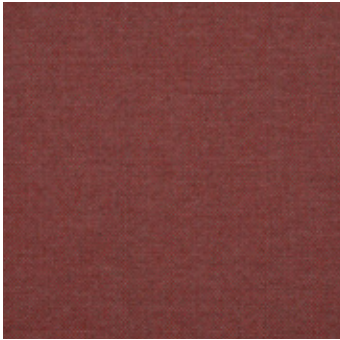
Spotlight Indigo



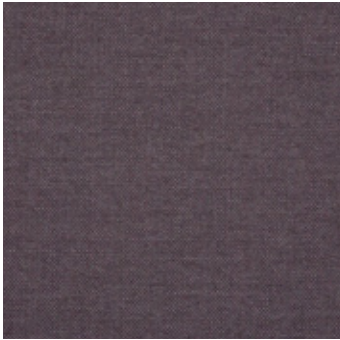
Spotlight Lagoon



Spotlight Pebble



Spotlight Rose



Spotlight Wisteria



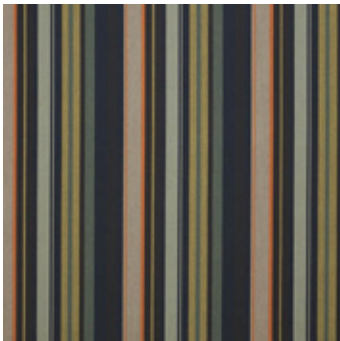
Stanton Greystone



Catalina Blue



Champagne



China Red



Classic Royal Blue

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



Agenda Page 63
Estimate #: 1012
Date: 12/8/2025
Valid until: 3/31/2026

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

Summit at Fern Hill Monthly Pool Maintenance

Job location

10340 Boggy Moss Drive, Riverview, FL 33578

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

Customer signature

Date

Scope of Services

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

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

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

2. Responsibilities of the Contractor

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

EXCLUSION TO SERVICES

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

Inframark

Offices-Celebration-Tampa

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

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





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 #447

Sent on Jul 30, 2026

Total \$375.00

Product/Service	Description	Qty.	Unit Price	Total
Labor and Material	Provide, deliver, and install one (1) in-ground mounted 5-bike rack at the desired location. The bike rack will be securely anchored in a concrete footing. Cost includes mobilization, labor, materials, and installation.	1	\$375.00	\$375.00

Total \$375.00

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:** _____

The District Supervisors transitioned to 1099 independent contractor status effective January 2026. At that time, payroll processing was also transitioned to ADP, a third-party payroll provider.

Prior to January 2026, the Supervisors were compensated as W-2 employees through Inframark's payroll system. The associated payroll processing costs were included within the monthly management fee, and the District was not charged with a separate payroll processing fee.

Under the current arrangement, ADP charges a processing fee of \$2.60 per 1099 contractor, in addition to a \$10.00 delivery fee for each pay period. For comparison, ADP's processing fee for W-2 employees is \$2.70 per employee, based on information obtained from another district's invoice.

For your reference, I have attached a copy of the most recent ADP invoice. Please let me know if you have any additional questions or require further clarification regarding this matter.

Ruben Nesbitt
Summit at Fern Hill Accountant



ADP, Inc.
PO Box 830272
Philadelphia PA 19182-0272

ADVICE OF DEBIT

Agenda Page 70

Client Name : INFRAMARK, LLC
Client Number : 2991870
Advice of Debit Number : 727749801
Advice of Debit Date : 07/31/2026
Advice of Debit Due Date : 08/07/2026
Total Debited This Invoice : \$40.80

i **Inquiries**

For Product/Service inquiries, please contact your Client Service Team.

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

CURRENT CHARGES

ADP PAYROLL SERVICES COMPANY CODE 0062-10-3GE	QUANTITY	RATE	BASE	TOTAL CHARGES	TAX
Processing Charges for Period Ending Date: 07/06/2026					
Workforce Now Payroll Solution Bundle	4	\$2.60 each		\$10.40	
Includes:					
Enhanced Payroll					
Delivery	1	\$10.00 each		\$10.00	
Processing Charges for Period Ending Date: 07/17/2026					
Workforce Now Payroll Solution Bundle	4	\$2.60 each		\$10.40	
Includes:					
Enhanced Payroll					
Delivery	1	\$10.00 each		\$10.00	

TOTAL CHARGES FOR COMPANY CODE: 0062-10-3GE \$40.80

Total Debited \$40.80

WE APPRECIATE YOUR BUSINESS! - NO PAYMENT REQUIRED.

