

Summit at Fern Hill Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 2018



Meritus Districts
2005 Pan Am Circle ~ Suite 120 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

Summit at Fern Hill Community Development District

Balance Sheet

As of 9/30/2018
(In Whole Numbers)

	General Fund	Debt Service - Series 2016	Debt Service - Series 2018	Capital Projects- Series 2016	Capital Projects - Series 2018	General Fixed Assets Account Group	General Long-Term Debt	Total
Assets								
Cash-Operating Account	9,155	0	0	0	0	0	0	9,155
Investments - Revenue 2016 # 0000	0	96,093	0	0	0	0	0	96,093
Investments - Interest 2016 # 0001	0	0	0	0	0	0	0	0
Investments - Sinking 2016 # 0002	0	0	0	0	0	0	0	0
Investments - Reserve 2016 # 0003	0	123,178	0	0	0	0	0	123,178
Investments - Prepayment 2016 # 0004	0	0	0	0	0	0	0	0
Investments - Construction 2016 # 0005	0	0	0	0	0	0	0	0
Investments - Revenue 2018 #1000	0	0	23,330	0	0	0	0	23,330
Investments - Interest 2018 #1001	0	0	0	0	0	0	0	0
Investments - Reserve 2018 # 1003	0	0	69,325	0	0	0	0	69,325
Investments - Construction 2018 #1005	0	0	0	0	1,450,030	0	0	1,450,030
Investments - COI 2018 # 1006	0	0	0	0	3	0	0	3
Accounts Receivable - Other	575	0	0	0	0	0	0	575
Due From Developer	0	0	0	0	0	0	0	0
Assessments Receivable - Tax Roll	0	0	0	0	0	0	0	0
Assessments Receivable - Off Roll	0	0	0	0	0	0	0	0
Due From General Fund	0	0	0	0	0	0	0	0
Prepaid Items	0	0	0	0	0	0	0	0
Prepaid General Liability Insurance	0	0	0	0	0	0	0	0
Prepaid Trustee Fees	1,684	0	0	0	0	0	0	1,684
Deposits	3,140	0	0	0	0	0	0	3,140
Construction Work In Progress	0	0	0	0	0	3,868,604	0	3,868,604
Amount Available-Debt Service	0	0	0	0	0	0	300,625	300,625
Amount To Be Provided-Debt Service	0	0	0	0	0	0	3,604,375	3,604,375
Other	0	0	0	0	0	0	0	0
Total Assets	14,553	219,270	92,655	0	1,450,033	3,868,604	3,905,000	9,550,116
Liabilities								
Accounts Payable	10,865	0	0	0	0	0	0	10,865
Accounts Payable Other	0	0	0	0	0	0	0	0
Due To Debt Service Fund	0	0	0	0	0	0	0	0
Deposits	400	0	0	0	0	0	0	400
Revenue Bonds Payable-LT-2016	0	0	0	0	0	0	3,905,000	3,905,000
Total Liabilities	11,265	0	0	0	0	0	3,905,000	3,916,265
Fund Equity & Other Credits								
Fund Balance-All Other Reserves	0	174,805	0	2	0	0	0	174,807
Fund Balance-Unreserved	5,026	0	0	0	0	0	0	5,026
Investment In General Fixed Assets	0	0	0	0	0	3,868,604	0	3,868,604

Summit at Fern Hill Community Development District

Balance Sheet

As of 9/30/2018
(In Whole Numbers)

	General Fund	Debt Service - Series 2016	Debt Service - Series 2018	Capital Projects- Series 2016	Capital Projects - Series 2018	General Fixed Assets Account Group	General Long-Term Debt	Total
Other	(1,737)	44,465	92,655	(2)	1,450,033	0	0	1,585,414
Total Fund Equity & Other Credits	3,288	219,270	92,655	0	1,450,033	3,868,604	0	5,633,851
Total Liabilities & Fund Equity	14,553	219,270	92,655	0	1,450,033	3,868,604	3,905,000	9,550,116

