

# Summit at Fern Hill Community Development District

Financial Statements  
(Unaudited)

Period Ending  
April 30, 2019



Meritus Districts  
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607  
Phone (813) 873-7300 ~ Fax (813) 873-7070

# Summit at Fern Hill Community Development District

## Balance Sheet

As of 4/30/2019  
(In Whole Numbers)

	General Fund	Debt Service - Series 2016	Debt Service - Series 2018	Capital Projects - Series 2018	General Fixed Assets Account Group	General Long-Term Debt	Total
<b>Assets</b>							
Cash-Operating Account	147,486	0	0	0	0	0	147,486
Investments - Revenue 2016 # 0000	0	223,675	0	0	0	0	223,675
Investments - Interest 2016 # 0001	0	0	0	0	0	0	0
Investments - Sinking 2016 # 0002	0	0	0	0	0	0	0
Investments - Reserve 2016 # 0003	0	123,178	0	0	0	0	123,178
Investments - Prepayment 2016 # 0004	0	0	0	0	0	0	0
Investments - Construction 2016 # 0005	0	0	0	0	0	0	0
Investments - Revenue 2018 #1000	0	0	145,495	0	0	0	145,495
Investments - Interest 2018 #1001	0	0	0	0	0	0	0
Investments - Reserve 2018 # 1003	0	0	69,325	0	0	0	69,325
Investments - Construction 2018 #1005	0	0	335	512,474	0	0	512,809
Investments - COI 2018 # 1006	0	0	0	3	0	0	3
Accounts Receivable - Other	0	0	0	0	0	0	0
Due From Developer	0	0	0	0	0	0	0
Assessments Receivable - Tax Roll	0	0	0	0	0	0	0
Assessments Receivable - Off Roll	0	0	0	0	0	0	0
Due From General Fund	0	0	0	0	0	0	0
Prepaid Items	0	0	0	0	0	0	0
Prepaid General Liability Insurance	2,271	0	0	0	0	0	2,271
Prepaic Public Officials Insurance	912	0	0	0	0	0	912
Prepaid Trustee Fees	3,367	0	0	0	0	0	3,367
Deposits	3,840	0	0	0	0	0	3,840
Construction Work In Progress	0	0	0	0	4,808,039	0	4,808,039
Amount Available-Debt Service	0	0	0	0	0	300,625	300,625
Amount To Be Provided-Debt Service	0	0	0	0	0	5,554,375	5,554,375
Other	0	0	0	0	0	0	0
<b>Total Assets</b>	<u>157,876</u>	<u>346,853</u>	<u>215,155</u>	<u>512,477</u>	<u>4,808,039</u>	<u>5,855,000</u>	<u>11,895,400</u>
<b>Liabilities</b>							
Accounts Payable	13,646	0	0	0	0	0	13,646
Accounts Payable Other	0	0	0	0	0	0	0
Due To Debt Service Fund	0	0	0	0	0	0	0
Deferred Revenue	0	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0
Deposits	600	0	0	0	0	0	600
Revenue Bonds Payable-LT-2016	0	0	0	0	0	3,700,000	3,700,000
Revenue Bond Payable - Series 2018	0	0	0	0	0	2,155,000	2,155,000
<b>Total Liabilities</b>	<u>14,246</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>5,855,000</u>	<u>5,869,246</u>

# Summit at Fern Hill Community Development District

## Balance Sheet

As of 4/30/2019  
(In Whole Numbers)

	General Fund	Debt Service - Series 2016	Debt Service - Series 2018	Capital Projects - Series 2018	General Fixed Assets Account Group	General Long-Term Debt	Total
<b>Fund Equity &amp; Other Credits</b>							
Fund Balance-All Other Reserves	0	220,250	92,655	1,357,098	0	0	1,670,004
Fund Balance-Unreserved	5,061	0	0	0	0	0	5,061
Investment In General Fixed Assets	0	0	0	0	4,808,039	0	4,808,039
Other	138,569	126,602	122,499	(844,621)	0	0	(456,951)
<b>Total Fund Equity &amp; Other Credits</b>	<u>143,630</u>	<u>346,853</u>	<u>215,155</u>	<u>512,477</u>	<u>4,808,039</u>	<u>0</u>	<u>6,026,153</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>157,876</u>	<u>346,853</u>	<u>215,155</u>	<u>512,477</u>	<u>4,808,039</u>	<u>5,855,000</u>	<u>11,895,400</u>

