



Summit at Fern Hill Community Development District

September 21, 2026

Workshop Agenda Package

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FLORIDA 33607

CLEAR PARTNERSHIPS



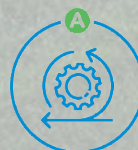
COLLABORATION



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, September 21, 2026, at 6:00 p.m.

The Workshop of the **Summit at Fern Hall Community Development District** will be held on **Monday, September 21, 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)

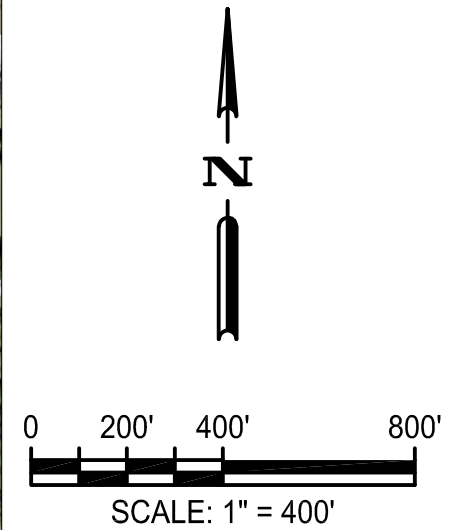
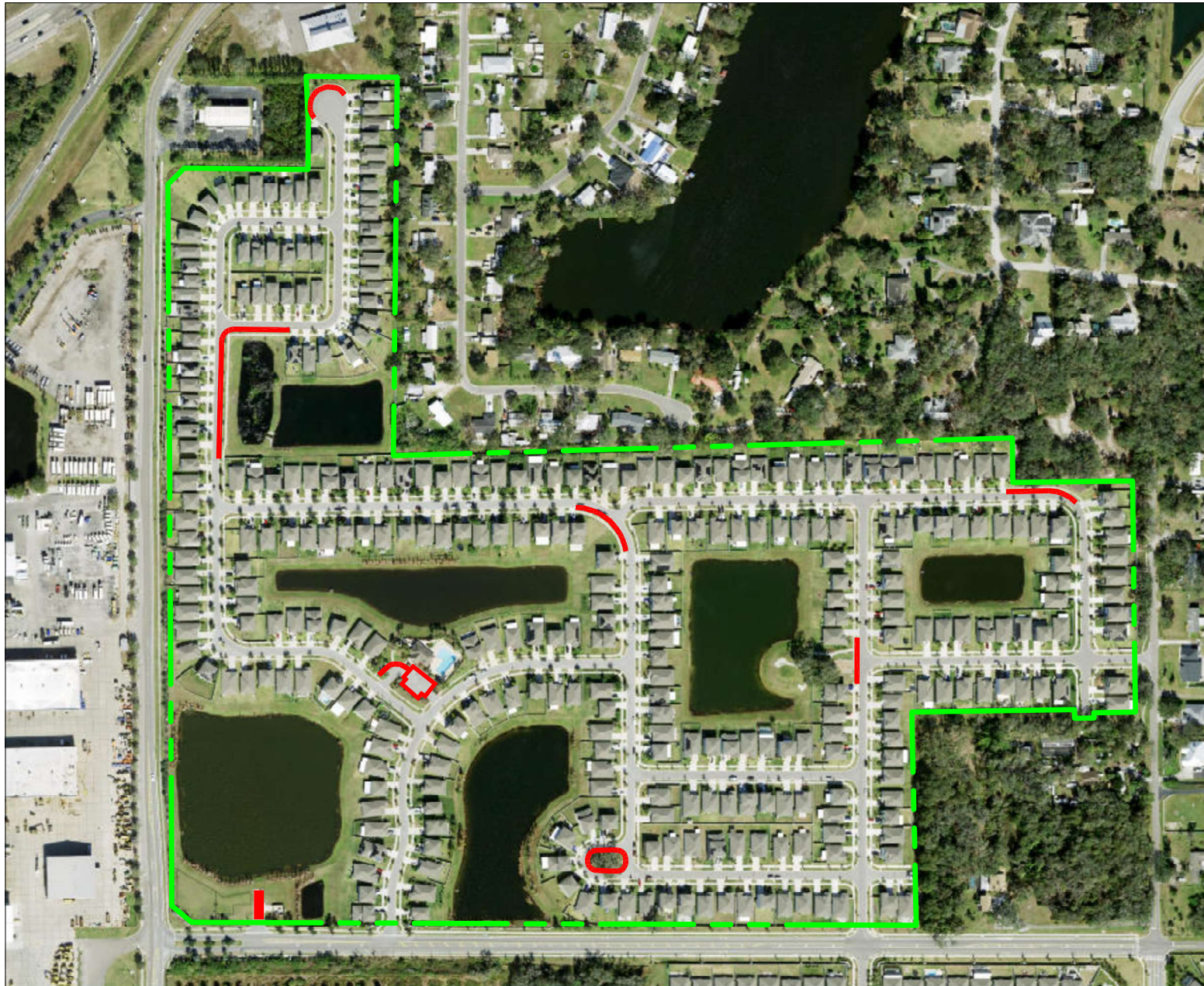
3. BUSINESS ITEMS