Summit at Fern Hill Community Development District

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2017 Through 9/30/2018
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
O&M Assmts - Tax Roll	89,818	89,919	101	0 %
O&M Assmts - Off Roll	0	101,173	101,173	0 %
Interest Earnings				
Interest Earnings	0	35	35	0 %
Contributions & Donations From Private Sources				
Developer Contributions	138,107	23,954	(114,154)	(83)%
Other Miscellaneous Revenues				
Miscellaneous	0	500	500	0 %
Total Revenues	227,925	215,581	(12,344)	(5)%
Expenditures				
Financial & Administrative				
District Manager	33,750	33,750	0	0 %
District Engineer	3,000	0	3,000	100 %
Disclosure Report	3,500	4,900	(1,400)	(40)%
Trustees Fees	5,500	4,041	1,459	27 %
Accounting Services	0	2,250	(2,250)	0 %
Auditing Services	4,500	4,123	377	8 %
Postage, Phone, Faxes, Copies	500	187	314	63 %
Public Officials Insurance	1,500	1,015	485	32 %
Legal Advertising	750	2,615	(1,865)	(249)%
Bank Fees	250	637	(387)	(155)%
Dues, Licenses & Fees	175	14,056	(13,881)	(7,932)%
Office Supplies	250	341	(91)	(36)%
Legal Counsel				
District Counsel	6,000	8,667	(2,667)	(44)%
Electric Utility Services				
Electric Utility Services	35,000	21,739	13,261	38 %
Water-Sewer Combination Services				
Water Utility Services	2,500	3,145	(645)	(26)%
Other Physical Environment				
Waterway Management Program	7,750	4,730	3,020	39 %
Property & Casualty Insurance	7,000	9,097	(2,097)	(30)%
Club Facility Maintenance	10,500	12,143	(1,643)	(16)%
Landscape Maintenance - Contract	75,000	64,995	10,005	13 %
Landscape Maintenance - Other	7,500	8,132	(632)	(8)%
Plant Replacement Program	2,500	6,700	(4,200)	(168)%
Irrigation Maintenance	3,500	2,738	762	22 %
Pool Maintenance	10,000	6,000	4,000	40 %
Park Facility Maintenance	7,000	1,318	5,682	81 %
Total Expenditures	227,925	217,318	10,607	5 %
Excess Revenues Over (Under) Expenditures	0	(1,737)	(1,737)	0 %
Fund Balance, Beginning of Period	0	5,026	5,026	0 %
Fund Balance, End of Balance	0	3,288	3,288	0 %

Summit at Fern Hill Community Development District

Statement of Revenues and Expenditures

200 - Debt Service - Series 2016
From 10/1/2017 Through 9/30/2018
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	246,139	147,165	(98,974)	(40)%
DS Assmts - Prepayments	0	36,820	36,820	0 %
DS Assmts - Off Roll	0	140,945	140,945	0 %
DS Assmts - Developer	0	39,842	39,842	0 %
Interest Earnings				
Interest Earnings	0	630	630	0 %
Total Revenues	<u>246,139</u>	<u>365,401</u>	<u>119,262</u>	<u>48 %</u>
Expenditures				
Debt Service Payments				
Interest Payment	179,139	179,938	(799)	(0)%
Principal Payment	67,000	141,000	(74,000)	(110)%
Total Expenditures	<u>246,139</u>	<u>320,938</u>	<u>(74,799)</u>	<u>(30)%</u>
Other Financing Sources				
Interfund Transfer	0	2	2	0 %
Excess Revenues Over (Under) Expenditures	<u>0</u>	<u>44,465</u>	<u>44,465</u>	<u>0 %</u>
Fund Balance, Beginning of Period				
	0	174,805	174,805	0 %
Fund Balance, End of Balance	<u>0</u>	<u>219,270</u>	<u>219,270</u>	<u>0 %</u>

