

Summit at Fern Hill Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 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 1/31/2019
(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
Assets							
Cash-Operating Account	130,672	0	0	0	0	0	130,672
Investments - Revenue 2016 # 0000	0	194,611	0	0	0	0	194,611
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	82,617	0	0	0	82,617
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	1,358,148	0	0	1,358,483
Investments - COI 2018 # 1006	0	0	0	3	0	0	3
Accounts Receivable - Other	575	0	0	0	0	0	575
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	3,634	0	0	0	0	0	3,634
Prepaic Public Officials Insurance	1,459	0	0	0	0	0	1,459
Prepaid Trustee Fees	337	0	0	0	0	0	337
Deposits	3,640	0	0	0	0	0	3,640
Construction Work In Progress	0	0	0	0	3,961,539	0	3,961,539
Amount Available-Debt Service	0	0	0	0	0	300,625	300,625
Amount To Be Provided-Debt Service	0	0	0	0	0	3,604,375	3,604,375
Other	0	0	0	0	0	0	0
Total Assets	<u>140,317</u>	<u>317,789</u>	<u>152,277</u>	<u>1,358,151</u>	<u>3,961,539</u>	<u>3,905,000</u>	<u>9,835,072</u>
Liabilities							
Accounts Payable	2,116	0	0	0	0	0	2,116
Accounts Payable Other	0	0	0	0	0	0	0
Due To Debt Service Fund	0	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0
Deposits	400	0	0	0	0	0	400
Revenue Bonds Payable-LT-2016	0	0	0	0	0	3,905,000	3,905,000
Total Liabilities	<u>2,516</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>3,905,000</u>	<u>3,907,516</u>
Fund Equity & Other Credits							
Fund Balance-All Other Reserves	0	220,250	92,655	1,450,033	0	0	1,762,939

Summit at Fern Hill Community Development District

Balance Sheet

As of 1/31/2019

(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
Fund Balance-Unreserved	8,892	0	0	0	0	0	8,892
Investment In General Fixed Assets	0	0	0	0	3,961,539	0	3,961,539
Other	128,908	97,538	59,621	(91,882)	0	0	194,185
Total Fund Equity & Other Credits	137,801	317,789	152,277	1,358,151	3,961,539	0	5,927,555
Total Liabilities & Fund Equity	140,317	317,789	152,277	1,358,151	3,961,539	3,905,000	9,835,072

Summit at Fern Hill Community Development District

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2018 Through 1/31/2019
(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	175,652	134,560	(41,092)	(23)%
O&M Assmts - Off Roll	91,853	52,528	(39,326)	(43)%
Other Miscellaneous Revenues				
Miscellaneous	0	150	150	0 %
Total Revenues	267,505	187,237	(80,268)	(30)%
Expenditures				
Financial & Administrative				
District Manager	33,750	11,250	22,500	67 %
District Engineer	2,250	0	2,250	100 %
Disclosure Report	8,400	0	8,400	100 %
Trustees Fees	8,500	1,347	7,153	84 %
Accounting Services	750	0	750	100 %
Auditing Services	6,000	1,546	4,454	74 %
Postage, Phone, Faxes, Copies	500	95	405	81 %
Public Officials Insurance	1,500	730	770	51 %
Legal Advertising	750	959	(209)	(28)%
Bank Fees	430	123	307	71 %
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	250	100	150	60 %
Legal Counsel				
District Counsel	6,000	2,854	3,146	52 %
Electric Utility Services				
Electric Utility Services	40,000	6,632	33,368	83 %
Water-Sewer Combination Services				
Water Utility Services	3,000	370	2,630	88 %
Other Physical Environment				
Waterway Management Program	7,750	2,285	5,465	71 %
Property & Casualty Insurance	7,000	1,817	5,183	74 %
Club Facility Maintenance	15,000	3,461	11,539	77 %
Landscape Maintenance - Contract	85,000	21,665	63,335	75 %
Landscape Maintenance - Other	17,500	0	17,500	100 %
Plant Replacement Program	2,500	0	2,500	100 %
Irrigation Maintenance	3,500	714	2,786	80 %
Pool Maintenance	10,000	2,207	7,793	78 %
Park Facility Maintenance	7,000	0	7,000	100 %
Total Expenditures	267,505	58,329	209,176	78 %
Excess Revenues Over (Under) Expenditures	0	128,908	128,908	0 %
Fund Balance, Beginning of Period	0	8,892	8,892	0 %
Fund Balance, End of Balance	0	137,801	137,801	0 %

