



Summit at Fern Hill Community Development District

**October 5, 2026
Meeting Agenda Package**

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FLORIDA 33607

CLEAR PARTNERSHIPS



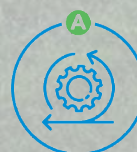
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Summit at Fern Hill Community Development District

Board of Supervisors

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

District Staff

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

Regular Meeting Agenda

Monday, October 5, 2026, at 6:00 p.m.

The Regular Meeting of the **Summit at Fern Hill Community Development District** will be held on **Monday, October 5, 2026, at 6:00 p.m. at the Summit at Fern Hill Clubhouse, located at 10340 Boggy Moss Drive, Riverview, Florida 33578.**

Meeting ID: 274 381 123 034 521 Passcode: Z3Ev9jb6

<https://teams.microsoft.com/meet/274381123034521?p=WSjq7t8rzshqJoUvpJ>

Following is the Agenda for the Meeting:

THE REGULAR MEETING OF THE BOARD OF SUPERVISORS

1. **CALL TO ORDER/ROLL CALL**
2. **MOTION TO APPROVE AGENDA**.....Page 2
3. **PUBLIC COMMENTS**
(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)
4. **STAFF UPDATES/REPORTS**
 - A. Field Inspection Report.....Page 4
 - B. Landscape Update Page 24
 - C. Irrigation Update.....Page 25
 - D. Lake & Wetland Reports
 - E. District Counsel
 - F. District Engineer
 - G. District Manager
5. **BUSINESS ITEMS**
 - A. Discussion of Estimate #425 from Inframark for Amenity Center & Pond Fence Repair.....Page 29
 - B. Discussion of Estimate #587 from Inframark for Mop Closet Cleaning & Debris Removal.....Page 30
 - C. Discussion of Estimate #588 from Inframark for Deadbolt Lock Repair.....Page 31
 - D. Discussion of Estimate #589 from Inframark for Dog Watering Station Repair.....Page 33
 - E. Discussion of Estimate #590 from Inframark for Playground Park Bench Relocation.....Page 35

F.	Discussion of Irrigation Pre-Approval Services from Pine Lake Companies.....	Page 36
G.	Discussion of Proposal #8461 for Removal and Replacement of Oak Trees.....	Page 40
H.	Discussion of Proposal #9829 from Pine Lake Companies for Pool Enclosure Planting Enhancement.....	Page 45
I.	Discussion of Proposal #9734 from Pine Lake Companies for Irrigation Wire Tracking.....	Page 49
J.	Discussion of Proposal #9676 from Pine Lake Companies for Installation of River Rock.....	Page 51
K.	Discussion of Proposal #9508 from Pine Lake Companies for Removal and Installation of Magnolia Trees.....	Page 55
L.	Discussion of Proposal #10043 from Pine Lake Companies for Playground Tree Raise.....	Page 57
M.	Discussion of Proposal #10046 from Pine Lake Companies for Cut-Back of Pine Trees.....	Page 59
N.	Discussion of Proposal #10014 from Pine Lake Companies for Cut Back of Pepper Trees.....	Page 61
O.	Discussion of Proposal from Neptune Multi Services for Installation of Vinyl Fence Panel.....	Page 63
P.	Discussion of Janitorial Services Proposal from Neptune Multi Services.....	Page 64
Q.	Discussion of Quote #720 from Reverdecer Tree Service LLC for Tree Removal.....	Page 70

6. BUSINESS ADMINISTRATION

A.	Approval of Minutes of September 8, 2026, Meeting.....	Page 71
B.	Financial Report as of August 2026.....	Page 75

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. ADJOURNMENT



The Summit At Fern Hill CDD September 2026

Field Inspection Report

Thursday, September 17 2026

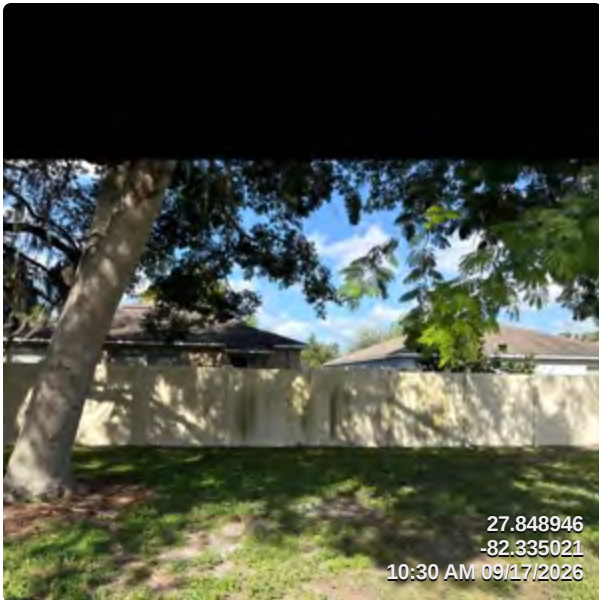
Prepared For Board Of Supervisors

26 Issues Identified

26 Issues Incomplete

Christy Fowler

Inframark



Issue 1

Assigned To: Inframark Maintenance

Location: Cone Grove

Observation: The area has visible staining and requires pressure washing.

Recommendation: Pressure wash the affected area to restore a clean appearance.



Issue 2

Assigned To: Inframark Maintenance

Location: Playground

Observation: The bench has been moved from its intended location beneath the tree.

Recommendation: Relocate the bench beneath the tree facing the playground and secure it to prevent it from being moved again.

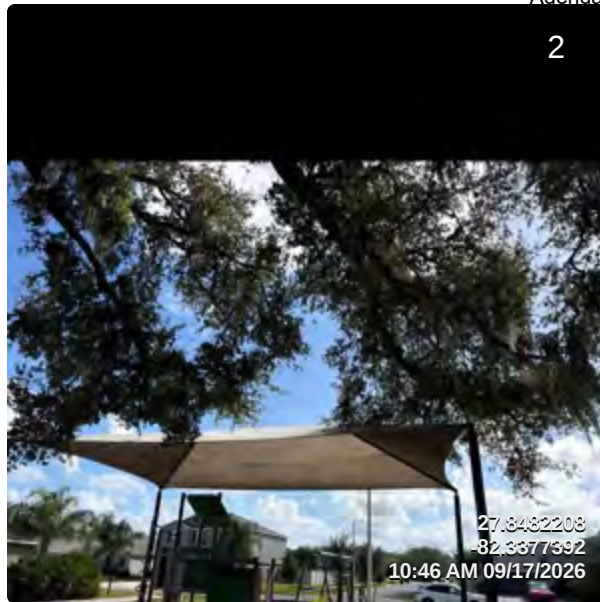
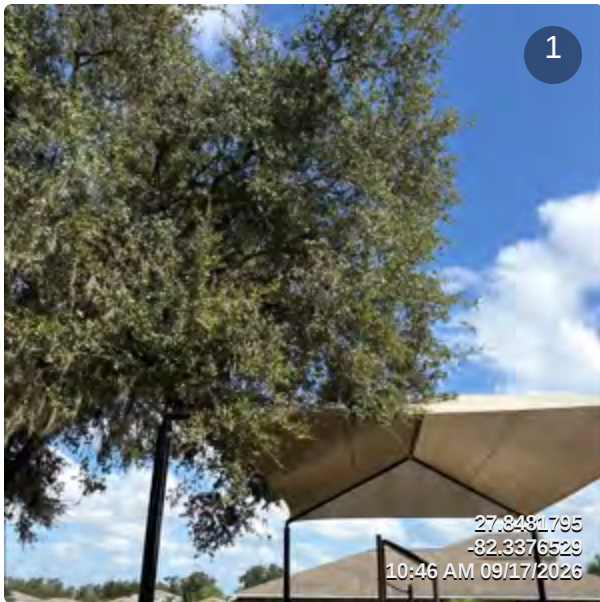
Issue 3

Assigned To: Pine Lake

Location: Playground – Shade Sail

Observation: Tree limbs are overhanging the playground shade sail.

Recommendation: Prune back limbs to provide adequate clearance from the shade sail.



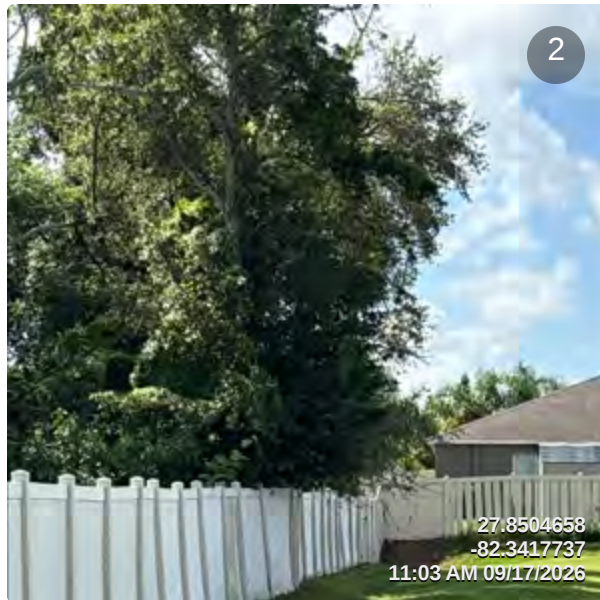
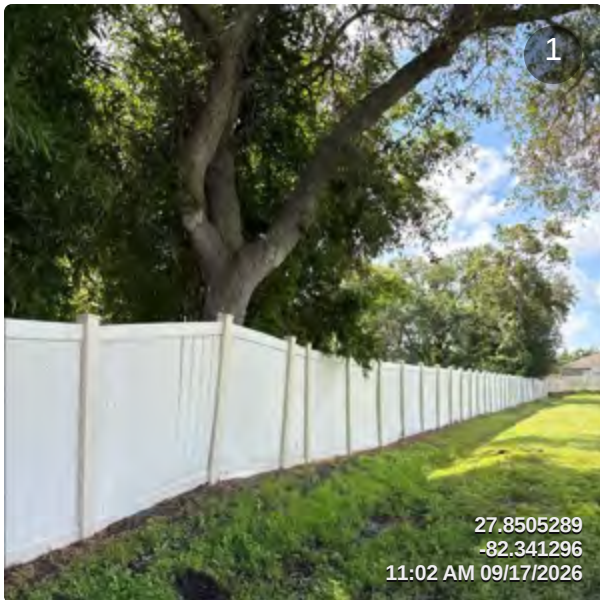
Issue 4

Assigned To: Pine Lake

Location: Pond 6

Observation: Tree limbs are extending over the fence at Pond 6.

Recommendation: Prune back the tree canopy to maintain adequate clearance from the fence.



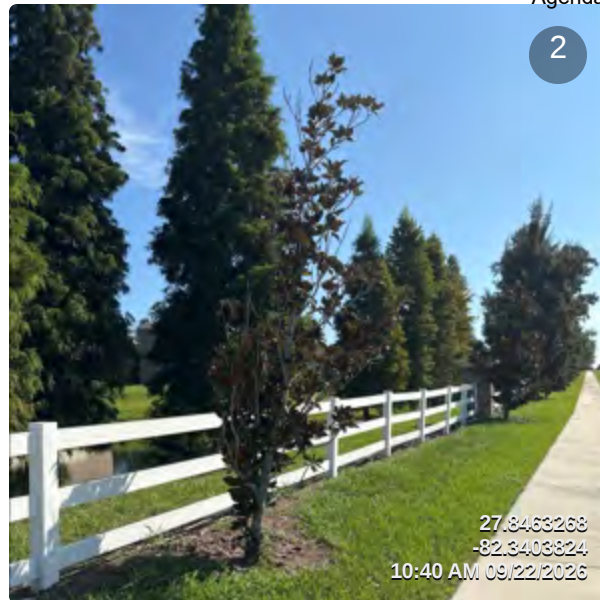
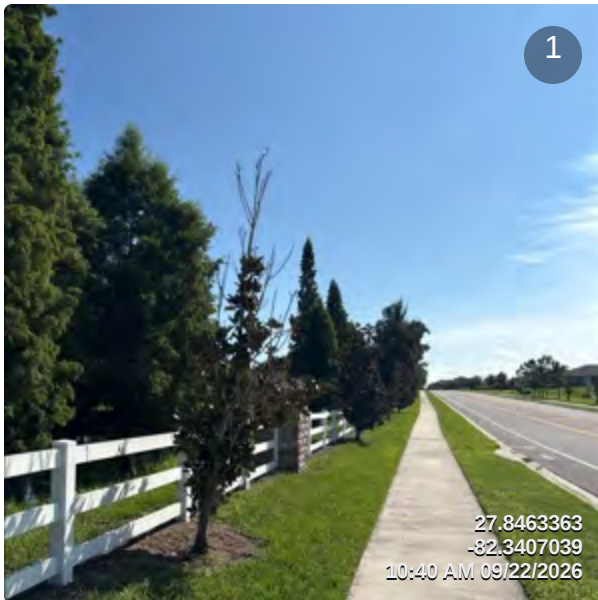
Issue 5

Assigned To: Pine Lake

Location: Community Landscape Area

Observation: Magnolia trees are showing signs of decline.