Summit at Fern Hill Community Development District

Statement of Revenues and Expenditures

201 - Debt Service - Series 2018
 From 10/1/2017 Through 9/30/2018
 (In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>Total Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Revenues				
Special Assessments - Capital Improvements				
DS Assmts - Off Roll	0	23,232	23,232	0 %
Interest Earnings				
Interest Earnings	0	98	98	0 %
Total Revenues	<u>0</u>	<u>23,330</u>	<u>23,330</u>	<u>0 %</u>
Expenditures				
Debt Service Payments				
Interest Payment	0	11,726	(11,726)	0 %
Total Expenditures	<u>0</u>	<u>11,726</u>	<u>(11,726)</u>	<u>0 %</u>
Other Financing Sources				
Bond Proceeds	0	81,051	81,051	0 %
Excess Revenues Over (Under) Expenditures	<u>0</u>	<u>92,655</u>	<u>92,655</u>	<u>0 %</u>
Fund Balance, End of Balance	<u>0</u>	<u>92,655</u>	<u>92,655</u>	<u>0 %</u>

Summit at Fern Hill Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects- Series 2016
 From 10/1/2017 Through 9/30/2018
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Other Financing Sources				
Interfund Transfer	0	(2)	(2)	0 %
Excess Revenues Over (Under) Expenditures	0	(2)	(2)	0 %
Fund Balance, Beginning of Period	0	2	2	0 %
Fund Balance, End of Balance	0	0	0	0 %

Summit at Fern Hill Community Development District

Statement of Revenues and Expenditures

301 - Capital Projects - Series 2018

From 10/1/2017 Through 9/30/2018

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	1,901	1,901	0 %
Total Revenues	0	1,901	1,901	0 %
Expenditures				
Financial & Administrative				
District Manager	0	25,000	(25,000)	0 %
District Engineer	0	5,000	(5,000)	0 %
Trustees Fees	0	10,750	(10,750)	0 %
Underwriter	0	40,000	(40,000)	0 %
Bond Counsel	0	40,000	(40,000)	0 %
Miscellaneous Fees	0	1,500	(1,500)	0 %
Legal Counsel				
District Counsel	0	35,500	(35,500)	0 %
Other Physical Environment				
Improvements Other Than Buildings	0	399,212	(399,212)	0 %
Total Expenditures	0	556,962	(556,962)	0 %
Other Financing Sources				
Bond Proceeds	0	2,005,094	2,005,094	0 %
Excess Revenues Over (Under) Expenditures	0	1,450,033	1,450,033	0 %
Fund Balance, End of Balance	0	1,450,033	1,450,033	0 %

**Summit at Fern Hill Community Development District
Reconcile Cash Accounts**

Summary

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 09/30/2018
Reconciliation Date: 9/30/2018
Status: Locked

Bank Balance	9,654.58
Less Outstanding Checks/Vouchers	500.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	9,154.58
Balance Per Books	<u>9,154.58</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

**Summit at Fern Hill Community Development District
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 09/30/2018
Reconciliation Date: 9/30/2018
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1445	9/20/2018	System Generated Check/Voucher	500.00	Zebra Cleaning Team, Inc.
Outstanding Checks/Vouchers			500.00	

**Summit at Fern Hill Community Development District
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 09/30/2018
Reconciliation Date: 9/30/2018
Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1421	8/9/2018	System Generated Check/Voucher	234.05	Chri's Plumbing Service, Inc.
1428	8/23/2018	System Generated Check/Voucher	679.00	Times Publishing Company
1429	8/23/2018	System Generated Check/Voucher	223.74	Yellowstone Landscape
1430	9/1/2018	System Generated Check/Voucher	207.47	BOCC
1431	9/1/2018	System Generated Check/Voucher	2,937.64	Meritus Districts
1432	9/1/2018	System Generated Check/Voucher	275.87	Bright House Networks
1433	9/1/2018	System Generated Check/Voucher	772.50	Straley & Robin, P.A.
1434	9/1/2018	System Generated Check/Voucher	412.00	Times Publishing Company
1435	9/1/2018	System Generated Check/Voucher	5,416.25	Yellowstone Landscape
1436	9/6/2018	System Generated Check/Voucher	340.00	First Choice Aquatic
1437	9/6/2018	System Generated Check/Voucher	400.00	Spearem Enterprises, LLC
1438	9/6/2018	System Generated Check/Voucher	13,605.79	Doug Belden, Hillsborough County Tax Collector
1439	9/13/2018	System Generated Check/Voucher	175.50	Brandon Lock & Safe, Inc.
1440	9/13/2018	System Generated Check/Voucher	120.80	Home Team Pest Defense, Inc.
1441	9/13/2018	System Generated Check/Voucher	95.60	Tampa Electric
1442	9/13/2018	System Generated Check/Voucher	1,540.16	Tampa Electric
1443	9/13/2018	System Generated Check/Voucher	594.97	Tampa Electric
1444	9/20/2018	System Generated Check/Voucher	3,900.00	Meritus Districts