- A. Discussion of Towing Map.....Page 3
- B. Discussion of Estimate 425 from Inframark for Amenity Center & Pond Fence Repairs.....Page 4
- C. Discussion of Proposal 9829 from Pine Lake Companies for Pool Enclosure Enhancement.....Page 5
- D. Discussion of Proposal 8461 from Pine Lake Companies for Oak Tree Replacements.....Page 11
- E. Discussion of Proposal 9508 from Pine Lake Companies for Magnolia Replacement.....Page 16
- F. Discussion on Cost Savings (Electric).....Page 18
- G. Discussion of Proposal 34110 from Terry's Tree Service of SW FL LLC for Tree Removal and
Stump Grinding.....Page 26
- H. Discussion of Financial Snapshot as of September 16, 2026.....Page 32
- I. Discussion of Miscellaneous Financial Matters (Documents To Be Sent Under Separate Cover)

4. DISCUSSION OF OPERATIONS

5. BOARD OF SUPERVISORS' REQUESTS AND COMMENTS

6. ADJOURNMENT



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



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:** _____



Proposal #9829

Summit at Fern Hill - Pool Enclosure Enhancement - 08.26

Date 9/11/2026

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 would like to thank you for the opportunity. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

Pine Lake to remove existing plant material and mulch from landscape bed directly around the clubhouse pool (inside the fence), and install ground cover in its place.

Phase one: Mulch and Plants will be removed to make way for the ground cover.

Phase two: Install Liriope, Pink Muhly, perennial peanut and pine fine

Phase three: Irrigation Tech will install drip line and check for water coverage.





Remove current landscaping and mulch in beds around pool and install Liriope and Pink muhly in its place. and use perenial as a mulch

Plant Material Install

Items	Quantity	Unit
liriope 1g	300.00	EA
perenial peanut 1g	30.00	EA
Pink muhly- 1gal	16.00	EA
Pine fine 2cu ft bag	50.00	EA
Dumping Charge	1.00	EA
Freight	1.00	EA
Sales Tax	1.00	EA

Plant Material Install: \$5,938.04

Install dripline in and around freshly installed liriope/Muhly.

Irrigation Enhancement

Items	Quantity	Unit
Misc Irrigation Fittings	1.00	EA
Drip line 1ft	500.00	EA

Irrigation Enhancement: \$950.00

Fuel Surcharge

Fuel Surcharge

Items	Quantity	Unit
Fuel Surcharge	1.00	EA
Fuel Surcharge:		\$63.26
PROJECT TOTAL:		\$6,951.30

Terms & Conditions

Pine Lake will provide only the labor, material, equipment, and services expressly identified in the Proposal. Any item, service, quantity, detail, or responsibility not expressly included in the Proposal is excluded.