This amount will be processed for debit from your account # XXXXXXXXX3620 on 08/07/2026 or the next banking day. Please confirm the debit was completed with your banking institution to ensure the invoice is paid in full.

Summit at Fern Hill CDD
FY 2026

Summary of Bank Fees

<u>Posting Date.</u>	<u>Fund No.</u>	<u>G/L Account No..</u>	<u>Orgunit Code.</u>	<u>Document No..</u>	<u>Description</u>	<u>Debit Amount.</u>
10/21/2025	001	549142	51301	JE000611	Bank Fees	209.15
11/21/2025	001	549142	51301	JE000631	Bank Fees	253.27
12/22/2025	001	549142	51301	JE000654	Bank Fees	185.86
1/21/2026	001	549142	51301	JE000678	Bank Fees	238.08
2/23/2026	001	549142	51301	JE000696	Bank Fees	207.40
3/23/2026	001	549142	51301	JE000715	Bank Fees	190.15
4/21/2026	001	549142	51301	JE000738	Bank Fees	170.50
5/21/2026	001	549142	51301	JE000751	Bank Fees	158.10
6/22/2026	001	549142	51301	JE000772	Service charges	192.45
7/1/2026	001	549142	51301	JE000788	Bank Fees to reimburse West Hillcrest	448.66
Total Bank Fees						2,253.62



999-99-99 03060 0 C 001 30 50 004
SUMMIT AT FERN HILL COMMUNITY
DEVELOPMENT DISTRICT
OPERATING ACCT
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

Your account statement

For 06/30/2026

Contact us



Truist.com



(844) 4TRUIST or
(844) 487-8478

■ PUBLIC SPECIAL MRC 1000180133620

Account summary

Your previous balance as of 05/31/2026	\$787,440.16
Checks	- 41,692.30
Other withdrawals, debits and service charges	- 15,098.12
Deposits, credits and interest	+ 10,267.61
Your new balance as of 06/30/2026	= \$740,917.35

Interest summary

Interest paid this statement period	\$884.96
2026 interest paid year-to-date	\$6,281.47
Interest rate	1.40%
Annual percentage yield (APY) earned	1.43%
On 06/04/2026 the interest rate changed from 1.55% to 1.40%	

Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)
06/10	2767	4,256.13	06/02	*100196	915.00	06/18	100204	400.00
06/09	2768	4,500.00	06/04	100197	445.00	06/16	*100206	1,546.91
06/12	2769	13,793.00	06/15	*100200	4,697.21	06/23	100207	295.00
06/10	*100194	4,256.13	06/18	*100203	6,587.92			

* indicates a skip in sequential check numbers above this item

Total checks = \$41,692.30

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
06/01	ACH CORP DEBIT WAGE PAY ADP WAGE PAY SUMMIT AT FERN HILL CD CUSTOMER ID 9352416510603GE	800.00
06/05	ACH CORP DEBIT AVIDPAY AVIDPAY SERVICE SUMMIT AT FERN HILL CD CUSTOMER ID CK100198	1,400.00
06/05	ACH CORP DEBIT AVIDPAY AVIDPAY SERVICE SUMMIT AT FERN HILL CD CUSTOMER ID CK100199	1,613.00
06/10	ACH CORP DEBIT AVIDPAY AVIDPAY SERVICE SUMMIT AT FERN HILL CD CUSTOMER ID CK100205	76.56
06/10	ACH CORP DEBIT AVIDPAY AVIDPAY SERVICE SUMMIT AT FERN HILL CD CUSTOMER ID CK100202	184.00
06/10	ACH CORP DEBIT AVIDPAY AVIDPAY SERVICE SUMMIT AT FERN HILL CD CUSTOMER ID CK100201	4,901.67
06/10	ACH CORP DEBIT BILL PAY FRONTIER COMMUNI SUMMITATFERNHILL CDD CUSTOMER ID 10647413701	174.53
06/11	ACH CORP DEBIT WAGE PAY ADP WAGE PAY SUMMIT AT FERN HILL CD CUSTOMER ID 6160996243583GE	800.00
06/12	ACH CORP DEBIT ADP FEES ADP PAYROLL FEES 722976751INFRAMARK, LL CUSTOMER ID 548101156394	40.80
06/16	CM ON-LINE ACCT TRANSFER TRANSFER TO CHECKING 1100022817270 06-16-26	448.66
06/22	ACH CORP DEBIT WAGE PAY ADP WAGE PAY SUMMIT AT FERN HILL CD CUSTOMER ID 9286439329913GE	600.00
06/22	ACH CORP DEBIT AVIDPAY AVIDPAY SERVICE SUMMIT AT FERN HILL CD CUSTOMER ID CK100208	217.70
06/22	SERVICE CHARGES - PRIOR PERIOD	192.45
06/30	UTILITYBIL TECO/PEOPLE GAS 7513 SUMMIT AT FERN HILL CC	67.59
06/30	UTILITYBIL TECO/PEOPLE GAS 7901 SUMMIT AT FERN HILL CC	449.83

