

Summit at Fern Hill Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 2019



Meritus Districts
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Phone (813) 873-7300 ~ Fax (813) 873-7070

Summit at Fern Hill Community Development District

Balance Sheet

As of 7/31/2019
(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	119,944	0	0	0	0	0	119,944
Investments - Revenue 2016 # 0000	0	104,066	0	0	0	0	104,066
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	59,840	0	0	0	59,840
Investments - Interest 2018 #1001	0	0	0	0	0	0	0
Investments - Sinking 2018 #1002	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	0	467,934	0	0	467,934
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	909	0	0	0	0	0	909
Prepaic Public Officials Insurance	365	0	0	0	0	0	365
Prepaid Trustee Fees	5,051	0	0	0	0	0	5,051
Deposits	4,240	0	0	0	0	0	4,240
Construction Work In Progress	0	0	0	0	4,853,305	0	4,853,305
Amount Available-Debt Service	0	0	0	0	0	300,625	300,625
Amount To Be Provided-Debt Service	0	0	0	0	0	5,452,375	5,452,375
Other	0	0	0	0	0	0	0
Total Assets	130,508	227,244	129,165	467,937	4,853,305	5,753,000	11,561,158
Liabilities							
Accounts Payable	500	0	0	0	0	0	500
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	1,400	0	0	0	0	0	1,400
Revenue Bonds Payable-LT-2016	0	0	0	0	0	3,631,000	3,631,000
Revenue Bond Payable - Series 2018	0	0	0	0	0	2,122,000	2,122,000
Total Liabilities	1,900	0	0	0	0	5,753,000	5,754,900

Summit at Fern Hill Community Development District

Balance Sheet

As of 7/31/2019
(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 Equity & Other Credits							
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	4,853,305	0	4,853,305
Other	123,547	6,993	36,509	(889,161)	0	0	(722,112)
Total Fund Equity & Other Credits	<u>128,608</u>	<u>227,244</u>	<u>129,165</u>	<u>467,937</u>	<u>4,853,305</u>	<u>0</u>	<u>5,806,258</u>
Total Liabilities & Fund Equity	<u>130,508</u>	<u>227,244</u>	<u>129,165</u>	<u>467,937</u>	<u>4,853,305</u>	<u>5,753,000</u>	<u>11,561,158</u>

Summit at Fern Hill Community Development District

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2018 Through 7/31/2019
(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	182,078	6,426	4 %
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	650	650	0 %
Total Revenues	267,505	282,504	14,999	6 %
Expenditures				
Financial & Administrative				
District Manager	33,750	28,125	5,625	17 %
District Engineer	2,250	2,061	190	8 %
Disclosure Report	8,400	0	8,400	100 %
Trustees Fees	8,500	4,714	3,786	45 %
Accounting Services	750	0	750	100 %
Auditing Services	6,000	5,246	754	13 %
Postage, Phone, Faxes, Copies	500	324	176	35 %
Public Officials Insurance	1,500	1,824	(324)	(22)%
Legal Advertising	750	2,072	(1,322)	(176)%
Bank Fees	430	253	177	41 %
Dues, Licenses & Fees	175	450	(275)	(157)%
Office Supplies	250	100	150	60 %
Legal Counsel				
District Counsel	6,000	5,826	174	3 %
Electric Utility Services				
Electric Utility Services	40,000	19,575	20,425	51 %
Water-Sewer Combination Services				
Water Utility Services	3,000	1,977	1,023	34 %
Other Physical Environment				
Waterway Management Program	7,750	6,595	1,155	15 %
Property & Casualty Insurance	7,000	4,543	2,458	35 %
Club Facility Maintenance	15,000	9,960	5,040	34 %
Landscape Maintenance - Contract	85,000	51,615	33,385	39 %
Landscape Maintenance - Other	17,500	5,258	12,242	70 %
Plant Replacement Program	2,500	0	2,500	100 %
Irrigation Maintenance	3,500	3,079	421	12 %
Pool Maintenance	10,000	5,325	4,675	47 %
Park Facility Maintenance	7,000	36	6,964	99 %
Total Expenditures	267,505	158,957	108,548	41 %
Excess Revenues Over (Under) Expenditures	0	123,547	123,547	0 %
Fund Balance, Beginning of Period	0	5,061	5,061	0 %
Fund Balance, End of Balance	0	128,608	128,608	0 %