Recommendation: Diagnose the cause of decline and treat as appropriate.



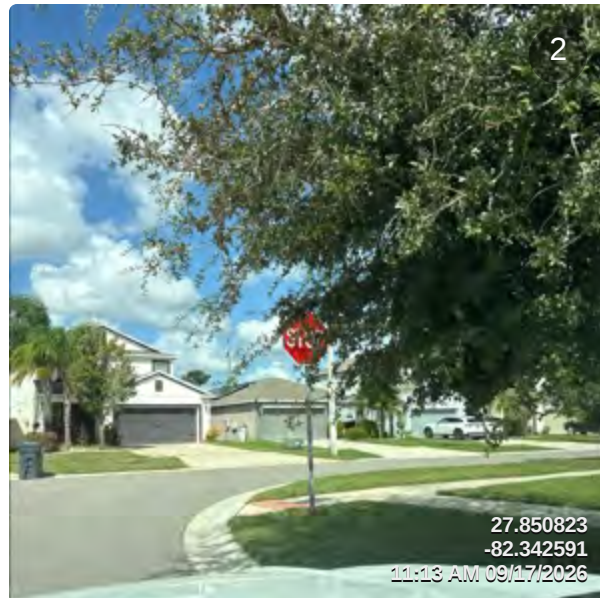
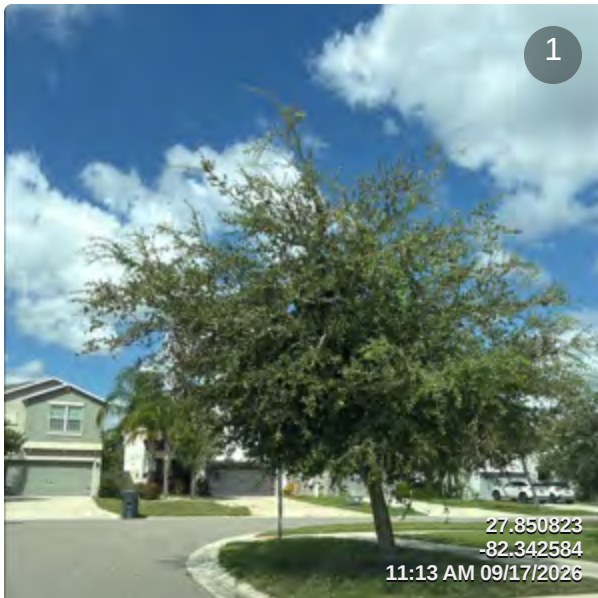
Issue 6

Assigned To: Pine Lake/Board

Location: Golden Wonder & Boggy Moss – Wetland Intersection

Observation: Vegetation is obstructing the line of sight to the stop sign at the intersection.

Recommendation: Prune vegetation to restore clear visibility of the stop sign



Issue 7

Assigned To: Pine Lake

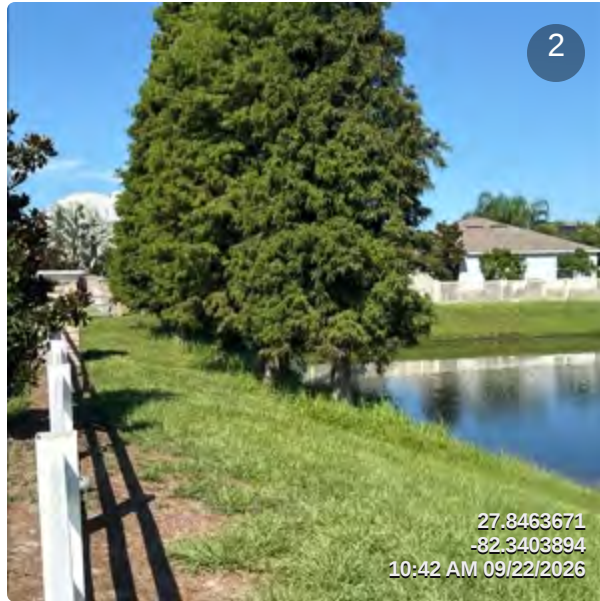
Issue 7

Location: Pond 2 – Cypress Trees

Observation: Vegetation around the bases of the cypress trees requires

detailing.

Recommendation: String trim around the cypress trees.



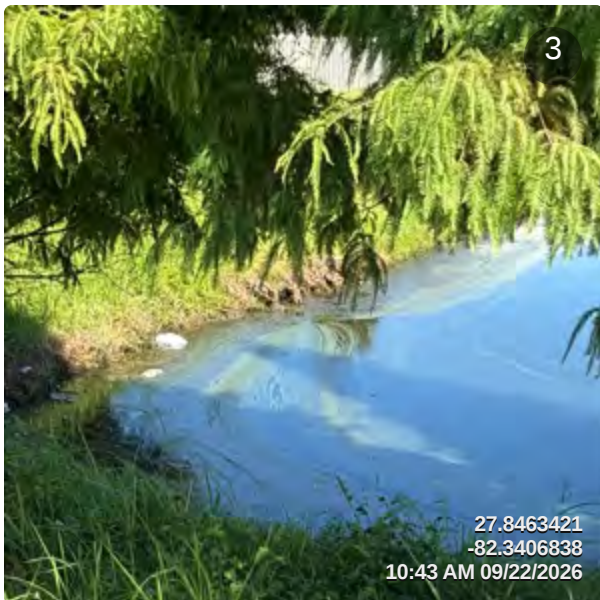
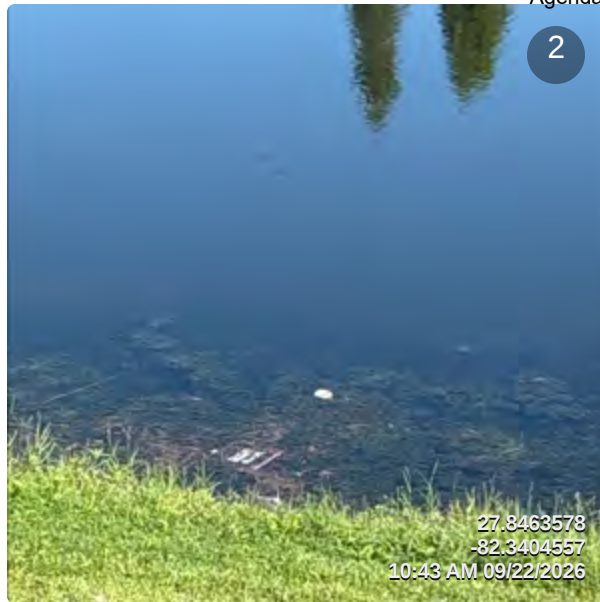
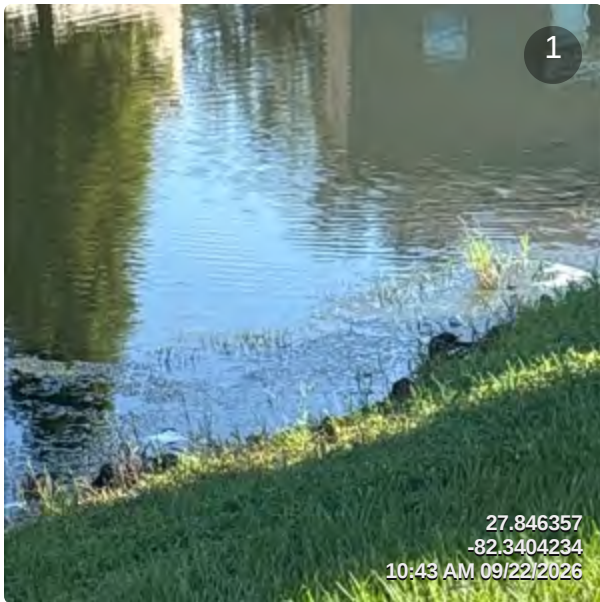
Issue 8

Assigned To: Aquatic Weed Control

Location: Pond 2

Observation: Algae and submerged aquatic weeds remain present. Trash is also visible within the pond area.

Recommendation: Continue aquatic treatment and remove trash at each service.



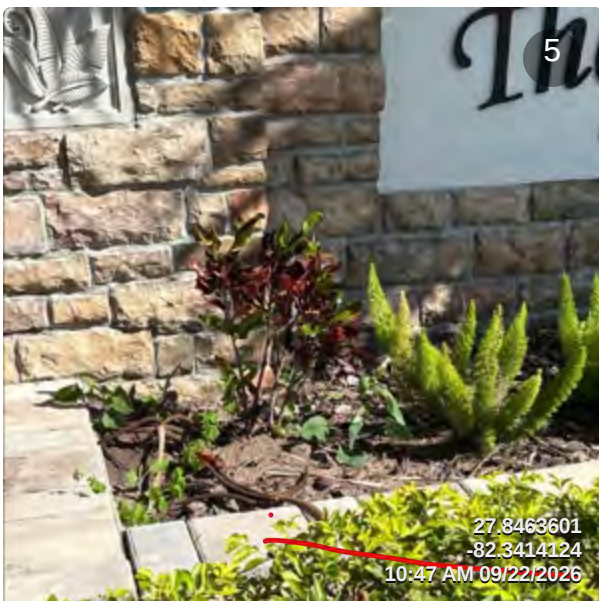
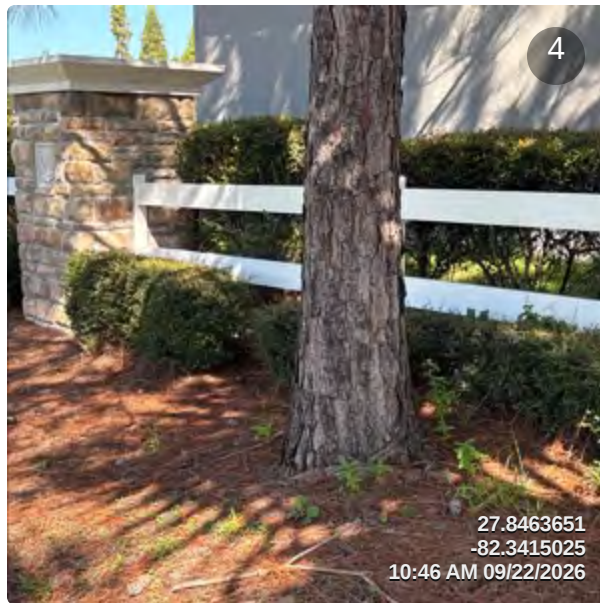
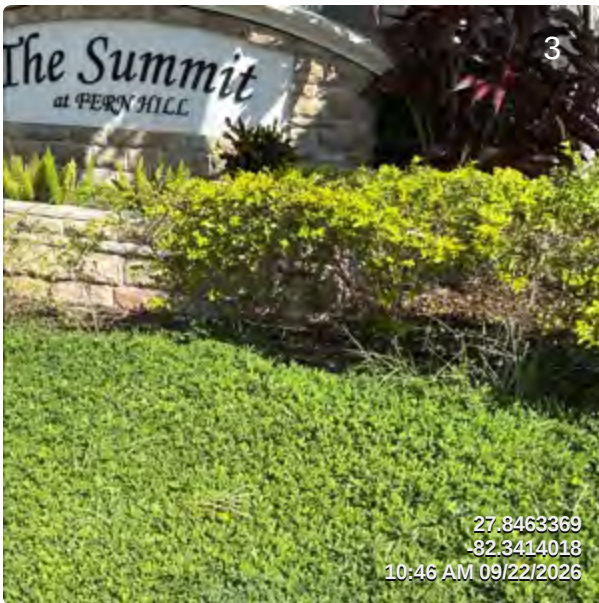
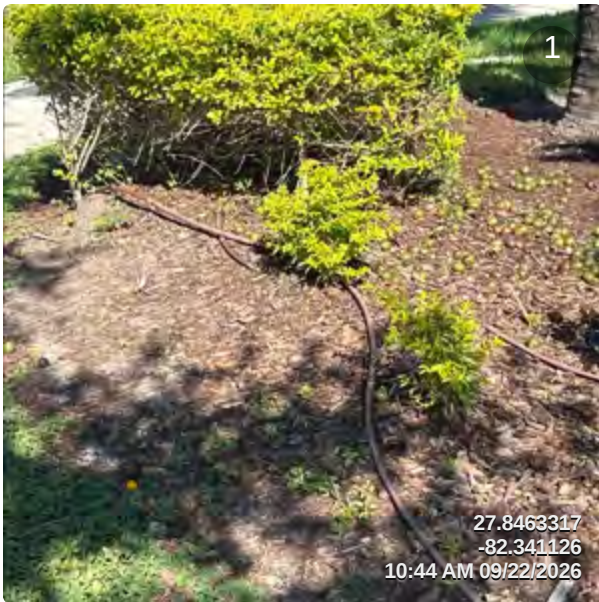
Issue 9

Assigned To: Pine Lake

Location: Fuzzy Cattail St. – Entrance Monument Beds

Observation: Weed growth is present throughout the monument landscape beds.