continued

DATE	DESCRIPTION	AMOUNT(\$)
06/30	UTILITYBIL TECO/PEOPLE GAS 8520 SUMMIT AT FERN HILL CC	480.47
06/30	UTILITYBIL TECO/PEOPLE GAS 7729 SUMMIT AT FERN HILL CC	2,650.86
Total other withdrawals, debits and service charges		= \$15,098.12

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
06/05	PAYMENT HILLSTAX COLLECT 0136 SUMMITAT FERN HILL CDD	6,023.62
06/10	DEPOSIT	25.00
06/17	PAYMENT HILLSTAX COLLECT 0136 SUMMITAT FERN HILL CDD	3,334.03
06/30	INTEREST PAYMENT	884.96
Total deposits, credits and interest		= \$10,267.61



Questions, comments or errors?

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P.O. Box 1014
Charlotte, NC 28201

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- Describe the error or transfer you are unsure of, and explain as clearly as you can why you believe it is an error or why you need more information
- Tell us the dollar amount of the suspected error

If you tell us orally, we may require that you also send us your complaint or question in writing within ten (10) business days. We will tell you the results of our investigation within ten (10) business days after we hear from you, and we will correct any error promptly. If we need more time, however, we may take up to forty-five (45) days to investigate your complaint or questions for ATM transactions made within the United States and up to ninety (90) days for new accounts, foreign initiated transactions and point-of-sale transactions. If we decide to do this, we will re-credit your account within ten (10) business days for the amount you think is in error, minus a maximum of \$50. If we ask you to put your complaint in writing, and we do not receive it within ten (10) business days, we may not re-credit your account and you will not have use of the money during the time it takes us to complete our investigation.

Tell us AT ONCE if you believe your access device has been lost or stolen, or someone may have electronically transferred money from your account without your permission, or someone has used information from a check to conduct an unauthorized electronic fund transfer. If you tell us within two (2) business days after you learn of the loss or theft of your access device or the unauthorized transaction, you can lose no more than \$50 if someone makes electronic transfers without your permission.

If you do NOT tell us within two (2) business days after you learn of the loss or theft of your access device or the unauthorized transaction, and we can prove we could have stopped someone from making electronic transfers without your permission if you had told us, you could lose as much as \$500. Also, if your periodic statement shows transfers you did not make, tell us at once. If you do not tell us within sixty (60) days after the statement was mailed to you, you may not get back any money you lost after sixty (60) days if we can prove we could have stopped someone from taking the money if you had told us in time.

Important information about your Truist Ready Now Credit Line Account

Once advances are made from your Truist Ready Now Credit Line Account, an INTEREST CHARGE will automatically be imposed on the account's outstanding "Average daily balance." The INTEREST CHARGE is calculated by applying the "Daily periodic rate" to the "Average daily balance" of your account (including current transactions) and multiplying this figure by the number of days in the billing cycle. To get the "Average daily balance," we take the beginning account balance each day, add any new advances or debits, and subtract any payments or credits and the last unpaid INTEREST CHARGE. This gives us the daily balance. Then we add all of the daily balances for the billing cycle and divide the total by the number of days in the billing cycle. This gives us the "Average daily balance."

Billing Rights Summary

If you believe your **Truist Ready Now Credit Line statement** contains an error, please notify us in writing within sixty (60) days of the date the error FIRST appeared. Written correspondence must be sent to:

Truist Ready Now Credit Line Disputed Payments
PO Box 849
Wilson, NC 27894

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- A description of the error and an explanation of why you believe it is incorrect

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- The change may remain on your statement and accrue interest; however, if an error is confirmed, you will not be liable for the amount in question or any interest or other fees related to that amount
- You are required to pay all other amounts not in dispute
- We can apply any unpaid amount against your credit limit

Mail-in deposits

Deposits can be made at a Truist ATM or using Truist Mobile Banking.