Summit at Fern Hill Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 09/30/2018
Reconciliation Date: 9/30/2018
Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
Cleared Checks/Vouchers			31,931.34	

**Summit at Fern Hill Community Development District
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 09/30/2018

Reconciliation Date: 9/30/2018

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	144-5	9/5/2018	Lennar Homes, LLC CK 1045423	13,605.79
	144-8	9/17/2018	Clubhouse Rental Duraisamy Ck 125	50.00
	144	9/30/2018	September Bank Activity	<u>(37.11)</u>
Cleared Deposits				<u><u>13,618.68</u></u>



SUMMIT AT FERN HILL CDD
 2005 PAN AM CIR STE 120
 TAMPA FL 33607-2380

Account Statement

Questions? Please call
 1-800-786-8787

Account Summary	Account Type	Account Number	Statement Period
	ANALYZED BUSINESS CHECKING		09/01/2018 - 09/30/2018

Description	Amount	Description	Amount
Beginning Balance	\$27,967.24	Average Balance	\$23,704.83
Deposits/Credits	\$13,655.79	Average Collected Balance	\$21,889.16
Checks	\$31,931.34	Number of Days in Statement Period	30
Withdrawals/Debits	\$37.11		
Ending Balance	\$9,654.58		

Overdraft Protection	Account Number	Protected By
		Not enrolled
For more information about SunTrust's Overdraft Services, visit www.suntrust.com/overdraft .		

Deposits/Credits	Date	Amount	Serial #	Description	Date	Amount	Serial #	Description
	09/07	13,605.79		DEPOSIT	09/20	50.00		DEPOSIT
Deposits/Credits: 2				Total Items Deposited: 2				

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	1421	234.05	09/20	1433	772.50	09/11	1439	175.50	09/26
	*1428	679.00	09/04	1434	412.00	09/13	1440	120.80	09/25
	1429	223.74	09/04	1435	5,416.25	09/10	1441	95.60	09/18
	1430	207.47	09/07	1436	340.00	09/18	1442	1,540.16	09/18
	1431	2,937.64	09/05	1437	400.00	09/20	1443	594.97	09/18
	1432	275.87	09/06	1438	13,605.79	09/21	1444	3,900.00	09/24

Checks: 18
 * Indicates break in check number sequence. Check may have been processed electronically and listed as an Electronic/ACH transaction.

Withdrawals/Debits	Date Paid	Amount	Serial #	Description
	09/21	37.11		ACCOUNT ANALYSIS FEE
Withdrawals/Debits: 1				

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	09/01	27,967.24	27,967.24	09/13	30,648.56	30,648.56
	09/04	27,064.50	27,064.50	09/18	28,077.83	28,077.83
	09/05	24,126.86	24,126.86	09/20	27,493.78	27,443.78
	09/06	23,850.99	23,850.99	09/21	13,850.88	13,850.88
	09/07	37,249.31	23,644.31	09/24	9,950.88	9,950.88
	09/10	31,833.06	18,228.06	09/25	9,830.08	9,830.08
	09/11	31,060.56	31,060.56	09/26	9,654.58	9,654.58

The Ending Daily Balances provided do not reflect pending transactions or holds that may have been outstanding when your transactions posted that day. If your available balance wasn't sufficient when transactions posted, fees may have been assessed.