Recommendation: Treat/remove weeds and detail the landscape beds.



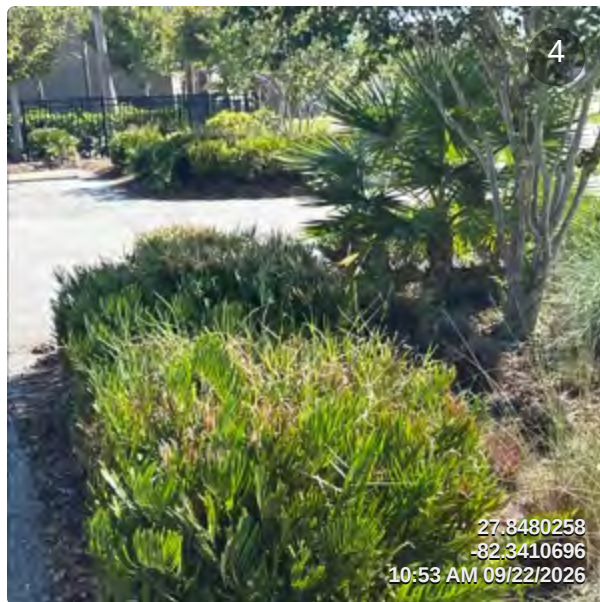
Issue 10

Assigned To: Pine Lake

Location: Pool Parking Lot – Landscape Beds

Observation: Weed growth is present throughout the landscape beds surrounding the pool parking lot.

Recommendation: Treat/remove weeds from the landscape beds.



Issue 11

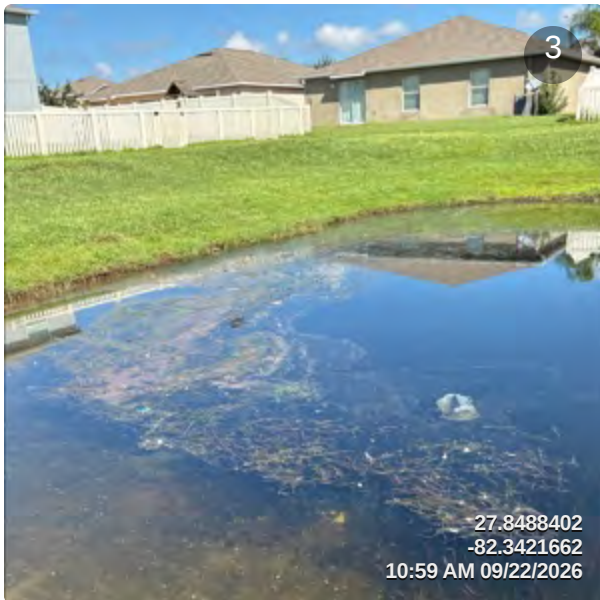
Assigned To: Aquatic Weed Control

Location: Pond 3

Observation: Aquatic vegetation continues to require treatment, and debris

remains within the pond area.

Recommendation: Continue treatment and remove debris from the pond.



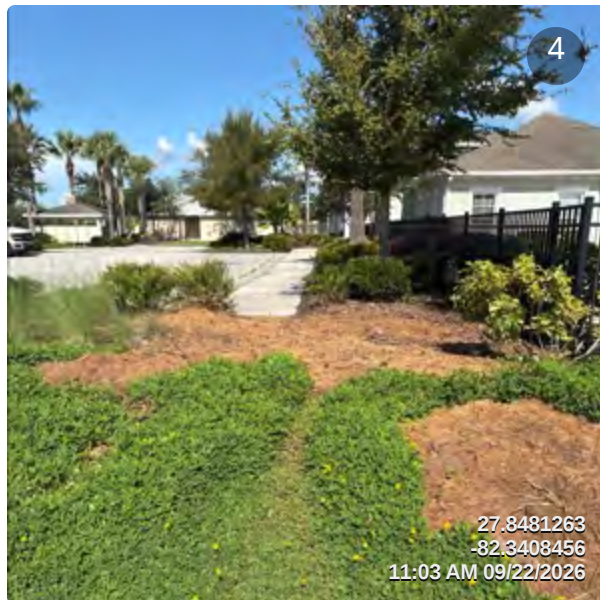
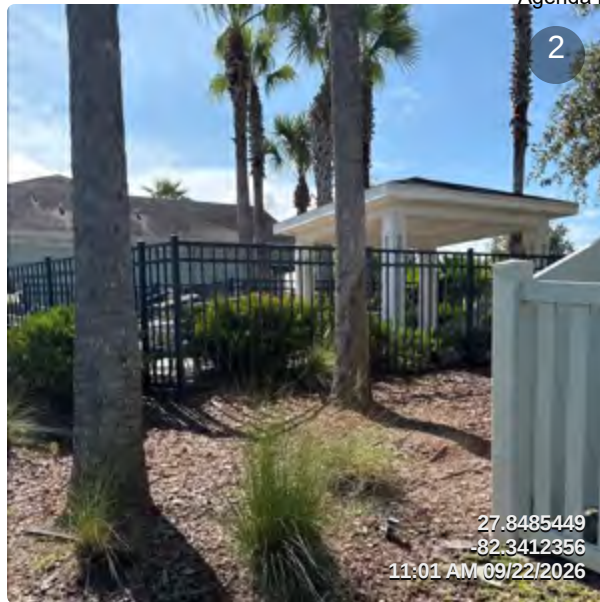
Issue 12

Assigned To: Pine Lake

Location: Pool Area – Landscape Beds

Observation: Drip irrigation tubing is damaged within the landscape beds.

Recommendation: Repair the damaged drip irrigation and verify proper operation.



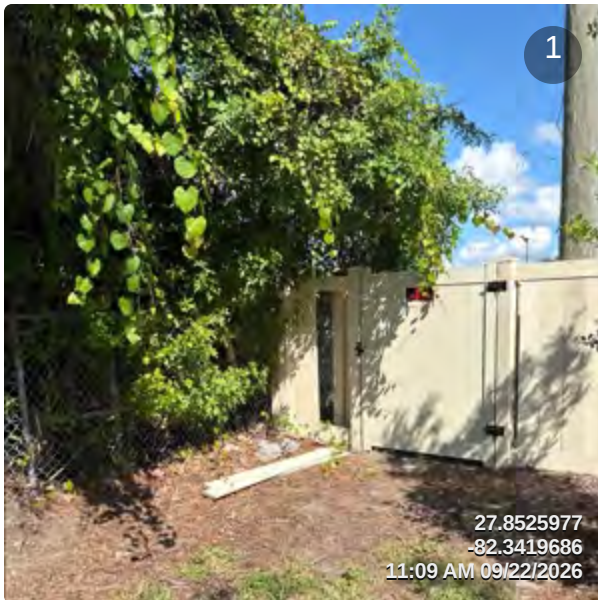
Issue 13

Assigned To: Inframark Maintenance

Location: Golden Wonder Lane – Cul-de-sac

Observation: Vinyl fence panels are damaged and down.

Recommendation: Repair and secure the damaged fence panels



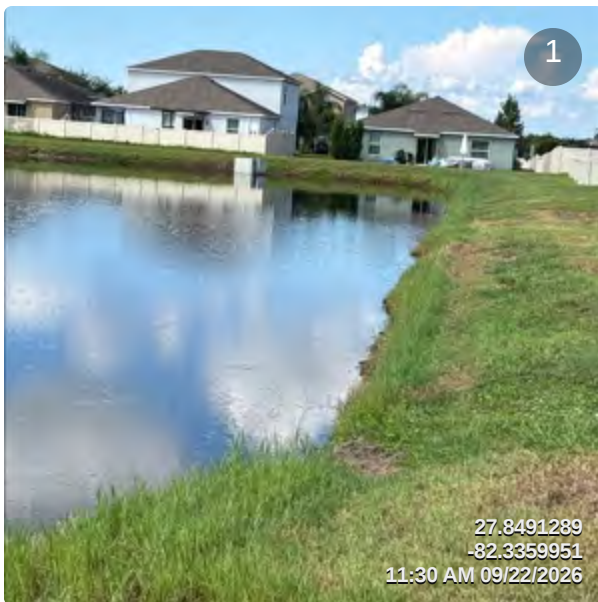
Issue 14

Assigned To: Pine Lake

Location: Pond 5

Observation: Vegetation along the pond perimeter requires additional detailing.

Recommendation: String trim around the pond perimeter.



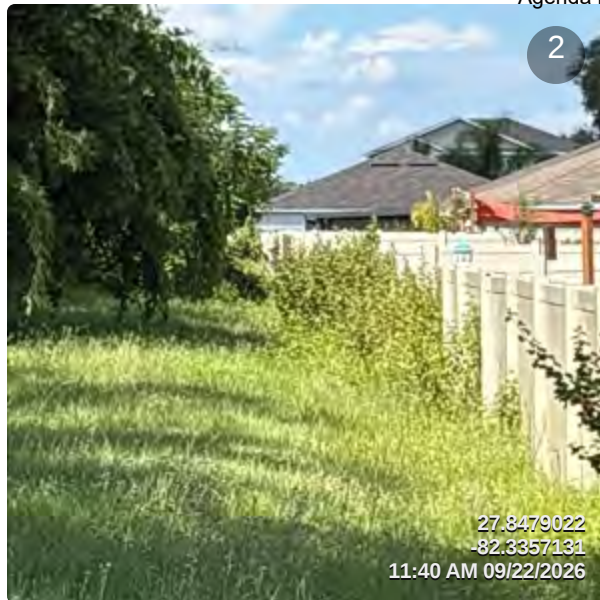
Issue 15

Assigned To: Pine Lake

Location: CDD Boundary Behind Shimmering Koi Way

Observation: Vegetation along the CDD boundary is overgrown at the fence.

Recommendation: Cut back vegetation from the fence line and maintain appropriate clearance.



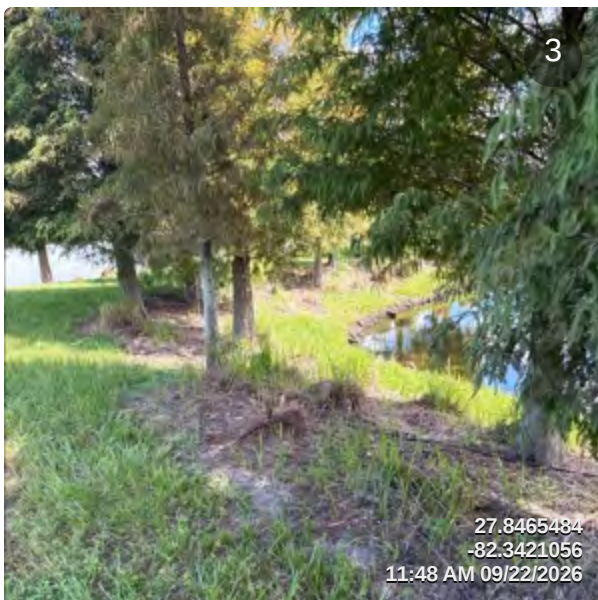
Issue 16

Assigned To: Pine Lake

Location: Pond 1 – Tree Rings

Observation: Weed growth is present within the tree rings.

Recommendation: Treat/remove weeds and detail the tree rings



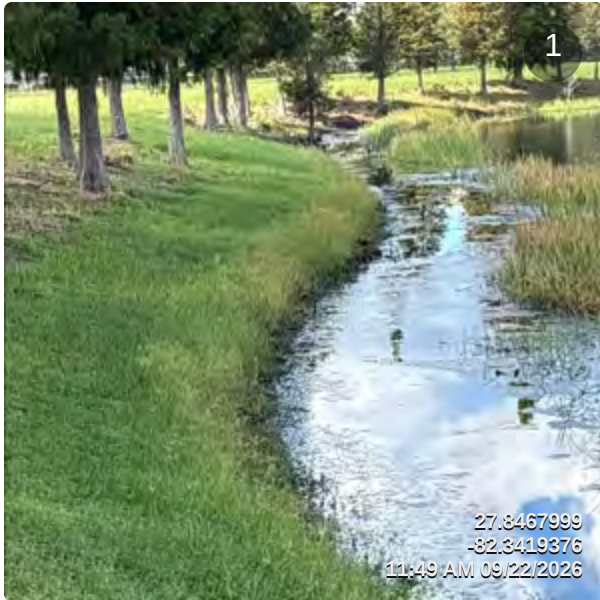
Issue 17

Assigned To: Pine Lake/ Aquatics Weed Control

Location: Pond 1A

Observation: Vegetation around the pond requires string trimming, and algae is present within the pond.