# Summit at Fern Hill Community Development District

## Statement of Revenues and Expenditures

001 - General Fund  
From 10/1/2018 Through 4/30/2019  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Service Charges				
O&M Assmts - Tax Roll	175,652	155,591	(20,061)	(11)%
O&M Assmts - Off Roll	91,853	96,487	4,634	5 %
Interest Earnings				
Interest Earnings	0	33	33	0 %
Contributions & Donations From Private Sources				
Developer Contributions	0	3,256	3,256	0 %
Other Miscellaneous Revenues				
Miscellaneous	0	350	350	0 %
<b>Total Revenues</b>	<b>267,505</b>	<b>255,717</b>	<b>(11,788)</b>	<b>(4)%</b>
<b>Expenditures</b>				
Financial & Administrative				
District Manager	33,750	19,688	14,063	42 %
District Engineer	2,250	1,015	1,235	55 %
Disclosure Report	8,400	0	8,400	100 %
Trustees Fees	8,500	6,398	2,102	25 %
Accounting Services	750	0	750	100 %
Auditing Services	6,000	5,246	754	13 %
Postage, Phone, Faxes, Copies	500	113	387	77 %
Public Officials Insurance	1,500	1,277	223	15 %
Legal Advertising	750	959	(209)	(28)%
Bank Fees	430	186	244	57 %
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	250	100	150	60 %
Legal Counsel				
District Counsel	6,000	4,474	1,526	25 %
Electric Utility Services				
Electric Utility Services	40,000	13,009	26,991	67 %
Water-Sewer Combination Services				
Water Utility Services	3,000	1,232	1,768	59 %
Other Physical Environment				
Waterway Management Program	7,750	5,260	2,490	32 %
Property & Casualty Insurance	7,000	3,180	3,820	55 %
Club Facility Maintenance	15,000	6,573	8,427	56 %
Landscape Maintenance - Contract	85,000	39,598	45,402	53 %
Landscape Maintenance - Other	17,500	1,919	15,581	89 %
Plant Replacement Program	2,500	0	2,500	100 %
Irrigation Maintenance	3,500	3,039	461	13 %
Pool Maintenance	10,000	3,707	6,293	63 %
Park Facility Maintenance	7,000	0	7,000	100 %
<b>Total Expenditures</b>	<b>267,505</b>	<b>117,148</b>	<b>150,357</b>	<b>56 %</b>
Excess Revenues Over (Under) Expenditures	0	138,569	138,569	0 %
Fund Balance, Beginning of Period	0	5,061	5,061	0 %
Fund Balance, End of Balance	0	143,630	143,630	0 %

# Summit at Fern Hill Community Development District

## Statement of Revenues and Expenditures

200 - Debt Service - Series 2016  
 From 10/1/2018 Through 4/30/2019  
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	241,924	213,282	(28,642)	(12)%
Interest Earnings				
Interest Earnings	0	429	429	0 %
<b>Total Revenues</b>	<u>241,924</u>	<u>213,711</u>	<u>(28,213)</u>	<u>(12)%</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest Earnings	0	87,109	(87,109)	0 %
Interest Payment	172,924	0	172,924	100 %
Principal Payment	69,000	0	69,000	100 %
<b>Total Expenditures</b>	<u>241,924</u>	<u>87,109</u>	<u>154,815</u>	<u>64 %</u>
Excess Revenues Over (Under) Expenditures	0	126,602	126,602	0 %
Fund Balance, Beginning of Period	0	220,250	220,250	0 %
<b>Fund Balance, End of Balance</b>	<u><u>0</u></u>	<u><u>346,853</u></u>	<u><u>346,853</u></u>	<u><u>0 %</u></u>