If you wish to mail a deposit, please send a deposit ticket and check to the following address (Please do not send cash):

Central Processing
MC:306-40-04-25
P.O. Box 27572
Richmond, VA 23261-7572

Change of address

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How to Reconcile Your Account		Outstanding Checks and Other Debits (Section A)			
1. List the new balance of your account from your latest statement here:		Date/Check #	Amount	Date/Check #	Amount
2. Record any outstanding debits (checks, check card purchases, ATM withdrawals, electronic transactions, etc.) in section A. Record the transaction date, the check number or type of debit and the debit amount. Add up all of the debits, and enter the sum here:					
3. Subtract the amount in Line 2 above from the amount in Line 1 above and enter the total here:					
4. Record any outstanding credits in section B. Record the transaction date, credit type and the credit amount. Add up all of the credits and enter the sum here:					
5. Add the amount in Line 4 to the amount in Line 3 to find your balance. Enter the sum here. This amount should match the balance in your register.					
		Outstanding Deposits and Other Credits (Section B)			
		Date/Type	Amount	Date/Type	Amount

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999-99-99 03060 0 C 001 30 50 004
SUMMIT AT FERN HILL COMMUNITY
DEVELOPMENT DISTRICT
OPERATING ACCT
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

Your account statement

For 07/31/2026

Contact us



Truist.com



(844) 4TRUIST or
(844) 487-8478

■ PUBLIC SPECIAL MRC 1000180133620

Account summary

Your previous balance as of 06/30/2026	\$740,917.35
Checks	- 8,725.94
Other withdrawals, debits and service charges	- 21,825.56
Deposits, credits and interest	+ 997.74
Your new balance as of 07/31/2026	= \$711,363.59

Interest summary

Interest paid this statement period	\$869.65
2026 interest paid year-to-date	\$7,151.12
Interest rate	1.40%
Annual percentage yield (APY) earned	1.41%

Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)
07/07	100209	437.50	07/17	*100213	890.00	07/17	100214	6,587.92
07/13	100210	810.52						

* indicates a skip in sequential check numbers above this item

Total checks = \$8,725.94

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
07/08	ACH CORP DEBIT WAGE PAY ADP WAGE PAY SUMMIT AT FERN HILL CD CUSTOMER ID 5730648936253GE	800.00
07/08	ACH CORP DEBIT INTERNET HC-WATER 1400310000039386452261CUSTOMER ID 043000093021928	556.62
07/10	ACH CORP DEBIT ADP FEES ADP PAYROLL FEES 725231631NFRAMARK, LL CUSTOMER ID 402571164290	38.20
07/10	ACH CORP DEBIT AVIDPAY AVIDPAY SERVICE SUMMIT AT FERN HILL CD CUSTOMER ID CK100212	184.00
07/10	ACH CORP DEBIT AVIDPAY AVIDPAY SERVICE SUMMIT AT FERN HILL CD CUSTOMER ID CK100211	3,651.67
07/13	ACH CORP DEBIT BILL PAY FRONTIER COMMUNI SUMMITATFERNHILL CDD CUSTOMER ID 10738678541	174.53
07/14	ACH CORP DEBIT AVIDPAY AVIDPAY SERVICE SUMMIT AT FERN HILL CD CUSTOMER ID CK100215	767.00
07/15	ACH CORP DEBIT AVIDPAY AVIDPAY SERVICE SUMMIT AT FERN HILL CD CUSTOMER ID CK100216	126.88
07/21	SERVICE CHARGES - PRIOR PERIOD	203.60
07/28	ACH CORP DEBIT WAGE PAY ADP WAGE PAY SUMMIT AT FERN HILL CD CUSTOMER ID 7881055005803GE	800.00
07/30	ACH CORP DEBIT AVIDPAY AVIDPAY SERVICE SUMMIT AT FERN HILL CD CUSTOMER ID CK100218	1,250.00
07/30	UTILITYBIL TECO/PEOPLE GAS 7513 SUMMIT AT FERN HILL CC	114.58
07/30	UTILITYBIL TECO/PEOPLE GAS 8520 SUMMIT AT FERN HILL CC	480.47
07/30	UTILITYBIL TECO/PEOPLE GAS 7901 SUMMIT AT FERN HILL CC	790.42
07/30	UTILITYBIL TECO/PEOPLE GAS 7729 SUMMIT AT FERN HILL CC	2,650.86
07/30	ACH CORP DEBIT AVIDPAY AVIDPAY SERVICE SUMMIT AT FERN HILL CD CUSTOMER ID CK100219	9,236.73