Recommendation: String trim the pond perimeter and treat algae as appropriate.



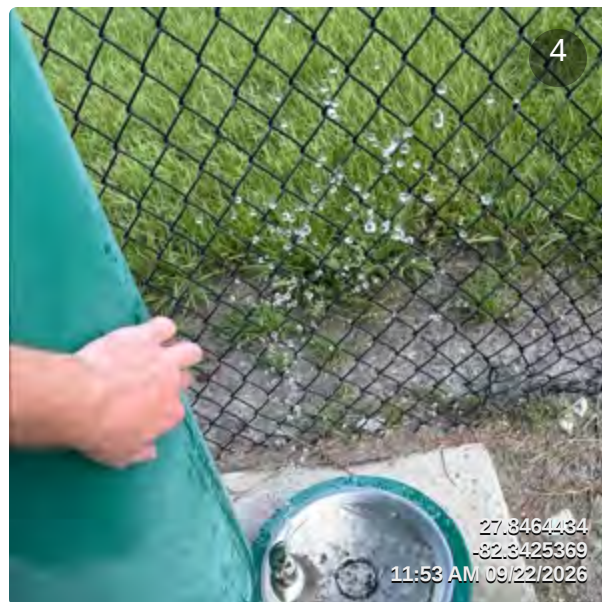
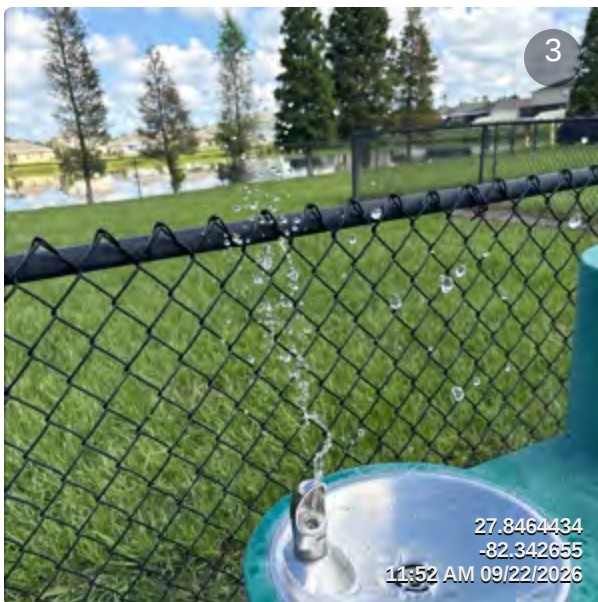
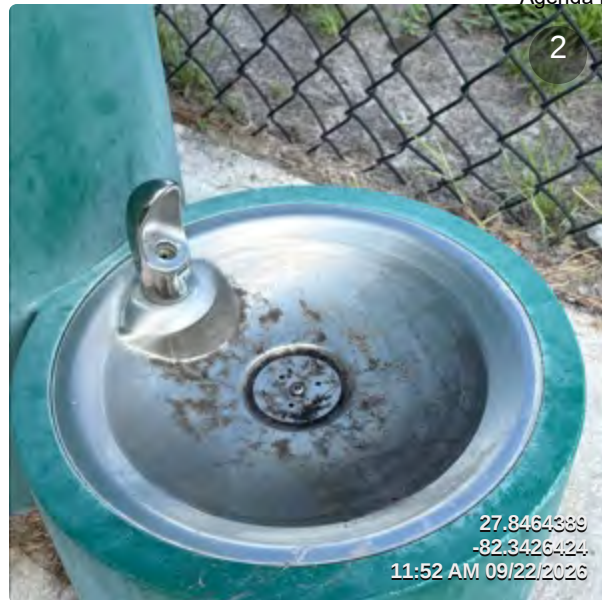
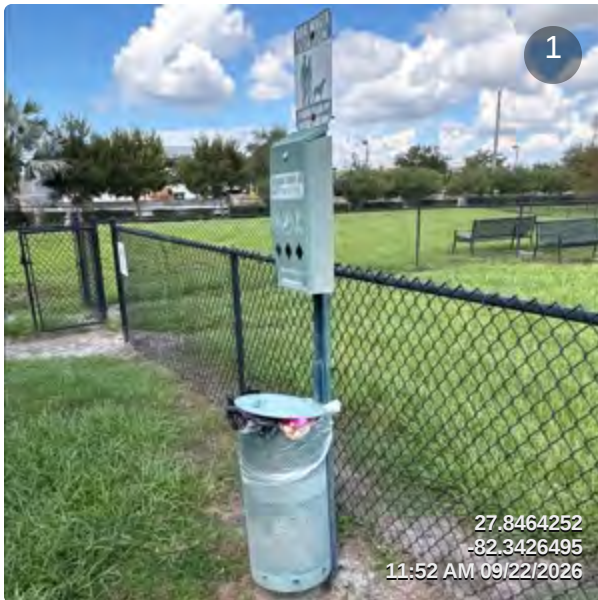
Issue 18

Assigned To: Neptune/Inframark Maintenance

Location: Dog Park

Observation: The dog waste station requires refilling and emptying. The dog water fountain is not draining properly, and both water fountains are spraying water straight upward rather than operating correctly.

Recommendation: Service the dog waste station and inspect/repair the water fountains and drainage.



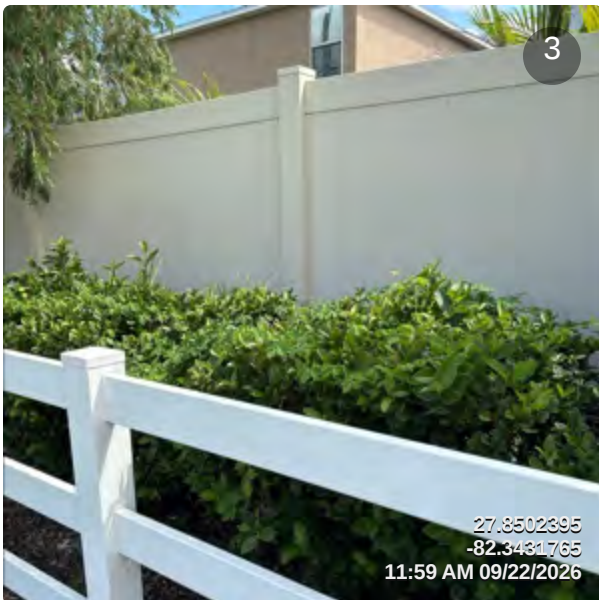
Issue 19

Assigned To: Pine Lake

Location: Fern Hill Drive – Landscape Beds

Observation: Weed growth is present within the landscape beds along Fern Hill Drive.

Recommendation: Treat/remove weeds and detail the beds.



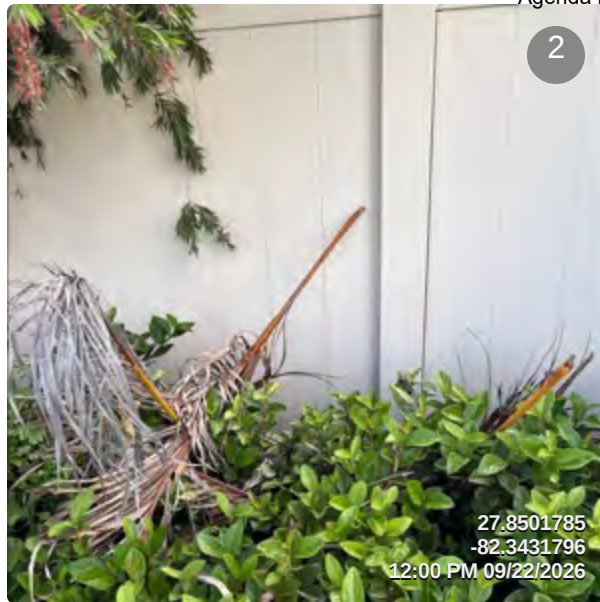
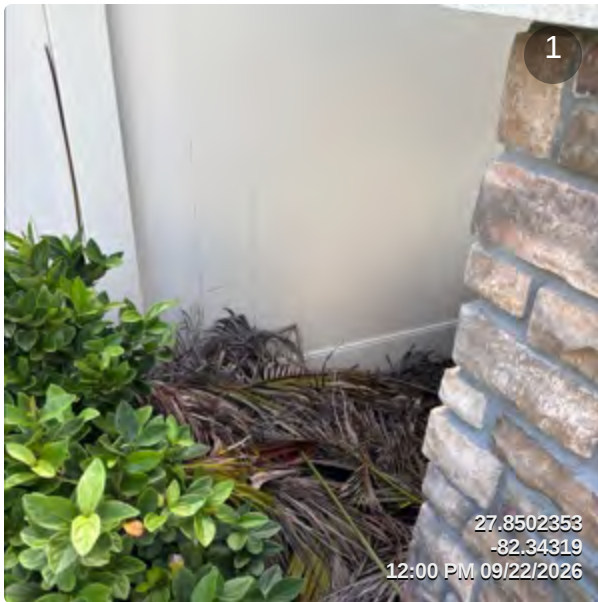
Issue 20

Assigned To: Board

Location: Behind 10421 Boggy Moss Drive – CDD Property

Observation: Palm fronds are being dumped onto CDD property behind the residence.

Recommendation: Remove the dumped landscape debris and address continued dumping onto CDD property.



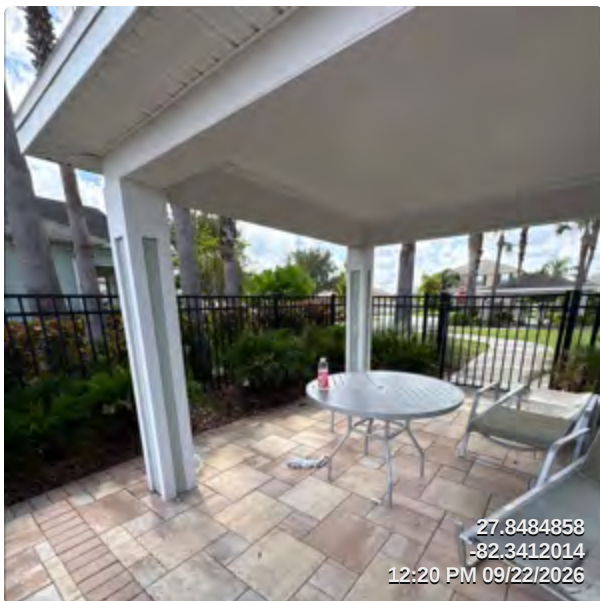
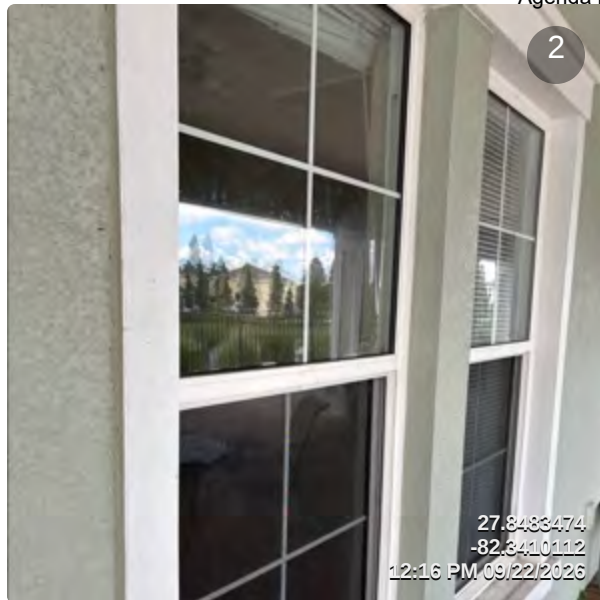
Issue 21

Assigned To: Neptune

Location: Pool/Amenity Building

Observation: Exterior windows are dirty and require cleaning.

Recommendation: Clean the windows.



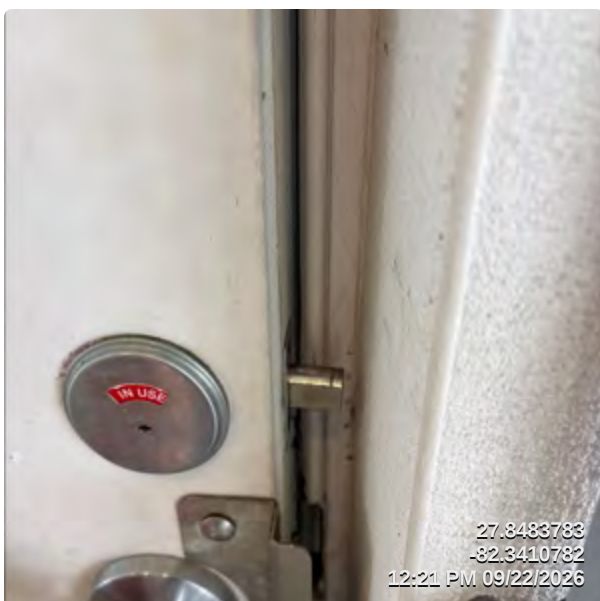
Issue 22

Assigned To: Neptune

Location: Pool Area

Observation: Trash has been left within the pool area.