All invoices are due Net 30 from the invoice date. Past-due amounts will accrue interest at a rate of 1.5% per month or the maximum lawful rate, whichever is less. Customer will be responsible for reasonable collection expenses, court costs, lien-recording costs, and attorney's fees incurred by Pine Lake in collecting undisputed amounts due under this Agreement.

Any proposal exceeding \$5,000 may be subject to a deposit of up to fifty percent (50%) before ordering materials or scheduling. The remaining balance will be invoiced upon substantial completion and is due Net 30 from the invoice date.

Proposal is valid for thirty (30) days unless otherwise stated.

Unless otherwise stated in the Proposal, trees and plant material supplied and installed by Pine Lake are warranted for one (1) year from substantial completion, subject to all conditions and exclusions below.

The plant warranty applies only if i) all invoices have been paid in full, ii) a functioning irrigation system provides appropriate coverage, iii) plants receive proper watering and maintenance, iv) Customer promptly notifies Pine Lake of visible stress or decline, v) the plant material has not been moved, disturbed, pruned, treated, or altered by others in a manner affecting its health.

Pine Lake is not responsible for, and the warranty does not cover, any loss, damage, decline, or failure caused by conditions, events, persons, or circumstances outside Pine Lake's reasonable control, including weather, site conditions, vandalism, animals, vehicles, chemicals, or damage caused by the Customer, other contractors, maintenance providers, tenants, or third parties.

Pricing assumes reasonable site access, finished grades, suitable planting soil, unobstructed work areas, and functioning water and irrigation systems. Rock, buried debris, unsuitable or contaminated soil, roots, concealed irrigation, drainage problems, unmarked utilities, underground obstructions, and other conditions not reasonably observable before work begins are excluded and will be treated as additional work.

Customer is responsible for identifying and accurately marking private utilities and concealed improvements, including private electrical lines, irrigation lines, drainage systems, landscape lighting, communications cables, pool equipment, invisible fencing, and other privately installed systems.

Pine Lake will not be responsible for damage to unmarked, incorrectly marked, concealed, or inaccurately disclosed utilities or improvements, except to the extent directly caused by Pine Lake's negligence. Repair or relocation of existing utilities, irrigation, drainage, electrical systems, hardscape, pavement, concrete, curbing, pavers, or other improvements is excluded unless expressly included in the Proposal.

By 
Raul Sanchez Gonzalez
 Date 9/11/2026
Pine Lake Services, LLC

By _____
Heather Jackson
 Date _____
Inframark







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 #9508

Summit at Fern Hill - Magnolia Replacement - 08.26

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 would like to thank you for the opportunity. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

Remove dead Magnolia root balls, prep area and install 2 Magnolia trees 30gal along Cone Grove RD.

Magnolia Replacement

Plant Material Install

Items	Quantity	Unit
Magnolia 30gal	2.00	EA
Plant Material Install:		\$1,676.00
PROJECT TOTAL:		\$1,676.00

Terms & Conditions

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All invoices are due Net 30 from the invoice date. Past-due amounts will accrue interest at a rate of 1.5% per month or the maximum lawful rate, whichever is less. Customer will be responsible for reasonable collection expenses, court costs, lien-recording costs, and attorney's fees incurred by Pine Lake in collecting undisputed amounts due under this Agreement.

Any proposal exceeding \$5,000 may be subject to a deposit of up to fifty percent (50%) before ordering materials or scheduling. The remaining balance will be invoiced upon substantial completion and is due Net 30 from the invoice date.

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The plant warranty applies only if i) all invoices have been paid in full, ii) a functioning irrigation system provides appropriate coverage, iii) plants receive proper watering and maintenance, iv) Customer promptly notifies Pine Lake of visible stress or decline, v) the plant material has not been moved, disturbed, pruned, treated, or altered by others in a manner affecting its health.