Total other withdrawals, debits and service charges = \$21,825.56

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
07/13	DEPOSIT	25.00
07/16	PAYMENT HILLSTAX COLLECT 0136 SUMMITAT FERN HILL CDD	53.09
07/24	DEPOSIT	50.00
07/31	INTEREST PAYMENT	869.65
Total deposits, credits and interest		= \$997.74



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CDD Name	Account	Sep-25	October	November	December	January	February	March	April	May	June	July	August	Total	Status
Aurora	9407	56.48	41.43	38.34	38.75	48.14	57.81	55.87	56.83	55.02				448.67	Done 6/16/26
Balm Grove	6637	56.48	41.43	38.34	38.75	48.14	57.81	55.87	56.83	55.02				448.67	
Belmond Reserve	6346	56.48	41.43	38.34	38.75	48.14	57.81	55.87	56.83					393.65	
Berry Bay	6498	56.48	41.43	38.34	38.75	48.14	57.81	55.87	56.83	55.02				448.67	Done 6/16/26
Berry Bay II	9415	56.48	41.43	38.34	38.75	48.14	57.81	55.87	56.83	55.02				448.67	Done 6/16/26
Buckhead Trails	2256	56.48	41.43	38.34	38.75									175.00	Done 6/16-Valley to V
Buckhead Trails II	9059	56.48	41.43	38.34	38.75	48.14	57.81	55.87	56.83	55.02				448.67	Done 6/16/26
Champion's Reserve	7969	56.48	41.43	38.34	38.75	48.14	57.81	55.87	56.83	55.02				448.67	Done 6/16/26
Cobblestone	4096	56.48	41.43	38.34	38.75	48.14	57.81	55.87	56.83	55.02				448.67	Done 6/4/26
Coral Lakes	7319	56.48	41.43	38.34	38.75	48.14	57.81	55.87	56.83	55.02				448.67	Done 6/16/26
Cypress Mill	8876	56.48	41.43	38.34	38.75	48.14	57.81	55.87	56.83	55.02				448.67	Done 6/16/26
Gas Worx	9571	56.48	41.43	38.34	38.75	48.14	57.81	55.87	56.83	55.02				448.67	Hold for funding
Harvest Ridge	7262	56.48	41.43	38.33										136.24	Valley - Done 6/17
Hillcrest Preserve	7335	56.48	41.43	38.33	38.76	48.14	57.81	55.87	56.83	55.02				448.67	Done 6/16/26
Hilltop Point	4088	56.48	41.43	38.33	38.76	48.14	57.81	55.87	56.83	55.02				448.67	Done 6/4/26
K Bar Ranch III	3042	56.48	41.43	38.33	38.76	48.14	57.81	55.87	56.83	55.02				448.67	Done 6/16/26
Kings Creek I	9709	56.48	41.43	38.33	38.76	48.14	57.81	55.87	56.83	55.02				448.67	Done 6/16/26
Kingston One	9288	56.48	41.43	38.33	38.76	48.14	57.81	55.87	56.83	55.02				448.67	Done 6/16/26
La Collina	3166	56.48	41.43	38.33	38.76	48.14	57.81	55.87	56.83	55.02				448.67	Done 6/16/26
Mirabella	2062	56.48	41.43	38.33	38.76	48.14	57.80	55.87	56.83	55.02				448.66	Done 6/16/26
North Park Isle	8942	56.48	41.43	38.33	38.75	48.14	57.80	55.87	56.83	55.02				448.65	Done 6/16/26
Northridge	0006	56.48	41.43	38.33	38.75	48.14	57.80	55.87	56.83	55.02				448.65	Done 6/16/26
Oaks at Shady Creek	3422	56.48	41.43	38.33	38.75	48.14	57.80	55.87	56.83	55.02				448.65	Done 6/16/26
Palmetto Ridge	9768	56.48	41.43	38.33	38.75	48.14	57.80	55.87	56.83	55.02				448.65	Done 6/16/26
Park East	5629	56.48	41.43	38.33	38.75	48.14								223.13	Valley - Done 6/17
Parrish North	9970	56.48	41.43	38.33	38.75	48.14	57.81	55.87	56.82	55.02				448.65	Done 6/16/26
Parrish Plantation	6064	56.48	41.43	38.33	38.75	48.14	57.81	55.87	56.82	55.02				448.65	Done 6/16/26
Sawgrass Village	9067	56.48	41.43	38.33	38.75	48.14	57.81	55.87	56.82	55.02				448.65	Done 6/16/26
Sherwood Manor	9155	56.48	41.43	38.33	38.75	48.14	57.81	55.87	56.82	55.02				448.65	Done 6/16/26
South Creek	5561	56.48	41.43	38.33	38.75	48.14	57.81	55.87	56.82	55.02				448.65	Done 6/16/26
South Fork III	8694	56.48	41.43	38.33	38.75	48.14	57.81	55.87	56.82	55.02				448.65	Done 6/16/26
Southern Hills Plantation	8371	56.48	41.43	38.33	38.75	48.14								223.13	Valley - Done 6/17
Spencer Creek	9015	56.48	41.43	38.33	38.75	48.14	57.81	55.87	56.82	55.02				448.65	Done 6/16/26
Summit at Fern Hill	3620	56.48	41.43	38.33	38.75	48.14	57.81	55.88	56.82	55.02				448.66	Done 6/16/26
Sunstone	7289	56.48	41.43	38.33	38.75	48.14	57.81	55.88	56.82	55.02				448.66	Done 6/16/26
The Oaks at Shady Creek	3422	56.48	41.43	38.33	38.75	48.14	57.81	55.88	56.82	55.02				448.66	Done 6/16/26
Touchstone	1885	56.48	41.43	38.33	38.75	48.14								223.13	Valley - Done 6/17
Two Rivers East	9075	56.48	41.43	38.33	38.75	48.14	57.81	55.88	56.82	55.02				448.66	Done 6/16/26
Two Rivers North	5652	56.48	41.43	38.33	38.75	48.14	57.81	55.88	56.82	55.02				448.66	Done 6/16/26
Two Rivers South	9334	56.48	41.43	38.33	38.75	48.14	57.81	55.88	56.82	55.02				448.66	Done 6/16/26
Vista Walk	9520	56.48	41.43	38.33	38.75	48.14	57.81	55.88	56.83	55.01				448.66	Done 6/16/26
WaterGrass	2280	56.48	41.43	38.33	38.75									174.99	Valley
West Hillcrest	7270	56.32	41.38	38.33	38.75	48.14	173.43	167.63	170.47	165.05				899.50	N/A
West Lake	9792	56.48	41.43	38.33	38.75	48.15	57.81	55.88	56.83	55.01				448.67	Done 6/16/26
Total		2,484.96	1,822.87	1,686.64	1,666.32	1,973.85	2,312.35	2,234.90	2,273.05	2,145.75	-	-	-	18,600.69	
Bank Statement		2,484.96	1,822.87	1,686.64	1,666.32	1,973.85	2,312.35	2,234.90	2,273.05	2,145.75				18,600.69	Total Fees for FY26
Difference		-	-	-	-	0.00	-	-	-	-	-	-	-	0.00	