# Summit at Fern Hill Community Development District

## Statement of Revenues and Expenditures

201 - Debt Service - Series 2018  
 From 10/1/2018 Through 4/30/2019  
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	137,870	0	(137,870)	(100)%
DS Assmts - Off Roll	0	145,266	145,266	0 %
DS Assmts - Developer	0	29,435	29,435	0 %
Interest Earnings				
Interest Earnings	0	564	564	0 %
<b>Total Revenues</b>	<u>137,870</u>	<u>175,264</u>	<u>37,394</u>	<u>27 %</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payment	104,870	52,765	52,105	50 %
Principal Payment	33,000	0	33,000	100 %
<b>Total Expenditures</b>	<u>137,870</u>	<u>52,765</u>	<u>85,105</u>	<u>62 %</u>
<b>Excess Revenues Over (Under) Expenditures</b>	<u>0</u>	<u>122,499</u>	<u>122,499</u>	<u>0 %</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>92,655</u>	<u>92,655</u>	<u>0 %</u>
<b>Fund Balance, End of Balance</b>	<u><u>0</u></u>	<u><u>215,155</u></u>	<u><u>215,155</u></u>	<u><u>0 %</u></u>

Summit at Fern Hill Community Development District

**Statement of Revenues and Expenditures**

301 - Capital Projects - Series 2018

From 10/1/2018 Through 4/30/2019

(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>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	1,879	1,879	0 %
<b>Total Revenues</b>	<u>0</u>	<u>1,879</u>	<u>1,879</u>	<u>0 %</u>
<b>Expenditures</b>				
Other Physical Environment				
Improvements Other Than Buildings	0	846,500	(846,500)	0 %
<b>Total Expenditures</b>	<u>0</u>	<u>846,500</u>	<u>(846,500)</u>	<u>0 %</u>
Excess Revenues Over (Under) Expenditures	0	(844,621)	(844,621)	0 %
<b>Fund Balance, Beginning of Period</b>	0	1,357,098	1,357,098	0 %
<b>Fund Balance, End of Balance</b>	<u>0</u>	<u>512,477</u>	<u>512,477</u>	<u>0 %</u>

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

**Summary**

**Cash Account: 10101 Cash-Operating Account**  
**Reconciliation ID: 04/30/2019**  
**Reconciliation Date: 4/30/2019**  
**Status: Locked**

Bank Balance	147,674.24
Less Outstanding Checks/Vouchers	188.49
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	147,485.75
Balance Per Books	<u>147,485.75</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: 04/30/2019**  
**Reconciliation Date: 4/30/2019**  
**Status: Locked**

**Outstanding Checks/Vouchers**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1557	4/25/2019	System Generated Check/Voucher	188.49	BOCC
Outstanding Checks/Vouchers			188.49	

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

**Detail**

**Cash Account: 10101 Cash-Operating Account**  
**Reconciliation ID: 04/30/2019**  
**Reconciliation Date: 4/30/2019**  
**Status: Locked**

**Cleared Checks/Vouchers**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1537	3/14/2019	System Generated Check/Voucher	1,533.74	Tampa Electric
1537	3/14/2019	System Generated Check/Voucher	(1,533.74)	Tampa Electric
1541	4/1/2019	System Generated Check/Voucher	157.55	BOCC
1542	4/1/2019	System Generated Check/Voucher	120.80	Home Team Pest Defense, Inc.
1543	4/1/2019	System Generated Check/Voucher	2,816.70	Meritus Districts
1544	4/1/2019	System Generated Check/Voucher	400.00	Spearem Enterprises, LLC
1545	4/1/2019	System Generated Check/Voucher	584.95	Straley Robin Vericker
1546	4/4/2019	System Generated Check/Voucher	279.44	Bright House Networks
1547	4/5/2019	Series 2016 FY19 Tax Dist ID 413	11,389.82	Summit at Fern Hill CDD
1548	4/8/2019	Series 2018 Off Roll FY19 Ph 3	62,765.97	Summit at Fern Hill CDD
1549	4/11/2019	System Generated Check/Voucher	340.00	First Choice Aquatic
1550	4/11/2019	System Generated Check/Voucher	4,858.34	Carson's Lawn & Landscaping Services
1551	4/11/2019	System Generated Check/Voucher	1,533.74	Tampa Electric
1552	4/11/2019	System Generated Check/Voucher	4,040.63	U.S. Bank
1553	4/18/2019	System Generated Check/Voucher	292.50	Brandon Lock & Safe, Inc.
1554	4/18/2019	System Generated Check/Voucher	422.50	Stantec Consulting Services Inc.
1555	4/18/2019	System Generated Check/Voucher	2,123.66	Tampa Electric
1556	4/18/2019	System Generated Check/Voucher	500.00	Zebra Cleaning Team, Inc.
1558	4/25/2019	System Generated Check/Voucher	2,708.13	Yellowstone Landscape