Pine Lake is not responsible for, and the warranty does not cover, any loss, damage, decline, or failure caused by conditions, events, persons, or circumstances outside Pine Lake's reasonable control, including weather, site conditions, vandalism, animals, vehicles, chemicals, or damage caused by the Customer, other contractors, maintenance providers, tenants, or third parties.

Pricing assumes reasonable site access, finished grades, suitable planting soil, unobstructed work areas, and functioning water and irrigation systems. Rock, buried debris, unsuitable or contaminated soil, roots, concealed irrigation, drainage problems, unmarked utilities, underground obstructions, and other conditions not reasonably observable before work begins are excluded and will be treated as additional work.

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Pine Lake will not be responsible for damage to unmarked, incorrectly marked, concealed, or inaccurately disclosed utilities or improvements, except to the extent directly caused by Pine Lake's negligence. Repair or relocation of existing utilities, irrigation, drainage, electrical systems, hardscape, pavement, concrete, curbing, pavers, or other improvements is excluded unless expressly included in the Proposal.

By 
Raul Sanchez Gonzalez
 Date 8/7/2026
Pine Lake Services, LLC

By _____
Heather Jackson
 Date _____
Inframark

SUMMIT AT FERN HILL CDD

TECO TAMPA ELECTRIC ACH	10	\$1,004.82
Total	10	\$1,004.82

SUMMIT AT FERN HILL CDD

Invoice / Account	Date	Due	Pay By	Pay Date	Status	Distributions	Amount
TECO TAMPA ELECTRIC ACH (10 invoices. Total: \$1,004.82)							
010826-7513-ACH / 21100167513	01/08/2026	01/29/2026	300077	01/14/2026	Paid	543041 Utility - Electric	\$125.51
010826-7513-ACH-A / 21100167513	01/08/2026	01/29/2026	300081	01/29/2026	Paid	543041 Utility - Electric	\$121.06
020626-7513-ACH / 211000167513	02/06/2026	02/27/2026	300084	02/27/2026	Paid	543041 Utility - Electric	\$110.41
030926-7513-ACH / 211000167513	03/09/2026	03/30/2026	300089	03/30/2026	Paid	543041 Utility - Electric	\$92.33
040826-7513-ACH / 211000167513	04/08/2026	04/29/2026	300098	04/29/2026	Paid	543041 Utility - Electric	\$98.68
050726-7513-ACH / 211000167513	05/07/2026	05/28/2026	300105	05/28/2026	Paid	543041 Utility - Electric	\$89.28
060826-7513 / 211000167513	06/08/2026	06/29/2026	300111	06/12/2026	Paid	543041 Utility - Electric	\$67.59
070826-7513-ACH / 211000167513	07/08/2026	07/29/2026	300117	07/13/2026	Paid	543041 Utility - Electric	\$114.58
080626-7513 / 211000167513	08/06/2026	08/27/2026	300124	08/13/2026	Paid	543041 Utility - Electric	\$125.88
090426-7513 / 211000167513	09/04/2026	09/25/2026	BankDraft		District Manager Approval	543041 Utility - Electric	\$59.50