Recommendation: Remove trash and maintain the area free of debris.



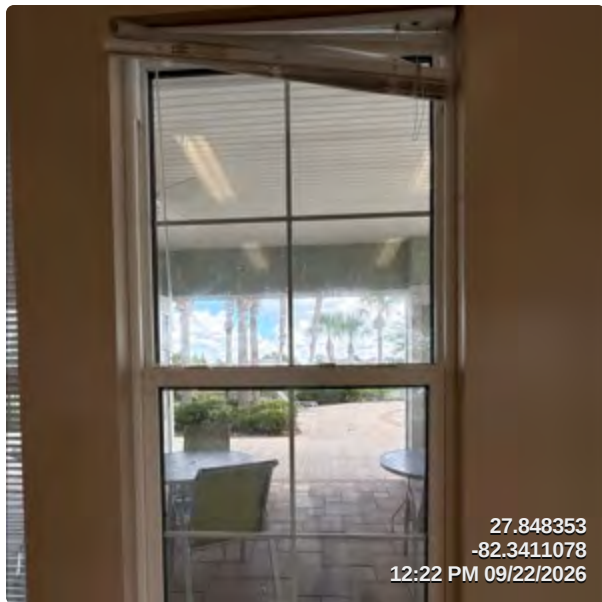
Issue 23

Assigned To: Inframark Maintenance

Location: Women's Restroom

Observation: The restroom door will not lock properly.

Recommendation: Inspect and repair the locking mechanism.



Issue 24

Assigned To: Neptune/Inframark Maintenance

Location: Amenity Building

Observation: A window blind is broken, and the window requires cleaning.

Recommendation: Repair/replace the damaged blind and clean the window.

Issue 25

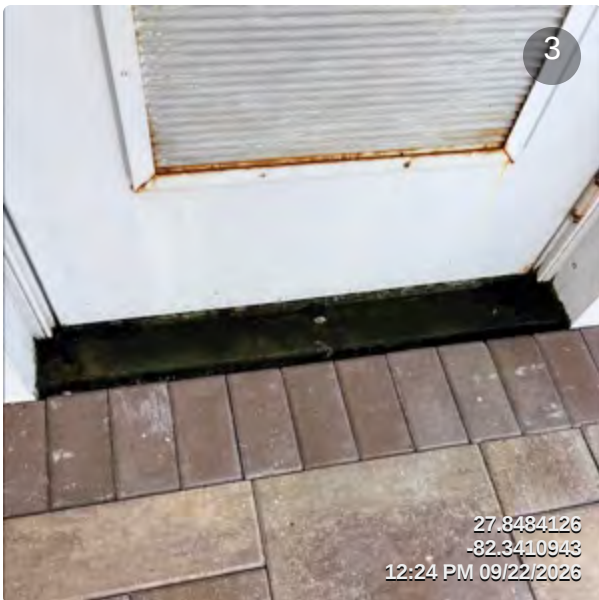
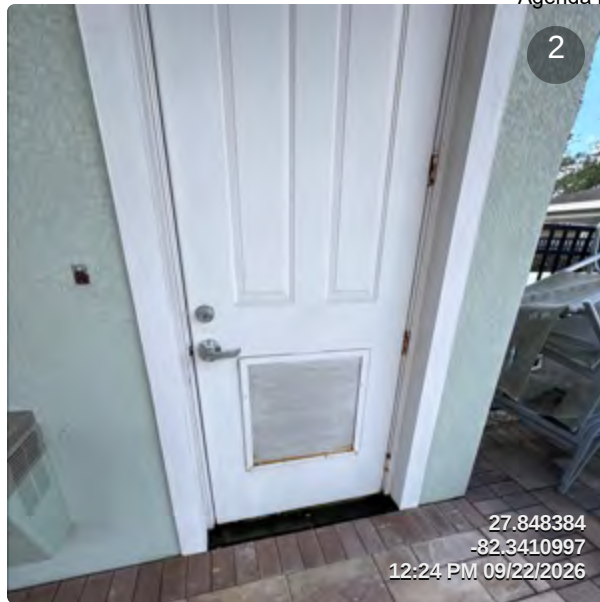
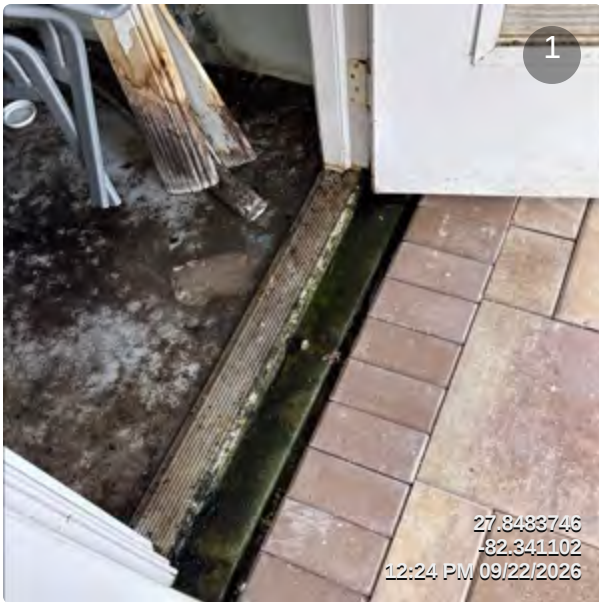
Assigned To: District Manager/Inframark Maintenance

Location: Amenity Building – Closet/Doorway

Observation: Water is coming from the closet area, and algae buildup is present along the doorway. The photos show moisture and dark organic growth concentrated along the threshold.

Recommendation: Determine and repair the source of the water intrusion.

Clean and treat the affected doorway/threshold area to remove algae buildup and help prevent recurrence.



Issue 26

Assigned To: Board

The resident at 10136 Golden Wonder Ln placed a fence on CDD property. This is a view from the GIS mapping system noting the plot lines. The red X indicates CDD property inside the fenced area.



PINE LAKE
C O M P A N I E S
DISCOVER THE DIFFERENCE

WEEKLY LANDSCAPE UPDATE

Property maintenance | Irrigation | Proposals

PROPERTY / ACCOUNT

Summit at Fern Hill

WEEK OF

September 28, 2026

• WEEKLY UPDATE

Good morning, Heather,

I hope you like the new weekly update format. I ' ve been working on ways to make our updates easier to read and follow while keeping you informed on the property.

This week ' s scheduled maintenance has been completed. As we transition into the winter season, turf and plant growth will begin to slow down, allowing the team to focus more attention on detailed maintenance throughout the property.

One item currently on my radar is the back area of Crested Fringe Drive. Christy and I recently inspected the area, and although it was not included on the mowing map, I understand there have been concerns regarding its maintenance. I have put together a proposal for the work needed to push back the pepper trees along the fence line and help keep the area maintained for the neighboring homeowners.

• IRRIGATION

we have 2 broken drip line pipes and were address when tech was on site.

we still have no power to clock 1 by dog park which is ops #9734.

1 broken lateral underneath sidewalk pavers. ops #9835

• PROPOSALS

#9508 Magnolias replacements

#9829 inside pool

#10043 oak tree canopy lift

#10046 pine trees cut back

#10014 Crested fringe dr pepper tree clean up

• FOLLOW-UP / NEXT STEPS

Pine Lake will start fert next week and send out a date once i recieve.



Pine Lake Services

Monthly Irrigation Report

Job Number:

Job Name::Summit at Fern Hill

EST#:

Technician: Roberto

Clock: Hunter XC hybrid

Date: 09/10/26

Check Rain Sensor: Yes/No

Zone:	Spray, Rotor, Drip	Run time:	Program:	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other:	Comments		6" rotor head (Installed)	\$70.77	
1	Spray	20	A								Broken shrub riser (Installed)	\$25.32	
2	Sprays	22	A								Straighten, Lower or Raise Head	\$18.13	
3	Sprays	22	A								Drip line breaks	\$8.75	
4	Drip	15	A			2			2 broken drip		Replace clogged nozzle	\$10.05	
5	Drip	15	A								Replace MP Rotator Nozzle	\$17.01	
6											Add 6" pop-up w/ pipe within 10'	\$55.00	
7											Add rotor w/ pipe within 10'	\$75.00	
8											Add bubbler within 10'	\$50.00	
9											Relocate head within 5'	\$40.00	
10											Replace solenoid	\$156.74	
11											Replace 1" valve (Installed)	\$406.92	
12											Replace 1.5" valve (Installed)	\$616.73	
13											Replace 2" valve (Installed)	\$851.05	
14											Repair 1/2" to 3/4" lateral line	\$71.73	
15											Repair 1" to 1 1/4" lateral line	\$93.94	
16											Repair 1 1/2" to 2" lateral line	\$158.63	
17											Wireless rain/freeze sensor	\$310.00	
18											Wired in rain/freeze sensor	\$125.00	
19											Rectangular valve box	\$140.00	
20											10" round valve box	\$60.00	
21											Maxi jet stakes, with nozzle	\$40.01	
22											MISC:	\$	
23											MISC:	\$	
24													
	Start Times:			Run Days:									
		A:2 am				Thursdays							
		B:											
		C:											
		D:											
	Additional Comments:												
1.													
2.													
3.													
4.													
	</												

Page # of



Pine Lake Services

Monthly Irrigation Report

Job Number:

Job Name::Summit at Fern Hill

EST#:

Technician: Roberto

Clock: Hunter I core

Date: 09/10/26

Check Rain Sensor: Yes/No

Zone:	Spray, Rotor, Drip	Run time:	Program:	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other:	Comments	Qty:	Description:	Cost:	Total:
1	Spray	35	A								General Labor	\$80.00 per hr	
2	Drip	20	B								Technical Labor - mainline, electrical	\$85.00 per hr	
3	Spray	35	A								Emergency, After hours, Overtime	\$85.00 per hr	
4	Spray	35	A								6" pop-up spray (Installed)	\$34.71	
5	Spray	35	A								12" pop-up spray (Installed)	\$75.19	
6	Spray	35	A								6" rotor head (Installed)	\$70.77	
7	Spray	35	A								Broken shrub riser (Installed)	\$25.32	
8	Spray	35	A								Straighten, Lower or Raise Head	\$18.13	
9	Spray	35	A								Drip line breaks	\$8.75	
10	Spray	35	A								Replace clogged nozzle	\$10.05	
11	Spray	35	A								Replace MP Rotator Nozzle	\$17.01	
12	Spray	35	A								Add 6" pop-up w/ pipe within 10'	\$55.00	
13	Spray	35	A								Add rotor w/ pipe within 10'	\$75.00	
14	Spray	35	A								Add bubbler within 10'	\$50.00	
15	Drip	20	B								Relocate head within 5'	\$40.00	
16	Drip	20	B								Replace solenoid	\$156.74	
17	Drip	20	B								Replace 1" valve (Installed)	\$406.92	
18	Drip	20	B								Replace 1.5" valve (Installed)	\$616.73	
19	Drip	20	B								Replace 2" valve (Installed)	\$851.05	
20	S/B	35	A								Repair 1/2" to 3/4" lateral line	\$71.73	
21	Spray	35	A								Repair 1" to 1 1/4" lateral line	\$93.94	
22	S/R	35	A								Repair 1 1/2" to 2" lateral line	\$158.63	
23	Spray	35	A								Wireless rain/freeze sensor	\$310.00	
24											Wired in rain/freeze sensor	\$125.00	
											Rectangular valve box	\$140.00	
											10" round valve box	\$60.00	
											Maxi jet stakes, with nozzle	\$40.01	
											MISC:	\$	
											MISC:	\$	

Start Times:

Run Days:

A:10pm

Wednesday

B: 1am

Daily

C:10pm

Thursday

D:

Customer Approval: _____ Date: _____

Additional Comments:

1. NO POWER TO THE CLOCK

2. _____

3. _____

4. _____

Page # _____ of _____



Pine Lake Services

Monthly Irrigation Report

Job Number:

Job Name::Summit at Fern Hill

EST#:

