

Summit at Fern Hill Community Development District

Financial Statements
(Unaudited)

Period Ending
October 31, 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 10/31/2018
(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	36,645	0	0	0	0	0	36,645
Investments - Revenue 2016 # 0000	0	97,127	0	0	0	0	97,127
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	135,288	0	0	0	135,288
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	0	1,357,453	0	0	1,357,453
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	4,997	0	0	0	0	0	4,997
Prepaic Public Officials Insurance	2,007	0	0	0	0	0	2,007
Prepaid Trustee Fees	1,347	0	0	0	0	0	1,347
Deposits	3,540	0	0	0	0	0	3,540
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	49,110	220,304	204,613	1,357,456	3,961,539	3,905,000	9,698,022
Liabilities							
Accounts Payable	822	0	0	0	0	0	822
Accounts Payable Other	0	0	0	0	0	0	0
Due To Debt Service Fund	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	1,222	0	0	0	0	3,905,000	3,906,222
Fund Equity & Other Credits							
Fund Balance-All Other Reserves	0	220,250	92,655	1,450,033	0	0	1,762,939
Fund Balance-Unreserved	11,527	0	0	0	0	0	11,527

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Balance Sheet

As of 10/31/2018
(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
Investment In General Fixed Assets	0	0	0	0	3,961,539	0	3,961,539
Other	<u>36,362</u>	<u>54</u>	<u>111,957</u>	<u>(92,577)</u>	<u>0</u>	<u>0</u>	<u>55,796</u>
Total Fund Equity & Other Credits	<u>47,889</u>	<u>220,304</u>	<u>204,613</u>	<u>1,357,456</u>	<u>3,961,539</u>	<u>0</u>	<u>5,791,801</u>
Total Liabilities & Fund Equity	<u><u>49,110</u></u>	<u><u>220,304</u></u>	<u><u>204,613</u></u>	<u><u>1,357,456</u></u>	<u><u>3,961,539</u></u>	<u><u>3,905,000</u></u>	<u><u>9,698,022</u></u>

Summit at Fern Hill Community Development District

Statement of Revenues and Expenditures

001 - General Fund
 From 10/1/2018 Through 10/31/2018
 (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	175,652	0	(175,652)	(100)%
O&M Assmts - Off Roll	91,853	52,528	(39,326)	(43)%
Other Miscellaneous Revenues				
Miscellaneous	0	150	150	0 %
Total Revenues	<u>267,505</u>	<u>52,678</u>	<u>(214,827)</u>	<u>(80)%</u>
Expenditures				
Financial & Administrative				
District Manager	33,750	2,813	30,938	92 %
District Engineer	2,250	0	2,250	100 %
Disclosure Report	8,400	0	8,400	100 %
Trustees Fees	8,500	337	8,163	96 %
Accounting Services	750	0	750	100 %
Auditing Services	6,000	0	6,000	100 %
Postage, Phone, Faxes, Copies	500	12	488	98 %
Public Officials Insurance	1,500	182	1,318	88 %
Legal Advertising	750	959	(209)	(28)%
Bank Fees	430	26	404	94 %
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	250	100	150	60 %
Legal Counsel				
District Counsel	6,000	1,205	4,795	80 %
Electric Utility Services				
Electric Utility Services	40,000	2,246	37,754	94 %
Water-Sewer Combination Services				
Water Utility Services	3,000	208	2,792	93 %
Other Physical Environment				
Waterway Management Program	7,750	340	7,410	96 %
Property & Casualty Insurance	7,000	454	6,546	94 %
Club Facility Maintenance	15,000	1,076	13,924	93 %
Landscape Maintenance - Contract	85,000	5,416	79,584	94 %
Landscape Maintenance - Other	17,500	0	17,500	100 %
Plant Replacement Program	2,500	0	2,500	100 %
Irrigation Maintenance	3,500	266	3,234	92 %
Pool Maintenance	10,000	500	9,500	95 %
Park Facility Maintenance	7,000	0	7,000	100 %
Total Expenditures	<u>267,505</u>	<u>16,316</u>	<u>251,189</u>	<u>94 %</u>
Excess Revenues Over (Under) Expenditures	0	36,362	36,362	0 %
Fund Balance, Beginning of Period	0	11,527	11,527	0 %
Fund Balance, End of Balance	<u>0</u>	<u>47,889</u>	<u>47,889</u>	<u>0 %</u>