SUMMIT AT FERN HILL CDD

TECO TAMPA ELECTRIC ACH	9	\$4,319.81
Total	9	\$4,319.81

SUMMIT AT FERN HILL CDD

Invoice / Account	Date	Due	Pay By	Pay Date	Status	Distributions	Amount
TECO TAMPA ELECTRIC ACH (9 invoices. Total: \$4,319.81)							
010826-8520-ACH / 221007748520	01/08/2026	01/29/2026	300080	01/14/2026	Paid	543041 Utility - Electric	\$480.47
020626-8520-ACH / 221007748520	02/06/2026	02/27/2026	300082	02/27/2026	Paid	543041 Utility - Electric	\$480.47
030926-8520-ACH / 221007748520	03/09/2026	03/30/2026	300091	03/30/2026	Paid	543041 Utility - Electric	\$480.47
040826-8520-ACH / 221007748520	04/08/2026	04/29/2026	300096	04/29/2026	Paid	543041 Utility - Electric	\$480.47
050726-8520-ACH / 221007748520	05/07/2026	05/28/2026	300104	05/28/2026	Paid	543041 Utility - Electric	\$480.47
060826-8520 / 221007748520	06/08/2026	06/29/2026	300110	06/12/2026	Paid	543041 Utility - Electric	\$480.47
070826-8520-ACH / 221007748520	07/08/2026	07/29/2026	300118	07/13/2026	Paid	543041 Utility - Electric	\$480.47
080626-8520 / 221007748520	08/06/2026	08/27/2026	300126	08/13/2026	Paid	543041 Utility - Electric	\$478.26
090426-8520 / 221007748520	09/04/2026	09/25/2026	BankDraft		District Manager Approval	543041 Utility - Electric	\$478.26

SUMMIT AT FERN HILL CDD

TECO TAMPA ELECTRIC ACH	9	\$5,247.37
Total	9	\$5,247.37

SUMMIT AT FERN HILL CDD

Invoice / Account	Date	Due	Pay By	Pay Date	Status	Distributions	Amount
TECO TAMPA ELECTRIC ACH (9 invoices. Total: \$5,247.37)							
010826-7901-ACH / 211000167901	01/08/2026	01/29/2026	300078	01/14/2026	Paid	543041 Utility - Electric	\$483.79
020626-7901-ACH / 211000167901	02/06/2026	02/27/2026	300085	02/27/2026	Paid	543041 Utility - Electric	\$713.56
030926-7901-ACH / 211000167901	03/09/2026	03/30/2026	300092	03/30/2026	Paid	543041 Utility - Electric	\$843.83
040826-7901-ACH / 211000167901	04/08/2026	04/29/2026	300095	04/29/2026	Paid	543041 Utility - Electric	\$258.87
050726-7901-ACH / 211000167901	05/07/2026	05/28/2026	300103	05/28/2026	Paid	543041 Utility - Electric	\$457.73
060826-7901 / 211000167901	06/08/2026	06/29/2026	300112	06/12/2026	Paid	543041 Utility - Electric	\$449.83
070826-7901-ACH / 211000167901	07/08/2026	07/29/2026	300120	07/13/2026	Paid	543041 Utility - Electric	\$790.42
080626-7901 / 211000167901	08/06/2026	08/27/2026	300123	08/13/2026	Paid	543041 Utility - Electric	\$484.42
090426-7901 / 211000167901	09/04/2026	09/25/2026	BankDraft		District Manager Approval	543041 Utility - Electric	\$764.92

SUMMIT AT FERN HILL CDD

TECO TAMPA ELECTRIC ACH	9	\$23,770.72
Total	9	\$23,770.72

SUMMIT AT FERN HILL CDD

Invoice / Account	Date	Due	Pay By	Pay Date	Status	Distributions	Amount
TECO TAMPA ELECTRIC ACH (9 invoices. Total: \$23,770.72)							
010826-7729-ACH / 211000167729	01/08/2026	01/29/2026	300079	01/14/2026	Paid	543041 Utility - Electric	\$2,591.18
020626-7729-ACH / 211000167729	02/06/2026	02/27/2026	300083	02/27/2026	Paid	543041 Utility - Electric	\$2,650.86
030926-7729-ACH / 211000167729	03/09/2026	03/30/2026	300090	03/30/2026	Paid	543041 Utility - Electric	\$2,650.86
040826-7729-ACH / 211000167729	04/08/2026	04/29/2026	300097	04/29/2026	Paid	543041 Utility - Electric	\$2,650.86
050726-7729-ACH / 211000167729	05/07/2026	05/28/2026	300106	05/28/2026	Paid	543041 Utility - Electric	\$2,650.86
060826-7729 / 211000167729	06/08/2026	06/29/2026	300109	06/12/2026	Paid	543041 Utility - Electric	\$2,650.86
070826-7729-ACH / 211000167729	07/08/2026	07/29/2026	300119	07/13/2026	Paid	543041 Utility - Electric	\$2,650.86
080626-7729 / 211000167729	08/06/2026	08/27/2026	300125	08/13/2026	Paid	543041 Utility - Electric	\$2,637.19
090426-7729 / 211000167729	09/04/2026	09/25/2026	BankDraft		District Manager Approval	543041 Utility - Electric	\$2,637.19