Technician: Roberto

Clock: Hunter I core

Date: 09/10/26

Check Rain Sensor: Yes/No

Zone:	Spray, Rotor, Drip	Run time:	Program:	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other:	Comments	Qty:	Description:	Cost:	Total:
25	Bubbler	30	B								General Labor	\$80.00 per hr	
26	Sprays	35	A								Technical Labor - mainline, electrical	\$85.00 per hr	
27	Sprays	35	A								Emergency, After hours, Overtime	\$85.00 per hr	
28	Drip	30	B								6" pop-up spray (Installed)	\$34.71	
29	Bubblers	30	B								12" pop-up spray (Installed)	\$75.19	
30	Spray	35	A								6" rotor head (Installed)	\$70.77	
31	Bubbler	30	B								Broken shrub riser (Installed)	\$25.32	
32	Drip	30	B								Straighten, Lower or Raise Head	\$18.13	
33	Spray	35	A								Drip line breaks	\$8.75	
34											Replace clogged nozzle	\$10.05	
35											Replace MP Rotator Nozzle	\$17.01	
36	Drip	30	B								Add 6" pop-up w/ pipe within 10'	\$55.00	
37	Spray	35	A								Add rotor w/ pipe within 10'	\$75.00	
38	Spray	35	A								Add bubbler within 10'	\$50.00	
39	Spray	35	A								Relocate head within 5'	\$40.00	
40	Spray	35	A								Replace solenoid	\$156.74	
41	Drip	32	B								Replace 1" valve (Installed)	\$406.92	
42	Spray	35	A								Replace 1.5" valve (Installed)	\$616.73	
43	Spray	35	A								Replace 2" valve (Installed)	\$851.05	
44	Drip	30	B								Repair 1/2" to 3/4" lateral line	\$71.73	
45	Spray	35	A								Repair 1" to 1 1/4" lateral line	\$93.94	
46											Repair 1 1/2" to 2" lateral line	\$158.63	
47											Wireless rain/freeze sensor	\$310.00	
48											Wired in rain/freeze sensor	\$125.00	
											Rectangular valve box	\$140.00	
											10" round valve box	\$60.00	
											Maxi jet stakes, with nozzle	\$40.01	
											MISC:	\$	
											MISC:	\$	

Start Times:

Run Days:

A: 10pm

Wednesday

B: 1am

Daily

C:10

Thursday

D:

Customer Approval: _____ Date: _____

Additional Comments:

Page # _____ of _____



Pine Lake Services

Monthly Irrigation Report

Job Number:

Job Name::Summit at Fern Hill

EST#:

Technician: Roberto

Clock: Hunter XC hybrid

Date: 09/10/26

Check Rain Sensor: Yes/No

Zone:	Spray, Rotor, Drip	Run time:	Program:	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other:	Comments				
1	Spray	20	A			1			1 broken lateral underneath the pavers/sidewalk		6" rotor head (Installed)	\$70.77	
2	Rotor	20	A								Broken shrub riser (Installed)	\$25.32	
3	Drip	20	A								Straighten, Lower or Raise Head	\$18.13	
4											Drip line breaks	\$8.75	
5											Replace clogged nozzle	\$10.05	
6											Replace MP Rotator Nozzle	\$17.01	
7											Add 6" pop-up w/ pipe within 10'	\$55.00	
8											Add rotor w/ pipe within 10'	\$75.00	
9											Add bubbler within 10'	\$50.00	
10											Relocate head within 5'	\$40.00	
11											Replace solenoid	\$156.74	
12											Replace 1" valve (Installed)	\$406.92	
13											Replace 1.5" valve (Installed)	\$616.73	
14											Replace 2" valve (Installed)	\$851.05	
15											Repair 1/2" to 3/4" lateral line	\$71.73	
16											Repair 1" to 1 1/4" lateral line	\$93.94	
17											Repair 1 1/2" to 2" lateral line	\$158.63	
18											Wireless rain/freeze sensor	\$310.00	
19											Wired in rain/freeze sensor	\$125.00	
20											Rectangular valve box	\$140.00	
21											10" round valve box	\$60.00	
22											Maxi jet stakes, with nozzle	\$40.01	
23											MISC:	\$	
24											MISC:	\$	
Start Times:			Run Days:										
A:3:30am						Tuesday Thursday							
B:													
C:													
D:													
Additional Comments:										Customer Approval: _____ Date: _____			
1.													
2.													
3.													
4.													
Page # _____ of _____													

Page # of



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:** _____



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RECIPIENT:**Christina Fowler**

10340 Boggy Moss Drive
 Riverview, Florida 33578

Estimate #587

Sent on Sep 28, 2026

Total \$550.00

Product/Service	Description	Qty.	Unit Price	Total
Labor and Material	Scope of Work: Mold-Infested Mop Closet Cleaning and Debris Removal Remove and properly dispose of broken pool furniture, debris, and miscellaneous materials stored within the mop closet. Pressure wash all interior surfaces including walls, floors, base areas, and door surfaces to remove dirt, mold, mildew, and organic buildup. Apply a commercial mildew and mold treatment to affected surfaces during the cleaning process. Bag and dispose of all debris generated by the work. Cost Includes: Mobilization Labor Removal and disposal of broken pool furniture Debris removal and hauling Pressure washing of closet interior Mold and mildew treatment Cleanup and disposal fees	1	\$550.00	\$550.00

Total \$550.00

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:** _____



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RECIPIENT:**Christina Fowler**

10340 Boggy Moss Drive
 Riverview, Florida 33578

Estimate #588

Sent on Sep 28, 2026

Total \$175.00

Product/Service	Description	Qty.	Unit Price	Total
Labor and Material	Scope of Work: Deadbolt Lock Repair – Women's Restroom Door Inframark will provide labor to diagnose and repair the existing deadbolt lock on the women's restroom door. Work will include adjustment, tightening, lubrication, and minor repairs to restore proper locking functionality. Scope Includes: - Inspect existing deadbolt lock and door alignment - Adjust lock mechanism and strike plate as needed - Tighten loose hardware - Lubricate lock components - Test operation to ensure proper function and secure locking - Cleanup work area upon completion Cost Includes: - Mobilization - Labor - Minor hardware adjustments Exclusions: - Replacement of the existing deadbolt lock - Replacement parts or new hardware - Door, frame, or structural repairs If the existing lock is found to be defective beyond repair, a separate proposal will be submitted for replacement.	1	\$175.00	\$175.00

Total \$175.00

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.



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Signature: _____ **Date:** _____



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RECIPIENT:**Christina Fowler**

10340 Boggy Moss Drive
 Riverview, Florida 33578

Estimate #589

Sent on Sep 28, 2026

Total \$275.00

Product/Service	Description	Qty.	Unit Price	Total
Labor and Material	Quote Proposal – Dog Watering Station Repair Scope of Work Provide labor and materials to inspect, unclog, and adjust the water pressure at the dog watering station located within the dog park. Work includes: Inspect water supply line, valve, and watering station components. Remove debris, sediment, or obstructions causing restricted water flow. Test and adjust water pressure to ensure proper operation. Verify adequate water flow to the drinking bowl/station. Perform operational testing upon completion. Notes Cost includes mobilization, labor, and minor materials required to complete the repair. Any major plumbing repairs, replacement of valves, regulators, or damaged supply lines discovered during the inspection will be quoted separately if needed.	1	\$275.00	\$275.00

Total \$275.00

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.



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Signature: _____ **Date:** _____



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RECIPIENT:**Christina Fowler**

10340 Boggy Moss Drive
 Riverview, Florida 33578

Estimate #590

Sent on Sep 28, 2026

Total \$275.00

Product/Service	Description	Qty.	Unit Price	Total
Labor and Material	Scope of Work: Playground Park Bench Relocation and Installation Provide labor, equipment, and materials to relocate an existing park bench within the playground area and permanently secure it using concrete footings. Work Includes: Remove and relocate one existing park bench to the designated location. Excavate footing locations as required. Install concrete footings and anchor the bench according to manufacturer recommendations and site conditions. Ensure bench is level, secure, and ready for public use. Backfill and clean the work area upon completion. Cost Includes: Mobilization, labor, equipment, concrete, anchoring hardware, and site cleanup.	1	\$275.00	\$275.00

Total \$275.00

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:** _____

From: Raul Sanchez Gonzalez <Raul@pinelakellc.com>
Sent: Friday, September 25, 2026 10:24 AM
To: Heather Jackson <hjackson@inframark.com>
Cc: Christina Fowler <cfowler@azuria.com>; Epifanio Carvajal <EPI@pinelakellc.com>
Subject: [EXTERNAL] Summit at fern hill update

Good morning Heather, I wanted to provide you with a quick update for Summit at Fern Hill and also make a recommendation that I believe could help us continue meeting Pine Lake's standards and company values. Summit at Fern Hill – Weekly Update

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Good morning Heather,

I wanted to provide you with a quick update for Summit at Fern Hill and also make a recommendation that I believe could help us continue meeting Pine Lake's standards and company values.

Summit at Fern Hill – Weekly Update

Irrigation

The irrigation clock is down again following our first meeting and my follow-up with the irrigation manager.

The issue has been identified as the clock and associated wiring.

The wire repair is currently under OPS 9734.

I will also attach the September irrigation report for your review.

Going forward, I would like to establish a pre-approval allowance for irrigation repairs that are outside of the existing contract scope.

For example, we could have a predetermined not-to-exceed amount that allows the irrigation team to address smaller issues while they are already on property, without having to wait for an individual approval each time.

This would allow us to correct issues more efficiently, prevent small irrigation problems from becoming larger ones, and maintain the property at the standard we expect.

Once the work is completed, we can provide the documentation and invoice for the approved work.

Open Proposal

I know we currently have several open proposals for Summit.

I am specifically following up on OPS 8461, which was approved during the 9/8/26 meeting.

When you have a chance, could I please get the signed approval so we can move forward with the work?

Ops 9508 Magnolia tree removal and install

Ops 9829 pool enclosed plants conversion

Maintenance

The team currently servicing Summit continues to stay on top of their weekly maintenance responsibilities.

Palm pruning was completed last week in the following areas:

Pool area

Main entrance

Small cluster of Queen Palms near the clubhouse

Moving Forward

I believe having a reasonable irrigation pre-approval limit in place would help us be more proactive while we are on site. It would give the team the ability to address necessary repairs immediately, while still keeping spending controlled through a predetermined not-to-exceed amount and proper documentation.

Most importantly, I believe this approach will help us continue raising the standard of service we provide and demonstrate the company values that Pine Lake has established with its clients.

Thank you again for making the transition from Michael to me such a smooth one. I have really enjoyed working alongside you and Christy these last few months, and I look forward to continuing to build on that relationship while maintaining the level of service and expectations that Pine Lake has provided to you all.

If there is anything else I can do to help, I am always just a call away.



Pre-Approval for Irrigation Services

To provide the best service possible for your property, Pine Lake Services is requesting a pre-approval authorization to expedite irrigation repairs while an irrigation technician is onsite performing the monthly/bi-monthly irrigation inspection/audit. The amount requested will cover broken heads, clogged nozzles, broken pipes, and various other items found during normal inspections. If the repair amount exceeds the pre-approved amount, your account manager will contact you directly for further authorization. We appreciate the opportunity you have given us and we look forward to working with you!

Property: _____

Property Contact: _____

Pre-Approved Amount: _____

Authorized Signature: _____

Print Name: _____



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 #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.

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

By _____
Heather Jackson
 Date _____
Inframark



Proposal #9734

Summit at Fern Hill- Wire Tracking

Date 8/31/2026

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.

Clock 1 is having an issue with overcurrent taking down all zones. The short in the system has to be located via wire tracking to bring the zones back online.

Irrigation Repair/Installation

Irrigation Enhancement

Items	Quantity	Unit	Price
Irrigation Labor Wire Tracking	8.00	Hr	\$680.00
Irrigation Enhancement:			\$680.00

Fuel Surcharge

Fuel Surcharge

Items	Quantity	Unit	Price
Fuel Surcharge	1.00	EA	\$0.00
Fuel Surcharge:			\$6.80

PROJECT TOTAL: \$686.80

Terms & Conditions

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By



Garrett Macgregor

Date

8/31/2026

Pine Lake Services, LLC

By

Heather Jackson

Date

Inframark



Proposal #9676

Summit at Fern Hill - Pool Enclosure River Rock - 8-25

Date 9/2/2026

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 River rock.

Phase two: Muhly grass will be planted to give the area a pop.

Phase three: dripline will go around new plantings

Phase four: a weed barrier matting will be laid first, then followed with laying down the brown river rock.





Remove current landscaping and mulch in beds around pool and install river rock with pink muhly grass in its place.

River Rock Material Install

Items	Quantity	Unit
Brown River Rock 1yd	11.00	EA
Pink Muhly 3g	40.00	EA
Freight	1.00	EA
Dumping Charge	1.00	EA
woven weed barrier and staples	1.00	EA

River Rock Material Install: \$9,285.13

Install Dripline around Muhly grasses.