Summit at Fern Hill Community Development District

Statement of Revenues and Expenditures

200 - Debt Service - Series 2016
 From 10/1/2018 Through 10/31/2018
 (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				
O&M Assmts - Tax Roll	241,924	0	(241,924)	(100)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>54</u>	<u>54</u>	<u>0 %</u>
Total Revenues	<u>241,924</u>	<u>54</u>	<u>(241,870)</u>	<u>(100)%</u>
Expenditures				
Debt Service Payments				
Interest Payment	172,924	0	172,924	100 %
Principal Payment	<u>69,000</u>	<u>0</u>	<u>69,000</u>	<u>100 %</u>
Total Expenditures	<u>241,924</u>	<u>0</u>	<u>241,924</u>	<u>100 %</u>
Excess Revenues Over (Under) Expenditures	<u>0</u>	<u>54</u>	<u>54</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	220,250	220,250	0 %
Fund Balance, End of Balance	<u><u>0</u></u>	<u><u>220,304</u></u>	<u><u>220,304</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 10/31/2018
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
O&M 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	23	23	0 %
Total Revenues	137,870	111,957	(25,913)	(19)%
Expenditures				
Debt Service Payments				
Interest Payment	104,870	0	104,870	100 %
Principal Payment	33,000	0	33,000	100 %
Total Expenditures	137,870	0	137,870	100 %
Excess Revenues Over (Under) Expenditures	0	111,957	111,957	0 %
Fund Balance, Beginning of Period	0	92,655	92,655	0 %
Fund Balance, End of Balance	0	204,613	204,613	0 %

Summit at Fern Hill Community Development District

Statement of Revenues and Expenditures

301 - Capital Projects - Series 2018
 From 10/1/2018 Through 10/31/2018
 (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				
Interest Earnings				
Interest Earnings	0	358	358	0 %
Total Revenues	<u>0</u>	<u>358</u>	<u>358</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	(92,577)	(92,577)	0 %
Fund Balance, Beginning of Period	0	1,450,033	1,450,033	0 %
Fund Balance, End of Balance	<u>0</u>	<u>1,357,456</u>	<u>1,357,456</u>	<u>0 %</u>

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

Summary

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 10/31/2018
Reconciliation Date: 10/31/2018
Status: Locked

Bank Balance	53,233.70
Less Outstanding Checks/Vouchers	16,588.55
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	36,645.15
Balance Per Books	<u>36,645.15</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: 10/31/2018
Reconciliation Date: 10/31/2018
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1466	10/22/2018	Series 2016 FY18 Tax Dist ID Excess Fees	979.96	Summit at Fern Hill CDD
1455	10/25/2018	System Generated Check/Voucher	340.00	First Choice Aquatic
1456	10/25/2018	System Generated Check/Voucher	208.40	BOCC
1457	10/25/2018	System Generated Check/Voucher	200.00	Bryan Serrano
1458	10/25/2018	System Generated Check/Voucher	5,451.00	Egis Insurance Advisors, LLC
1459	10/25/2018	System Generated Check/Voucher	100.28	Kaeser & Blair Inc.
1461	10/25/2018	System Generated Check/Voucher	800.00	Spearem Enterprises, LLC
1462	10/25/2018	System Generated Check/Voucher	1,521.50	Straley Robin Vericker
1464	10/25/2018	System Generated Check/Voucher	6,487.41	Yellowstone Landscape
1465	10/25/2018	System Generated Check/Voucher	500.00	Zebra Cleaning Team, Inc.
Outstanding Checks/Vouchers			16,588.55	
			16,588.55	