Terry's Tree Service of SW FL LLC

4304 Lorraine Rd
Bradenton, FL 34211
941-748-4484

Agenda Page 26

Proposal #34110

Created: 09/09/2026

From: Travis Newell

Proposal For

Summit at Fern Hill CDD

2005 Pan Am Circle Ste 300 | Tampa, FL 33607

main: (813) 499-8725

cfowler@azuria.com

Location

10102 Old Cone Grv Rd

Riverview, FL 33578

Terms

Due Upon Receipt

ITEM DESCRIPTION	QUANTITY	AMOUNT
1) Tree Removal - Laurel Oak Dead Laurel Oak along roadway: * 18" diameter	1	\$ 1,800.00
2) Stump Grinding - Laurel Oak * Stump Grinding will be completed by another crew member at a later date promptly following your job. * Stump grindings will be left on-site and spread evenly. * Stump grinding can produce a large amount of mulch, this can be removed to grade for an additional fee. * Please review the stump grinding disclaimer in the Terms and Conditions. * Stump grinding is not full excavation unless otherwise specified. * We only grind raised or visible roots and do not chase underground roots outside of the raised stump area. * We will grind 6-8" below grade unless otherwise specified. * Public Utilities will be located as a precaution, but this is not guaranteed and does not include irrigation or private utilities. * Changes made in the future regarding the grade can expose more roots and stump.	1	\$ 300.00



Terry's Tree Service of SW FL LLC

4304 Lorraine Rd
Bradenton, FL 34211
[941-748-4484](tel:941-748-4484)

Agenda Page 27

Proposal #34110

Created: 09/09/2026

From: Travis Newell

All work will be completed in accordance with these plans unless subsequent changes are agreed upon in writing. All pruning will be done according to ANSI 300 Pruning Standards.

Balances not paid by the due date are subject to late fees. We accept cash, check, credit cards (3% fee applied), and ACH payments (1% fee with cap of \$10 applied).

Residential Jobs: For jobs \$4,000 and more we require a 50% deposit.

Commercial Jobs: All jobs require a 25% deposit.

****By signing the proposal, you agree to the stump grinding disclaimer described below****

TOTAL

\$ 2,100.00

Signature

x

Date:

Please sign here to accept the terms and conditions



TERMS AND CONDITIONS

It is agreed by and between TERRY'S TREE SERVICE OF SW FL LLC and the authorizing party (customer and/or customer's agent) that the following provisions are made as part of this contract:

INSURANCE BY CONTRACTOR: TERRY'S TREE SERVICE OF SW FL LLC warrants that it is insured for liability resulting from injury to person(s) or property and that all employees are covered by Workers' Compensation as required by law. Certificates of coverage are available upon request.