Summit at Fern Hill Community Development District

Statement of Revenues and Expenditures

200 - Debt Service - Series 2016
 From 10/1/2018 Through 7/31/2019
 (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	241,924	249,590	7,666	3 %
Interest Earnings				
Interest Earnings	0	621	621	0 %
Total Revenues	<u>241,924</u>	<u>250,211</u>	<u>8,287</u>	<u>3 %</u>
Expenditures				
Debt Service Payments				
Interest Earnings	0	87,109	(87,109)	0 %
Interest Payment	172,924	87,109	85,815	50 %
Principal Payment	69,000	69,000	0	0 %
Total Expenditures	<u>241,924</u>	<u>243,218</u>	<u>(1,294)</u>	<u>(1)%</u>
Excess Revenues Over (Under) Expenditures	0	6,993	6,993	0 %
Fund Balance, Beginning of Period	0	220,250	220,250	0 %
Fund Balance, End of Balance	<u>0</u>	<u>227,244</u>	<u>227,244</u>	<u>0 %</u>

Summit at Fern Hill Community Development District

Statement of Revenues and Expenditures

201 - Debt Service - Series 2018
From 10/1/2018 Through 7/31/2019
(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	145,266	145,266	0 %
DS Assmts - Developer	0	29,435	29,435	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>339</u>	<u>339</u>	<u>0 %</u>
Total Revenues	<u>137,870</u>	<u>175,039</u>	<u>37,169</u>	<u>27 %</u>
Expenditures				
Debt Service Payments				
Interest Payment	104,870	105,530	(660)	(1)%
Principal Payment	<u>33,000</u>	<u>33,000</u>	<u>0</u>	<u>0 %</u>
Total Expenditures	<u>137,870</u>	<u>138,530</u>	<u>(660)</u>	<u>(0)%</u>
Excess Revenues Over (Under) Expenditures	0	36,509	36,509	0 %
Fund Balance, Beginning of Period	0	92,655	92,655	0 %
Fund Balance, End of Balance	<u>0</u>	<u>129,165</u>	<u>129,165</u>	<u>0 %</u>

Summit at Fern Hill Community Development District

Statement of Revenues and Expenditures

301 - Capital Projects - Series 2018

From 10/1/2018 Through 7/31/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	2,605	2,605	0 %
Total Revenues	<u>0</u>	<u>2,605</u>	<u>2,605</u>	<u>0 %</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	891,766	(891,766)	0 %
Total Expenditures	<u>0</u>	<u>891,766</u>	<u>(891,766)</u>	<u>0 %</u>
Excess Revenues Over (Under) Expenditures	<u>0</u>	<u>(889,161)</u>	<u>(889,161)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	1,357,098	1,357,098	0 %
Fund Balance, End of Balance	<u>0</u>	<u>467,937</u>	<u>467,937</u>	<u>0 %</u>

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

Summary

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 07/31/2019
Reconciliation Date: 7/31/2019
Status: Locked

Bank Balance	120,753.23
Less Outstanding Checks/Vouchers	809.53
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	119,943.70
Balance Per Books	<u>119,943.70</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: 07/31/2019

Reconciliation Date: 7/31/2019

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1600	7/18/2019	System Generated Check/Voucher	40.00	Affordable Backflow Testing
1609	7/25/2019	System Generated Check/Voucher	394.53	BOCC
1610	7/25/2019	System Generated Check/Voucher	375.00	Carson's Lawn & Landscaping Services
Outstanding Checks/Vouchers			809.53	