Irrigation Enhancement

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

Irrigation Enhancement: \$950.52

Fuel Surcharge

Fuel Surcharge

Items	Quantity	Unit
Fuel Surcharge	1.00	EA
Fuel Surcharge:		\$102.00
PROJECT TOTAL:		\$10,337.65

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By 
Raul Sanchez Gonzalez
 Date 9/2/2026
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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By 
Raul Sanchez Gonzalez
 Date 8/7/2026
Pine Lake Services, LLC

By _____
Heather Jackson
 Date _____
Inframark



Proposal #10043

Summit at fern hill Playground tree raise

Date 9/29/2026
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.

raise canopy on Oak tree above playground

Tree trimming

Items	Quantity	Unit
Oak trimming	1.00	EA
Tree trimming :		\$1,144.00

Fuel Surcharge

Fuel Surcharge

Items	Quantity	Unit
Fuel Surcharge	1.00	EA
Fuel Surcharge:		\$0.00

PROJECT TOTAL: \$1,144.00

Terms & Conditions

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By 
Raul Sanchez Gonzalez
 Date 9/29/2026
Pine Lake Services, LLC

By _____
Heather Jackson
 Date _____
Inframark



Proposal #10046

Summit at fern hill - removal of two pine trees 9-26

Date 9/29/2026
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.

Cut back two Pine trees on fence line next to 10252 Strawberry tetra dr

Tree trimming

Items	Quantity	Unit
Pine tree removal x 2	1.00	EA
Tree trimming :		\$2,860.00
PROJECT TOTAL:		\$2,860.00

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By 
Raul Sanchez Gonzalez
 Date 9/29/2026
Pine Lake Services, LLC

By _____
Heather Jackson
 Date _____
Inframark



Proposal #10014

summit at fern hill - Crested fringe CDD fence clean up

Date 10/2/2026
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.

Pepper trees are growing beyond fence line, which is having homeowners concerned Pine Lake will cut back debris. this is behide crested fringe dr

Cut back pepper trees away from fence line

Demo and Prep

Items	Quantity	Unit
Dumping Charge	1.00	EA
Demo and Prep:		\$1,828.75

Fuel Surcharge

Fuel Surcharge

Items	Quantity	Unit
Fuel Surcharge	1.00	EA
Fuel Surcharge:		\$31.13

PROJECT TOTAL: \$1,859.88

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By 
Raul Sanchez Gonzalez
 Date 10/2/2026
Pine Lake Services, LLC

By _____
Heather Jackson
 Date _____
Inframark



VINYL FENCE PANEL REPLACEMENT PROPOSAL

★★★★★

Fern Hill CDD • Riverview, Florida

PROPERTY: Fern Hill CDD
LOCATION: Riverview, Florida
ATTENTION: Christy Fowler

Neptune Multi Services is pleased to provide this proposal for the replacement of two damaged vinyl fence panels. The repair will restore the affected sections with professional installation, matching materials where available, and complete cleanup.

DATE: August 28, 2026
PROJECT: One-Time Repair

TOTAL ESTIMATED INVESTMENT

\$895.00

TWO VINYL FENCE PANELS • LABOR • MATERIALS • REMOVAL • INSTALLATION • CLEANUP INCLUDED

PROFESSIONAL INSTALLATION

Remove damaged panels and install replacement vinyl panels with proper alignment and secure fastening.

MATCHING & FINISH

Replacement materials will be matched as closely as available to the existing fence profile and color.

CLEANUP & ACCOUNTABILITY

Work area will be cleaned after completion and management will be notified of any additional structural damage.

SCOPE OF WORK

- Remove and dispose of two damaged vinyl panels.
- Furnish replacement panels and standard installation hardware.
- Install, align, secure and finish both replacement sections.
- Remove work-related debris and leave the area clean.
- Inspect completed repair for stability and appearance.

PROJECT PHOTOS



SERVICE CLARIFICATION

Pricing assumes the existing fence posts and surrounding structure are reusable. If hidden damage to posts, footings, rails, or other structural components is discovered, Neptune Multi Services will notify District Management before performing additional work. Additional structural repairs are not included in the \$895.00 project price and require approval.

APPROVAL

Fern Hill CDD

AUTHORIZED BY

DATE

CALL OR TEXT TODAY!
813-778-9857

neptunemts.com
neptunemts@gmail.com

YOUR HOA & CDD SOLUTIONS
Professional. Reliable. Accountable.

NEPTUNE MULTI SERVICES

YOUR HOA & CDD SOLUTIONS

JANITORIAL SERVICES PROPOSAL

Summit at Fern Hill CDD

Service Schedule: 5 Days Per Week

Table of Contents

1. Executive Summary
2. Company Overview
3. Scope of Services
4. Quality Assurance
5. Safety & Insurance
6. Pricing & Acceptance

Executive Summary

Neptune Multi Services is pleased to submit this proposal for professional janitorial services for Summit at Fern Hill CDD. Our team specializes in HOA and CDD communities, providing dependable service, detailed inspections, and photo reports.

Company Overview

Neptune Multi Services provides janitorial, porter, pressure washing, and facility maintenance services throughout the Tampa Bay area.

Scope of Services

Clubhouse cleaning, restroom sanitation, fitness center cleaning, trash removal, dusting, mopping, vacuuming, disinfecting touch points, and supply replenishment.

Quality Assurance

Routine inspections, supervisor oversight, and photo documentation after service visits.

Safety & Insurance

Fully insured staff, trained personnel, and OSHA-conscious cleaning practices.

Value Added

Monthly pressure washing of designated common areas is INCLUDED at no additional cost.

Pricing & Acceptance

5 Days Per Week Janitorial Service: \$900/month

Supplies Included

Monthly Pressure Washing Included at No Additional Cost

Thank you for the opportunity to earn your business.

NEPTUNE MULTI SERVICES

YOUR HOA & CDD SOLUTIONS

JANITORIAL SERVICES PROPOSAL

Summit at Fern Hill CDD

Service Schedule: 3 Days Per Week

Table of Contents

1. Executive Summary
2. Company Overview
3. Scope of Services
4. Quality Assurance
5. Safety & Insurance
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Clubhouse cleaning, restroom sanitation, fitness center cleaning, trash removal, dusting, mopping, vacuuming, disinfecting touch points, and supply replenishment.

Quality Assurance

Routine inspections, supervisor oversight, and photo documentation after service visits.

Safety & Insurance

Fully insured staff, trained personnel, and OSHA-conscious cleaning practices.

Value Added

Monthly pressure washing of designated common areas is INCLUDED at no additional cost.

Pricing & Acceptance

3 Days Per Week Janitorial Service: \$760/month

Supplies Included

Monthly Pressure Washing Included at No Additional Cost

Thank you for the opportunity to earn your business.



JANITORIAL & PORTER SERVICES PROPOSAL

Summit at Fern Hill CDD

Executive Summary

Neptune Multi Services is pleased to submit this proposal for professional janitorial services for Summit at Fern Hill CDD. Our mission is to provide dependable, responsive and consistent cleaning services while protecting the appearance and value of the District amenities.

Company Overview

Neptune Multi Services specializes in HOA and CDD clubhouse cleaning, porter services, pressure washing, maintenance support, and amenity facility care throughout the Tampa Bay area.

Why Neptune

- W-2 Employees (Not 1099 Contractors)
- Staff trained using ISSA cleaning standards and industry best practices
- Fully Insured
- Detailed Photo Reports
- Supervisor Quality Inspections

Scope of Services

Three (3) Complete Janitorial Service Visits Per Week

Services include restroom sanitizing, mirror cleaning, countertop disinfection, floor care, trash removal, liner replacement, clubhouse cleaning, interior glass cleaning, high-touch surface disinfection, furniture straightening, and routine facility inspections.

MONTHLY INVESTMENT
Three (3) Complete Janitorial Service Visits Per Week
Labor • Supplies • Equipment Included
Quality Inspections & Photo Reports

\$740.00 PER MONTH

Reverdec Tree Service LLC

909 26th Avenue West | Bradenton, Florida 34205
941-334-1013 | sidnei@alwaysgreentree.com | www.reverdecertree.com

RECIPIENT:

Summit at Fern Hill CDD

10340 Boggy Moss Drive
Riverview, Florida 33578

Quote #720

Sent on _____

Total\$2,407.50

Product/Service	Description	Qty.	Unit Price	Total
Scope of Work: Remove dead hardwood stump grind and haul away debris.	Special Instructions: Bucket Truck, Large Chain saw, Stump Grind, Dump Trailer.			
Location - across # 10102 Old Cone Grove - Riverview FL.	Dead Large Oak Tree multiples lead removes flush cut and hauls away debris.	1	\$1,975.00	\$1,975.00
Location - across # 10102 Old Cone Grove - Riverview FL.	Stump - Grind the stump to ground level and haul away debris.	1	\$275.00	\$275.00
Fuel surcharge of 7%.		1	\$157.50	\$157.50
No extra charge to haul and dump debris.		1	\$0.00	\$0.00

Total

\$2,407.50

This quote is valid for the next 30 days, after which values may be subject to change.

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

The Regular Meeting of the Board of Supervisors of the Summit at Fern Hill Community Development District was held Tuesday, September 8, 2026 at 6:00 p.m. at the Summit at Fern Hill Clubhouse, located at 10340 Boggy Moss Drive, Riverview, Florida 33578.

Present and constituting a quorum were:

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

Also present were:

Heather Jackson	District Manager
Christy Fowler	Field Inspector
Raul Gonzalez	Pine Lake Companies
Members of the Public	

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Motion to Approve Agenda

There being no amendments,

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

THIRD ORDER OF BUSINESS

Public Comments

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

FOURTH ORDER OF BUSINESS

Staff Reports

A. Field Inspection Report

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

B. Landscape Update

Mr. Gonzalez presented an update, and discussion ensued.

C. Irrigation Update

Mr. Gonzalez provided an update, and discussion ensued.

D. Lake & Wetland Reports

The report was presented, and discussion ensued.

E. District Counsel

District Counsel was not present, and there was nothing to report.

F. District Engineer

Ms. Jackson will inform the District Engineer that the towing map still has revisions needed.

G. District Manager

Ms. Jackson informed the Board their next meeting is October 5, 2026 at 6:00 p.m.

FIFTH ORDER OF BUSINESS

Business Items

A. Discussion of Estimate #425 from Inframark for Amenity Center Pond & Fence Repair

Ms. Jackson will obtain the cost breakdown and present to the Board for review in October.

B. Discussion of Proposal from Inframark for Bike Rack

This item was tabled indefinitely.

C. Discussion of Proposal #9651 from Pine Lake Companies for Pool Enclosure Planting Enhancement

Mr. Gonzalez will revise and present at the October meeting.

D. Discussion of Proposal #9734 from Pine Lake Companies for Irrigation Wire Tracking

Mr. Gonzalez will contact his Irrigation Department to get more information on the proposal, and a not to exceed amount.

E. Discussion of Proposal #9614 from Pine Lake Companies for Flush Cut & Stump Grind of Declining Palms

This item was tabled indefinitely.

F. Discussion of Proposal #9265 from Pine Lake Companies for Mail Kiosk Enhancement

This item was tabled indefinitely.

G. Discussion of Proposal #9676 from Pine Lake Companies for Installation of River Rock

Additional proposals will be obtained and presented at the October meeting.

H. Discussion of Proposal #8461 from Pine Lake Companies for Replacement of Oak Trees

On MOTION by Mr. Bradford, seconded by Mr. Roth with all in favor, Proposal #84561 from Pine Lake Companies for replacement of Oak Trees in the amount of \$1,630.00 was approved. (5-0)

I. Discussion of Exterior Fence Repair Behind a Resident's Property
Proposals will be obtained for presentation at the October Meeting.

J. Discussion of Proposal from Neptune Multi Services for Installation of Vinyl Fence Panel

Proposals will be obtained for presentation at the October Meeting.

SIXTH ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of August 3, 2026, Meeting

There being no additions, corrections or deletions,

On MOTION by Mr. Bradford, seconded by Mr. Roth, with all in favor, the Minutes of August 3, 2026 Meeting were approved, as presented. (5-0)

B. Financial Report as of July 2026

On MOTION by Mr. Bradford, seconded by Mr. Roth, with all in favor, the Financial Report as of July 2026, was accepted. (5-0)

C. Discussion of August 17, 2026 Workshop Notes

Discussion ensued.

SEVENTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

Mr. Roth Would like a proposal to clean out grate in front of the playground, and a mulch proposal for the entire district.