CANCELLATION FEE: TERRY'S TREE SERVICE OF SW FL LLC kindly requests that the authorizing party provides at least **24 hours of advance notice** of any full or partial work cancellation. If a crew has been dispatched to the job site, the customer will be assessed a mobilization fee of \$300.00 for incurred expenses. If a crane fee is included, TERRY'S TREE SERVICE OF SW FL LLC kindly requests that the authorizing party provides at least **48 hours of advance notice** of any full or partial work cancellation or a service fee equal to the crane fee will be charged. **Notice must be received within normal business hours.**

COMPLETION OF CONTRACT: TERRY'S TREE SERVICE OF SW FL LLC agrees to do its best to meet any agreed upon performance dates but shall not be liable for damages or otherwise delays because of inclement weather, labor, or any other cause beyond its control; nor shall the customer be relieved of completion for delays. **If your proposal includes Stump Grinding, this will be completed by another crew member at a later date promptly following your job.**

TREE OWNERSHIP: The authorizing party warrants that all trees listed are located on the customer's property, and, if not, that the authorizing party has received full permission from the owner to allow TERRY'S TREE SERVICE OF SW FL LLC to perform specified work. Should any tree be mistakenly identified as to the ownership, the customer agrees to indemnify TERRY'S TREE SERVICE OF SW FL LLC, for any damages or costs incurred from the result thereof.

SAFETY: TERRY'S TREE SERVICE OF SW FL LLC warrants that all arboricultural operations will follow the latest version of the ANSI Z133.1 industry safety standards. The authorizing party agrees to not enter the work area during arboricultural operations unless authorized by the crew leader on site.

STUMP REMOVAL PRICING: Unless specified in this proposal, stump removal is not included in the price quoted. Grindings from stump removal are not hauled away unless specified in this proposal. Surface and subsurface roots beyond the stump are not removed unless specified in this proposal.

BEE REMOVAL/ADDITIONAL TRIP CHARGE: The crew will stop work if bees are involved in the work area. At this time, the customer will be informed and given the following options. Option 1, to handle the bee removal on their end and inform us when the bees are gone, at which point we will come back out to complete the proposed work for an additional trip charge of \$150 and for each additional visit after. Option 2, TERRY'S TREE SERVICE OF SW FL LLC can take care of this in house on behalf of the client, for an additional cost of \$500 or \$450/hour if the subcontracted company requires our assistance and/or our equipment to remove the bees.

CONCEALED CONTINGENCIES: Any additional work or equipment required to complete the work, caused by the authorizing party's failure to make known or caused by previously unknown foreign material in the trunk, the branches, underground or any other condition not apparent in estimating the work specified, shall be paid for by the customer on a time and material basis.

SEPTIC TANKS: If the customer is on septic, they are in charge of marking the location of their septic tank. If they do not know the location of their septic tank, they can contact a septic company to locate this for them or TERRY'S TREE SERVICE OF SW FL will need to be made aware so a septic company can be contracted to locate the tank prior to the scheduled work and include the contracted charge onto the proposal.

LAWN REPAIR: TERRY'S TREE SERVICE OF SW FL LLC will attempt to minimize all disturbances to the customer's lawn. Lawn repairs are NOT included in the contract price, unless otherwise noted on this proposal.

DRIVEWAY REPAIR: Terry's Tree Service of SW FL LLC will take all necessary precautions to mitigate risk, however, we do not know the underground conditions of the driveway. Driveway is defined as concrete, pavers, etc. Repairs are NOT included in the contract price and Terry's Tree Service of SW FL LLC will NOT be liable for any damages.

STUMP GRINDING/ PLANTING/ ROOT PRUNING / EXCAVATION: TERRY'S TREE SERVICE OF SW FL LLC is not LIABLE for any damage done to underground utilities/lighting/irrigation/water/cable or anything else that may be underground around the stump grinding, root pruning, **excavation** and planting area. We take every precaution to ensure no damage will be done, however once our machines go underground it is impossible for us to see and know what lies beneath. Our goal is to make this process as smooth and safe as possible for our clients and in no way intend to damage underground utilities. We have secured a public utility locate through Sunshine 811 for the area surrounding your stump grinding, root pruning, **excavation** and planting area to better assist us. The public utility locate is simply used as a guideline and does not guarantee that no damage will occur. **It will be the owner's responsibility to locate any private utilities.**

CLEAN-UP: Clean-up shall include removing wood, brush, clippings, and raking of the entire area affected by the specified work, unless noted otherwise on this proposal.