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

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 10/31/2018
Reconciliation Date: 10/31/2018
Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1445	9/20/2018	System Generated Check/Voucher	500.00	Zebra Cleaning Team, Inc.
1446	10/1/2018	System Generated Check/Voucher	164.22	BOCC
1447	10/1/2018	System Generated Check/Voucher	2,354.00	Egis Insurance Advisors, LLC
1448	10/1/2018	System Generated Check/Voucher	2,839.31	Meritus Districts
1449	10/1/2018	System Generated Check/Voucher	275.85	Bright House Networks
1450	10/4/2018	System Generated Check/Voucher	408.00	Times Publishing Company
1451	10/11/2018	System Generated Check/Voucher	175.00	Department of Economic Opportunity
1452	10/18/2018	System Generated Check/Voucher	959.23	Times Publishing Company
1453	10/18/2018	System Generated Check/Voucher	101.51	Tampa Electric
1454	10/18/2018	System Generated Check/Voucher	604.75	Tampa Electric
1460	10/25/2018	System Generated Check/Voucher	750.00	Meritus Districts
1463	10/25/2018	System Generated Check/Voucher	1,540.16	Tampa Electric
Cleared Checks/Vouchers			<u>10,672.03</u>	

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

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 10/31/2018
Reconciliation Date: 10/31/2018
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	144-11	10/19/2018	Clubhouse Rentals Arbor Park HOA	100.00
	144-12	10/22/2018	Clubhouse Rental Cedeno CK 1011	50.00
	CR145	10/22/2018	FY 2018 Tax Dist ID Excess Fees	1,578.73
	144-13	10/23/2018	Lot Closings CKS 581004461/60	52,527.58
	CR147	10/31/2018	October Bank Activity	<u>(5.16)</u>
Cleared Deposits				<u>54,251.15</u>



Account Statement

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

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Account Summary	Account Type	Account Number	Statement Period
	ANALYZED BUSINESS CHECKING		10/01/2018 - 10/31/2018

Description	Amount	Description	Amount
Beginning Balance	\$9,654.58	Average Balance	\$16,241.46
Deposits/Credits	\$54,293.42	Average Collected Balance	\$9,455.72
Checks	\$10,672.03	Number of Days in Statement Period	31
Withdrawals/Debits	\$42.27		
Ending Balance	\$53,233.70		

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	
	10/24	50.00		DEPOSIT	10/25	52,527.58		DEPOSIT	
	10/24	100.00		DEPOSIT					
	10/09	37.11		ACCOUNT ANALYSIS FEE REFUND					
	10/23	1,578.73		ELECTRONIC/ACH CREDIT					
				HLLS GENERAL EXCESS FEE DNO22136					
Deposits/Credits: 5				Total Items Deposited: 4					

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	1445	500.00	10/09	1449	275.85	10/09	1453	101.51	10/25
	1446	164.22	10/10	1450	408.00	10/18	1454	604.75	10/25
	1447	2,354.00	10/11	1451	175.00	10/24	*1460	750.00	10/29
	1448	2,839.31	10/02	1452	959.23	10/26	*1463	1 540.16	10/30

Checks: 12
 * 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
	10/19	42.27		ACCOUNT ANALYSIS FEE

Withdrawals/Debits: 1

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	10/01	9,654.58	9,654.58	10/19	3,108.04	3,108.04
	10/02	6,815.27	6,815.27	10/23	4,686.77	4,686.77
	10/09	6,076.53	6,076.53	10/24	4,661.77	4,511.77
	10/10	5,912.31	5,912.31	10/25	56,483.09	3,856.09
	10/11	3,558.31	3,558.31	10/26	55,523.86	2,996.86
	10/18	3,150.31	3,150.31	10/29	54,773.86	54,773.86