Summit at Fern Hill Community Development District

Statement of Revenues and Expenditures

200 - Debt Service - Series 2016
 From 10/1/2018 Through 1/31/2019
 (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>
Revenues				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	241,924	184,453	(57,471)	(24)%
Interest Earnings				
Interest Earnings	0	194	194	0 %
Total Revenues	<u>241,924</u>	<u>184,647</u>	<u>(57,277)</u>	<u>(24)%</u>
Expenditures				
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 %
Total Expenditures	<u>241,924</u>	<u>87,109</u>	<u>154,815</u>	<u>64 %</u>
Excess Revenues Over (Under) Expenditures	0	97,538	97,538	0 %
Fund Balance, Beginning of Period	0	220,250	220,250	0 %
Fund Balance, End of Balance	<u><u>0</u></u>	<u><u>317,789</u></u>	<u><u>317,789</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 1/31/2019
 (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	137,870	0	(137,870)	(100)%
DS Assmts - Off Roll	0	82,500	82,500	0 %
DS Assmts - Developer	0	29,435	29,435	0 %
Interest Earnings				
Interest Earnings	0	452	452	0 %
Total Revenues	<u>137,870</u>	<u>112,386</u>	<u>(25,484)</u>	<u>(18)%</u>
Expenditures				
Debt Service Payments				
Interest Payment	104,870	52,765	52,105	50 %
Principal Payment	33,000	0	33,000	100 %
Total Expenditures	<u>137,870</u>	<u>52,765</u>	<u>85,105</u>	<u>62 %</u>
Excess Revenues Over (Under) Expenditures	<u>0</u>	<u>59,621</u>	<u>59,621</u>	<u>0 %</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>92,655</u>	<u>92,655</u>	<u>0 %</u>
Fund Balance, End of Balance	<u><u>0</u></u>	<u><u>152,277</u></u>	<u><u>152,277</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 1/31/2019

(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>
Revenues				
Interest Earnings				
Interest Earnings	0	1,052	1,052	0 %
Total Revenues	<u>0</u>	<u>1,052</u>	<u>1,052</u>	<u>0 %</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	92,935	(92,935)	0 %
Total Expenditures	<u>0</u>	<u>92,935</u>	<u>(92,935)</u>	<u>0 %</u>
Excess Revenues Over (Under) Expenditures	0	(91,882)	(91,882)	0 %
 Fund Balance, Beginning of Period	 0	 1,450,033	 1,450,033	 0 %
 Fund Balance, End of Balance	 <u>0</u>	 <u>1,358,151</u>	 <u>1,358,151</u>	 <u>0 %</u>

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

Summary

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 01/31/2019
Reconciliation Date: 1/31/2019
Status: Locked

Bank Balance	130,905.73
Less Outstanding Checks/Vouchers	234.00
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	130,671.73
Balance Per Books	<u>130,671.73</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: 01/31/2019

Reconciliation Date: 1/31/2019

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1511	1/24/2019	System Generated Check/Voucher	234.00	Brandon Lock & Safe, Inc.
Outstanding Checks/Vouchers			234.00	