DEPOSITS: TERRY'S TREE SERVICE OF SW FL LLC requires deposits. Residential Jobs: For jobs \$4,000 and more we require a 50% deposit. Commercial Jobs: All jobs require a 25% deposit.

TERMS OF PAYMENT: Unless otherwise noted in this proposal, the customer agrees to pay the invoice in full at the completion of the work unless prior arrangements have been made. We accept payment in the form of cash, check, credit cards (including a 3% fee), and ACH payments (including a 1% fee). Failure to remit full payment within the payment term will result in a finance charge of 15% per month.

RETURN CHECK FEE: There will be a \$45.00 fee charged for all checks returned to our office due to non-sufficient funds.

By signing the proposal from TERRY'S TREE SERVICE OF SW FL LLC you agree and acknowledge all the terms and conditions listed.

Thank you for making TERRY'S TREE SERVICE OF SW FL LLC your tree care specialist of choice!



STUMP GRINDING DISCLAIMER

TERRY'S TREE SERVICE OF SW FL LLC is **NOT LIABLE** for any damage done to underground utilities/lighting/irrigation/water/cable or anything else that may be underground around the stump grinding, root-pruning, excavation and planting area. We take every precaution to ensure no damage will be done, however, once our machines go underground it is **IMPOSSIBLE** for us to see and know what lies beneath.

Our goal is to make this process as smooth and safe as possible for our clients, and in no way intend to damage underground utilities. We have secured a public utility locate through Sunshine 811 for the area surrounding your stump grinding, root-pruning, excavation and planting area to better assist us. The public utility locate is simply used as a guideline and does not guarantee that no damage will occur. It will be the owner's responsibility to locate any private utilities. Irrigation systems and private septic are not part of the public utility locate.

IMPORTANT

EVERYTHING within the area needing to be stump ground will most likely be damaged. We simply **CANNOT** prevent this from happening. We will do our best to prevent damage to your property, but there is a high likelihood of damage occurring. Terry's Tree Service is **NOT LIABLE** for any damage caused by stump grinding.

As our client and signee of this document, you **FULLY UNDERSTAND** our terms and conditions, and you fully understand all the risks involved with stump grinding.

Date: _____

Client Signature: _____

Operator Signature: _____

SUMMIT at FERN HILL COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot September 16, 2026

- **Current Cash Balances:**
 - Truist Bank Operating: \$657,620.78
 - US Bank 2016 Revenue: \$164,454.23
 - US Bank 2016 Reserve: \$123,177.50
 - US Bank 2018 Revenue: \$101,694.01
 - US Bank 2018 Reserve: \$69,325.00
- **Assessment collections:**
 - We are 100% collected on the tax roll.
- **Audit – FY 2025:**
 - The audit was completed on April 23, 2026.
- **Expenses:**
 - Current expenses make up 53% of the annual budget through the end of July 2026.
 - Total expenses for the first 10 months are \$313,855. This puts your average monthly burn rate of approximately \$31,386 per month.
 - August financials will be distributed to the board by September 20th.
- **Variance Analysis:**
 - Bank Fees – **over budget 1,229%** (\$2,257); bank service charges.
 - Payroll Services – **over budget \$234**; payroll service charges.
 - Website Administration – **over budget 102%** (\$28); annual fee.
 - Dues, Licenses, Subscriptions – **over budget 329%** (\$400); district filing and pool permit.
 - Janitorial Contract – **over budget 159%** (\$5,300); cleaning services.
 - R&M-Pools – **over budget 1,087%** (\$19,741); pool repairs.
 - Access Control Maintenance & Repair – **over budget 101%** (\$24); security access controls.