116 **EIGHTH ORDER OF BUSINESS**
117 There being no further business,

Adjournment

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On MOTION by Mr. Roth, seconded by Mr. Bradford, with all in favor, the meeting was adjourned at 7:38 p.m. (5-0)

Chairperson/Vice Chairperson

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

Financial Report

August 31, 2026

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of August 31, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	SERIES 2018 DEBT SERVICE FUND	GENERAL FIXED ASSETS ACCOUNT GROUP FUND	GENERAL LONG- TERM DEBT ACCOUNT GROUP FUND	TOTAL
ASSETS						
Cash - Operating Account	\$ 673,314	\$ -	\$ -	\$ -	\$ -	\$ 673,314
Cash in Transit	200	-	-	-	-	200
Due From Other Funds	-	2,814	2,193	-	-	5,007
Investments:						
Reserve Fund	-	123,178	69,139	-	-	192,317
Revenue Fund	-	165,308	102,387	-	-	267,695
Prepaid Items	1,773	-	-	-	-	1,773
Deposits	5,678	-	-	-	-	5,678
Fixed Assets						
Improvements Other Than Buildings	-	-	-	290,198	-	290,198
Improvements - Amenity	-	-	-	632,537	-	632,537
Stormwater Management	-	-	-	652,584	-	652,584
Equipment and Furniture	-	-	-	439,065	-	439,065
Amount Avail In Debt Services	-	-	-	-	229,390	229,390
Amount To Be Provided	-	-	-	-	4,811,610	4,811,610
TOTAL ASSETS	\$ 680,965	\$ 291,300	\$ 173,719	\$ 2,014,384	\$ 5,041,000	\$ 8,201,368

LIABILITIES

Accounts Payable	\$ 4,112	\$ -	\$ -	\$ -	\$ -	\$ 4,112
Accrued Expenses	175	-	-	-	-	175
Deferred Revenue	23,256	-	29,435	-	-	52,691
Bonds Payable	-	-	-	-	5,041,000	5,041,000
Due To Other Funds	5,007	-	-	-	-	5,007
TOTAL LIABILITIES	32,550	-	29,435	-	5,041,000	5,102,985

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of August 31, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	SERIES 2018 DEBT SERVICE FUND	GENERAL FIXED ASSETS ACCOUNT GROUP FUND	GENERAL LONG- TERM DEBT ACCOUNT GROUP FUND	TOTAL
FUND BALANCES						
Nonspendable:						
Prepaid Items	1,773	-	-	-	-	1,773
Restricted for:						
Debt Service	-	291,300	144,284	-	-	435,584
Unassigned:	646,642	-	-	2,014,384	-	2,661,026
TOTAL FUND BALANCES	648,415	291,300	144,284	2,014,384	-	3,098,383
TOTAL LIABILITIES & FUND BALANCES	\$ 680,965	\$ 291,300	\$ 173,719	\$ 2,014,384	\$ 5,041,000	\$ 8,201,368

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2026
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 10,624	\$ 10,624	0.00%
Interest - Tax Collector	-	896	896	0.00%
Rental Income	-	500	500	0.00%
Special Assmnts- Tax Collector	587,199	588,527	1,328	100.23%
Other Miscellaneous Revenues	-	150	150	0.00%
TOTAL REVENUES	587,199	600,697	13,498	102.30%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	24,000	19,000	5,000	79.17%
Field Management	12,000	11,000	1,000	91.67%
ProfServ-Trustee Fees	8,100	6,739	1,361	83.20%
Disclosure Report/Dissemination Services	8,820	8,085	735	91.67%
District Counsel	8,000	4,937	3,063	61.71%
District Engineer	8,000	2,810	5,190	35.13%
District Manager	24,050	21,346	2,704	88.76%
Auditing Services	6,000	6,000	-	100.00%
Postage, Phone, Faxes, Copies	1,000	277	723	27.70%
Insurance - General Liability	4,104	4,104	-	100.00%
Public Officials Insurance	3,356	3,356	-	100.00%
Insurance -Property & Casualty	13,955	11,611	2,344	83.20%
Legal Advertising	2,500	203	2,297	8.12%
Bank Fees	200	2,621	(2,421)	1310.50%
Payroll Services	-	275	(275)	0.00%
Website Administration	1,585	1,613	(28)	101.77%
Dues, Licenses, Subscriptions	175	575	(400)	328.57%
Total Administration	125,845	104,552	21,293	83.08%
<u>Utility Services</u>				
Water/Waste	8,500	2,569	5,931	30.22%
Utility - Electric	48,925	42,225	6,700	86.31%
Amenity Internet	1,900	1,921	(21)	101.11%
Total Utility Services	59,325	46,715	12,610	78.74%
<u>Landscape Services</u>				
R&M Ponds	5,000	4,895	105	97.90%
Landscaping - R&M Other	4,000	3,766	234	94.15%
Landscaping - -Plant Replacement Origran	4,000	-	4,000	0.00%
Contracts Ponds	5,340	-	5,340	0.00%

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

For the Period Ending August 31, 2026

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Landscape Maintenance	80,000	75,350	4,650	94.19%
Irrigation Maintenance	10,000	8,025	1,975	80.25%
Landscaping - Mulch	15,000	2,550	12,450	17.00%
Capital Improvements	68,500	30,813	37,687	44.98%
Capital Reserve	135,873	-	135,873	0.00%
Total Landscape Services	327,713	125,399	202,314	38.26%
<u>Other Physical Environment</u>				
Pool Monitors	25,000	-	25,000	0.00%
Janitorial Contract	9,000	17,000	(8,000)	188.89%
Pest Control	1,500	633	867	42.20%
Contracts-Pools	16,800	10,631	6,169	63.28%
R&M-Pools	2,000	21,991	(19,991)	1099.55%
Amenity Maintenance & Repairs	10,000	2,115	7,885	21.15%
Miscellaneous Maintenance	5,000	5,495	(495)	109.90%
Access Control Maintenance & Repair	2,016	2,224	(208)	110.32%
Holiday Decoration	3,000	2,685	315	89.50%
Total Other Physical Environment	74,316	62,774	11,542	84.47%
TOTAL EXPENDITURES	587,199	339,440	247,759	57.81%
Excess (deficiency) of revenues				
Over (under) expenditures	-	261,257	261,257	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		387,158		
FUND BALANCE, ENDING		\$ 648,415		

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2026
Series 2016 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 11,053	\$ 11,053	0.00%
Special Assmnts- Tax Collector	243,763	246,571	2,808	101.15%
TOTAL REVENUES	243,763	257,624	13,861	105.69%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	92,000	92,000	-	100.00%
Interest Expense	151,763	151,763	-	100.00%
Total Debt Service	243,763	243,763	-	100.00%
TOTAL EXPENDITURES	243,763	243,763	-	100.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	13,861	13,861	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		277,439		
FUND BALANCE, ENDING		\$ 291,300		

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2026
Series 2018 Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 6,460	\$ 6,460	0.00%
Special Assmnts- Tax Collector	139,450	141,820	2,370	101.70%
TOTAL REVENUES	139,450	148,280	8,830	106.33%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	45,000	45,000	-	100.00%
Interest Expense	94,450	94,450	-	100.00%
Total Debt Service	139,450	139,450	-	100.00%
TOTAL EXPENDITURES	139,450	139,450	-	100.00%
Excess (deficiency) of revenues Over (under) expenditures	-	8,830	8,830	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		135,454		
FUND BALANCE, ENDING		\$ 144,284		

Bank Account Statement

Summit At Fern Hill CDD

Bank Account No. 3620

Statement No. 08-26

Statement Date

08/31/2026

G/L Account No. 101001 Balance	673,314.43	Statement Balance	674,444.37
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	673,314.43	Subtotal	674,444.37
Negative Adjustments	0.00	Outstanding Checks	-1,129.94
Ending G/L Balance	673,314.43	Ending Balance	673,314.43

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
08/10/2026	Payment	BD00022	Rental Income	Deposit No. BD00022	200.00	200.00	0.00
08/18/2026	Payment	BD00023	Miscellaneous Revenues	Deposit No. BD00023	25.00	25.00	0.00
08/21/2026	Payment	BD00024	Rental Income	Deposit No. BD00024	50.00	50.00	0.00
08/28/2026	Payment	BD00025	Rental Income	Deposit No. BD00025	100.00	100.00	0.00
08/31/2026		JE000805	Interest - Investments	Interest Earned	822.66	822.66	0.00
Total Deposits					1,197.66	1,197.66	0.00
Checks							
07/15/2026	Payment	300121	BOCC ACH	Inv: 071526-0149-ACH	-486.87	-486.87	0.00
07/29/2026	Payment	100217	STRALEY ROBIN VERICKER	Inv: 28787	-553.50	-553.50	0.00
07/16/2026	Payment	300122	FRONTIER ACH	Inv: 071626-6205-ACH	-174.69	-174.69	0.00
08/07/2026	Payment	2770	TOTAL PRESSURE POWER WASH & SEAL	Payment of Invoice 001642	-13,793.00	-13,793.00	0.00
08/10/2026	Payment	100220	INFRAMARK LLC	Inv: 184722	-5.46	-5.46	0.00
08/13/2026	Payment	300123	TECO TAMPA ELECTRIC ACH	Inv: 080626-7901	-484.42	-484.42	0.00
08/13/2026	Payment	300124	TECO TAMPA ELECTRIC ACH	Inv: 080626-7513	-125.88	-125.88	0.00
08/13/2026	Payment	300125	TECO TAMPA ELECTRIC ACH	Inv: 080626-7729	-2,637.19	-2,637.19	0.00
08/13/2026	Payment	300126	TECO TAMPA ELECTRIC ACH	Inv: 080626-8520	-478.26	-478.26	0.00
08/17/2026	Payment	100221	INFRAMARK LLC	Inv: 1169420, Inv: 186087	-4,421.67	-4,421.67	0.00
08/17/2026	Payment	100222	AFFORDABLE LOCK & SECUIRTY SOLUTIONS	Inv: 315001220	-184.00	-184.00	0.00
08/17/2026	Payment	100223	NEPTUNE MULTI SERVICES LLC	Inv: 00531295, Inv: 00531296	-1,800.00	-1,800.00	0.00
08/17/2026	Payment	100224	COOPER POOLS, INC.	Inv: 652 - FINAL	-1,495.52	-1,495.52	0.00

Bank Account Statement

Summit At Fern Hill CDD

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Friday, September 18, 2026

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RNESBITT 1

Bank Account No. 3620

Statement No. 08-26

Statement Date

08/31/2026

08/17/2026	Payment	100226	AQUATIC WEED CONTROL INC	Inv: 1143280	-445.00	-445.00	0.00
08/17/2026	Payment	100227	PINE LAKE SERVICES LLC	Inv: 10699, Inv: 10768, Inv: 10769	-7,189.22	-7,189.22	0.00
08/19/2026	Payment	2771	MEDYNE PARRISH	Payment of Invoice 001659	-200.00	-200.00	0.00
08/26/2026	Payment	100229	COOPER POOLS, INC.	Inv: 1041	-250.00	-250.00	0.00
08/26/2026	Payment	100231	STRALEY ROBIN VERICKER	Inv: 28883	-187.50	-187.50	0.00
08/06/2026		JE000800	Supervisor Fees	Supervisor Fees	-800.00	-800.00	0.00
08/11/2026		JE000801	Supervisor Fees	Supervisor Fees	-1,200.00	-1,200.00	0.00
08/21/2026		JE000802	Supervisor Fees	Supervisor Fees	-1,000.00	-1,000.00	0.00
08/07/2026		JE000803	Payroll Services	ADP PAYROLL	-40.80	-40.80	0.00
08/21/2026		JE000804	Bank Fees	Bank Fees	-163.90	-163.90	0.00
Total Checks					-38,116.88	-38,116.88	0.00

Adjustments

Total Adjustments

Outstanding Checks

08/17/2026	Payment	100225	YONATAN DERAR - REIMB	Inv: YD-080426-REIMB		-601.36
08/17/2026	Payment	100228	CAMRYN COLLINS	Inv: CC072126 REIMB		-25.00
08/14/2026	Payment	300127	BOCC ACH	Inv: 081426-0149-ACH		-381.58
08/26/2026	Payment	100230	YONATAN DERAR - REIMB	Inv: 08/04/2026		-122.00

Total Outstanding Checks -1,129.94

Outstanding Deposits

Total Outstanding Deposits

Summit at Fern Hill CDD
Cash Flow Projection
9/18/2026

	<u>Balances</u>	<u>Interest Rate</u>
Operating Account - Truist Bank	655,613.74	1.41%
Less: Current Outstanding AP	-	
Estimated Cash Available To Date	<u>655,613.74</u>	
 Outstanding FY26 Tax Roll	 -	
 Estimated Total Cash Available with Tax Roll	 <u>655,613.74</u>	
 <u>Projections:</u>		
Monthly Average Spend (11 months October-August)	31,000.00	
 Total Monthly Average Spend	 <u>31,000.00</u>	
 Average Spend to YE (1 month September)	 31,000.00	
 Expected Cash Flow at YE (9/30/26)	 <u>624,613.74</u>	
 Average Spend 1st QTR FY27 (2 mos avg spend)	 62,000.00	
 Expected Net Cash Flow at November 30, 2026 (1st QTR FY27)	 <u>562,613.74</u>	
<i>*tax roll revenue cash inflow for the new FY will begin in December</i>		