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

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 01/31/2019
Reconciliation Date: 1/31/2019
Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1491	12/12/2018	System Generated Check/Voucher	46.00	Grau and Associates
1498	12/26/2018	System Generated Check/Voucher	167.98	BOCC
1499	1/1/2019	System Generated Check/Voucher	2,820.39	Meritus Districts
1500	1/3/2019	System Generated Check/Voucher	120.80	Home Team Pest Defense, Inc.
1501	1/4/2019	Series 2016 FY19 Tax Dist ID 400	14,730.82	Summit at Fern Hill CDD
BOCC 010719	1/7/2019	Deposit for service paid by ACH	100.00	BOCC
1502	1/10/2019	System Generated Check/Voucher	340.00	First Choice Aquatic
1503	1/10/2019	System Generated Check/Voucher	1,500.00	Grau and Associates
1504	1/10/2019	System Generated Check/Voucher	400.00	Spearem Enterprises, LLC
1505	1/10/2019	System Generated Check/Voucher	277.40	Bright House Networks
1506	1/10/2019	System Generated Check/Voucher	5,490.03	Yellowstone Landscape
1507	1/16/2019	System Generated Check/Voucher	101.83	Tampa Electric
1508	1/16/2019	System Generated Check/Voucher	1,523.08	Tampa Electric
1509	1/16/2019	System Generated Check/Voucher	501.50	Tampa Electric
1510	1/16/2019	System Generated Check/Voucher	706.73	Zebra Cleaning Team, Inc.
1512	1/24/2019	Series 2016 FY19 Tax Dist ID Dec Int	37.88	Summit at Fern Hill CDD
Cleared Checks/Vouchers			28,864.44	

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

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 01/31/2019
Reconciliation Date: 1/31/2019
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR156	1/4/2019	FY 2019 Tax Dist ID 400	25,477.03
	CR158	1/24/2019	FY 2019 Tax Dist ID Dec Int	65.51
	CR160	1/31/2019	January Bank Activity	<u>(16.96)</u>
Cleared Deposits				<u>25,525.58</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

As of January 2, 2019 changes will be made to Rules and Regulations for Deposit Accounts and Funds Availability Policy. The changes will be reflected in the January 2, 2019 versions and can be viewed or obtained online at www.suntrust.com/disclosures, by requesting a copy at 800.SUNTRUST or by visiting a SunTrust branch.

Account Summary	Account Type	Account Number	Statement Period
	ANALYZED BUSINESS CHECKING		01/01/2019 - 01/31/2019

Description	Amount	Description	Amount
Beginning Balance	\$134,244.59	Average Balance	\$145,719.18
Deposits/Credits	\$25,542.54	Average Collected Balance	\$145,719.18
Checks	\$28,764.44	Number of Days in Statement Period	31
Withdrawals/Debits	\$116.96		
Ending Balance	\$130,905.73		

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
	01/07	25,477.03		ELECTRONIC/ACH CREDIT HLLS TAX LICENS DIST ID400 DN022136
	01/17	65.51		ELECTRONIC/ACH CREDIT HLLS TAX LICENS DIST181230 DN022136
Deposits/Credits: 2		Total Items Deposited: 0		

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	1491	46.00	01/08	1502	340.00	01/15	1507	101.83	01/22
	*1498	167.98	01/04	1503	1,500.00	01/22	1508	1,523.08	01/22
	1499	2,820.39	01/03	1504	400.00	01/14	1509	501.50	01/22
	1500	120.80	01/07	1505	277.40	01/16	1510	706.73	01/22
	1501	14,730.82	01/30	1506	5,490.03	01/14	*1512	37.88	01/30

Checks: 15
 * 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
	01/09	100.00		ELECTRONIC/ACH DEBIT HC-WATER INTERNET 043000093771038
	01/22	16.96		ACCOUNT ANALYSIS FEE
Withdrawals/Debits: 2				

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	01/01	134,244.59	134,244.59	01/09	156,466.45	156,466.45
	01/03	131,424.20	131,424.20	01/14	150,576.42	150,576.42
	01/04	131,256.22	131,256.22	01/15	150,236.42	150,236.42
	01/07	156,612.45	156,612.45	01/16	149,959.02	149,959.02
	01/08	156,566.45	156,566.45	01/17	150,024.53	150,024.53



Account
Statement

Balance	Date	Balance	Collected	Date	Balance	Collected
Activity			Balance			Balance
History	01/22	145,674.43	145,674.43	01/30	130,905.73	130,905.73

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.