Proposal #8461

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

Date 8/7/2026

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 Replace 2 Live Oak trees located on the common area on Boggy moss drive

Demo and Prep

Oak Trees Replacement

Items	Quantity	Unit
Oak Trees Replacement 30-G	2.00	EA
Oak Trees Replacement :		\$1,630.00
PROJECT TOTAL:		\$1,630.00

Terms & Conditions

Terms & Conditions

Payment Terms

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

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

Interest will accrue on all invoices over thirty days old. Past due amounts will accrue interest at a rate

of 1.5% per month (18% APR). Client agrees to pay any costs associated with collection, including but not limited to court and attorney's fees as additional sums owed.

Exclusions

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

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

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

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

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

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

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

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

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

MOT for temporary traffic control

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

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

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

Backflow Connection

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

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

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

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

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

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

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

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

Warranty on transplanted plant material from the project site

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

Procedure for Extra Work, Changes and Escalation

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

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

Escalation Clause

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

Warranty and Tolerances

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

Diligence: The Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that its work will be of proper and

professional quality, and in full conformity with the requirements of the contract

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

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

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

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

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

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

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

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

Material Tolerances

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

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

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

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

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

Client Responsibilities: The Client recognizes and agrees that they have a responsibility to maintain

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

By 
Epifanio Carvajal Ulloa
 Date 8/7/2026
Pine Lake Services, LLC

By _____
Heather Jackson
 Date _____
Inframark



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

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

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

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

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

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

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

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

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

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

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

MOT for temporary traffic control

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

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

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

Backflow Connection

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

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

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

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

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By 

Michael Dunbar
 Date 7/9/2026

Pine Lake Services, LLC

By _____
Heather Jackson
 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 #425

Sent on Aug 10, 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

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:** _____