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

**Detail**

**Cash Account: 10101 Cash-Operating Account**  
**Reconciliation ID: 04/30/2019**  
**Reconciliation Date: 4/30/2019**  
**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			95,334.73	

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

**Detail**

**Cash Account: 10101 Cash-Operating Account**

**Reconciliation ID: 04/30/2019**

**Reconciliation Date: 4/30/2019**

**Status: Locked**

**Cleared Deposits**

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR168	4/2/2019	Clubhouse Rental	50.00
	CR171	4/8/2019	FY 2019 Tax Dist ID 413	19,698.76
	CR172	4/9/2019	Lot Closings 1-59 CK 1196659	106,725.69
	CR173	4/19/2019	Interest Distribution - 04.19.19	33.11
	CR176	4/30/2019	April Bank Activity	<u>(21.23)</u>
Cleared Deposits				<u>126,486.33</u>



# Account Statement

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

Questions? Please call  
 1-800-786-8787

Account Summary	Account Type	Account Number	Statement Period
	ANALYZED BUSINESS CHECKING		04/01/2019 - 04/30/2019

Description	Amount	Description	Amount
Beginning Balance	\$116,522.64	Average Balance	\$158,790.22
Deposits/Credits	\$126,507.56	Average Collected Balance	\$151,668.55
Checks	\$95,334.73	Number of Days in Statement Period	30
Withdrawals/Debits	\$21.23		
Ending Balance	\$147,674.24		

**Overdraft Protection**  
 Account Number: [Redacted] Protected By: Not enrolled  
 For more information about SunTrust's Overdraft Services, visit [www.suntrust.com/overdraft](http://www.suntrust.com/overdraft).

Deposits/Credits	Date	Amount	Serial #	Description	Date	Amount	Serial #	Description	
	04/05	50.00		DEPOSIT	04/10	106,725.69		DEPOSIT	
	04/08	19,698.76		ELECTRONIC/ACH CREDIT HLLS TAX LICENS DIST 413 DN022136					
	04/19	33.11		ELECTRONIC/ACH CREDIT HLLS TAX LICENS DIST190331 DN022136					
Deposits/Credits: 4				Total Items Deposited: 2					

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	1541	157.55	04/04	1547	11,389.82	04/16	1553	292.50	04/24
	1542	120.80	04/03	1548	62,765.97	04/16	1554	422.50	04/23
	1543	2,816.70	04/02	1549	340.00	04/16	1555	2,123.66	04/23
	1544	400.00	04/01	1550	4,858.34	04/16	1556	500.00	04/22
	1545	584.95	04/02	1551	1,533.74	04/16	*1558	2,708.13	04/30
	1546	279.44	04/10	1552	4,040.63	04/16			

Checks: 17  
 \* 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
	04/18	21.23		ACCOUNT ANALYSIS FEE
Withdrawals/Debits: 1				

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	04/01	116,122.64	116,122.64	04/12	238,637.65	238,637.65
	04/02	112,720.99	112,720.99	04/16	153,709.15	153,709.15
	04/03	112,600.19	112,600.19	04/18	153,687.92	153,687.92
	04/04	112,442.64	112,442.64	04/19	153,721.03	153,721.03
	04/05	112,492.64	112,442.64	04/22	153,221.03	153,221.03
	04/08	132,191.40	132,141.40	04/23	150,674.87	150,674.87
	04/09	132,191.40	132,191.40	04/24	150,382.37	150,382.37
	04/10	238,637.65	131,912.65	04/30	147,674.24	147,674.24

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.