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

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 07/31/2019
Reconciliation Date: 7/31/2019
Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1585	6/20/2019	System Generated Check/Voucher	200.00	Anthony White
1586	6/20/2019	System Generated Check/Voucher	200.00	Anya Robertson
1593	7/1/2019	System Generated Check/Voucher	445.00	First Choice Aquatic
1594	7/1/2019	System Generated Check/Voucher	190.93	BOCC
1595	7/1/2019	System Generated Check/Voucher	2,821.95	Meritus Districts
1596	7/1/2019	System Generated Check/Voucher	135.98	Ryder Residential and Commercial, LLC
1597	7/1/2019	System Generated Check/Voucher	1,112.50	Times Publishing Company
1598	7/1/2019	System Generated Check/Voucher	500.00	Zebra Cleaning Team, Inc.
1599	7/11/2019	System Generated Check/Voucher	279.44	Bright House Networks
1601	7/18/2019	System Generated Check/Voucher	6,808.34	Carson's Lawn & Landscaping Services
1602	7/18/2019	System Generated Check/Voucher	36.33	FASTSIGNS
1603	7/18/2019	System Generated Check/Voucher	28.12	Ryder Residential and Commercial, LLC
1604	7/18/2019	System Generated Check/Voucher	200.50	Stantec Consulting Services Inc.
1605	7/18/2019	System Generated Check/Voucher	1,046.50	Straley Robin Vericker
1606	7/18/2019	System Generated Check/Voucher	2,228.14	Tampa Electric
1607	7/18/2019	System Generated Check/Voucher	500.00	Zebra Cleaning Team, Inc.
1608	7/25/2019	System Generated Check/Voucher	445.00	First Choice Aquatic
Cleared Checks/Vouchers			17,178.73	

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

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 07/31/2019

Reconciliation Date: 7/31/2019

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR187	7/16/2019	Clubhouse Rental MO 2197215632/33	250.00
	CR188	7/31/2019	July Bank Activity	<u>(19.46)</u>
Cleared Deposits				<u>230.54</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		07/01/2019 - 07/31/2019
	Description	Amount	Description
	Beginning Balance	\$137,701.42	Average Balance
	Deposits/Credits	\$250.00	Average Collected Balance
	Checks	\$17,178.73	Number of Days in Statement Period
	Withdrawals/Debits	\$19.46	
	Ending Balance	\$120,753.23	

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
	07/18	250.00		DEPOSIT				
Deposits/Credits: 1				Total Items Deposited: 2				

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	1585	200.00	07/02	1597	1,112.50	07/09	1604	200.50	07/24
	1586	200.00	07/17	1598	500.00	07/08	1605	1,046.50	07/24
	*1593	445.00	07/05	1599	279.44	07/16	1606	2,228.14	07/25
	1594	190.93	07/10	*1601	6,808.34	07/24	1607	500.00	07/22
	1595	2,821.95	07/02	1602	36.33	07/22	1608	445.00	07/30
	1596	135.98	07/05	1603	28.12	07/23			

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
	07/19	19.46		ACCOUNT ANALYSIS FEE
Withdrawals/Debits: 1				

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	07/01	137,701.42	137,701.42	07/18	132,065.62	131,815.62
	07/02	134,679.47	134,679.47	07/19	132,046.16	131,796.16
	07/05	134,098.49	134,098.49	07/22	131,509.83	131,509.83
	07/08	133,598.49	133,598.49	07/23	131,481.71	131,481.71
	07/09	132,485.99	132,485.99	07/24	123,426.37	123,426.37
	07/10	132,295.06	132,295.06	07/25	121,198.23	121,198.23
	07/16	132,015.62	132,015.62	07/30	120,753.23	120,753.23
	07/17	131,815.62	131,815.62			

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.