

Summit at Fern Hill Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 2022



Inframark LLC
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 7/31/2022

(In Whole Numbers)

	General Fund	Debt Service - Series 2016	Debt Service - Series 2018	General Fixed Assets Account Group	General Long-Term Debt	Total
Assets						
Cash-Operating Account	247,971.00	0.00	0.00	0.00	0.00	247,971.00
Investments - Revenue 2016 # 0000	0.00	118,078.00	0.00	0.00	0.00	118,078.00
Investments - Interest 2016 # 0001	0.00	0.00	0.00	0.00	0.00	0.00
Investments - Sinking 2016 # 0002	0.00	0.00	0.00	0.00	0.00	0.00
Investments - Reserve 2016 # 0003	0.00	123,178.00	0.00	0.00	0.00	123,178.00
Investments - Prepayment 2016 # 0004	0.00	0.00	0.00	0.00	0.00	0.00
Investments - Construction 2016 # 0005	0.00	0.00	0.00	0.00	0.00	0.00
Investments - Revenue 2018 #1000	0.00	0.00	68,377.00	0.00	0.00	68,377.00
Investments - Interest 2018 #1001	0.00	0.00	0.00	0.00	0.00	0.00
Investments - Sinking 2018 #1002	0.00	0.00	0.00	0.00	0.00	0.00
Investments - Reserve 2018 # 1003	0.00	0.00	69,325.00	0.00	0.00	69,325.00
Investments - Prepayment 2018 #1004	0.00	0.00	0.00	0.00	0.00	0.00
Investments - Construction 2018 #1005	0.00	0.00	0.00	0.00	0.00	0.00
Investments - COI 2018 # 1006	0.00	0.00	0.00	0.00	0.00	0.00
Accounts Receivable - Other	0.00	0.00	0.00	0.00	0.00	0.00
Due From Developer	0.00	0.00	0.00	0.00	0.00	0.00
Assessments Receivable - Tax Roll	0.00	0.00	0.00	0.00	0.00	0.00
Assessments Receivable - Off Roll	0.00	0.00	0.00	0.00	0.00	0.00
Due From General Fund	0.00	0.00	0.00	0.00	0.00	0.00
Interest Receivable	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid Items	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid General Liability Insurance	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid Public Officials Insurance	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid Trustee Fees	1,683.00	0.00	0.00	0.00	0.00	1,683.00
Deposits	2,947.00	0.00	0.00	0.00	0.00	2,947.00
Equipment & Furniture	0.00	0.00	0.00	439,065.00	0.00	439,065.00
Construction Work In Progress	0.00	0.00	0.00	4,882,476.00	0.00	4,882,476.00
Amount Available-Debt Service	0.00	0.00	0.00	0.00	229,390.00	229,390.00
Amount To Be Provided-Debt Service	0.00	0.00	0.00	0.00	5,054,891.00	5,054,891.00
Other	0.00	0.00	0.00	0.00	0.00	0.00
Total Assets	252,602.00	241,255.00	137,702.00	5,321,541.00	5,284,281.00	11,237,381.00
Liabilities						
Accounts Payable	4,463.00	0.00	0.00	0.00	0.00	4,463.00
Accounts Payable Other	0.00	0.00	0.00	0.00	0.00	0.00
Due To Debt Service Fund	0.00	0.00	0.00	0.00	0.00	0.00
Deferred Revenue	23,256.00	0.00	29,435.00	0.00	0.00	52,691.00
Accrued Expenses Payable	0.00	0.00	0.00	0.00	0.00	0.00
Deposits	(400.00)	0.00	0.00	0.00	0.00	(400.00)
(In Whole Numbers)						
	General Fund	Debt Service - Series 2016	Debt Service - Series 2018	General Fixed Assets Account Group	General Long-Term Debt	Total
Revenue Bonds Payable-LT-2016	0.00	0.00	0.00	0.00	3,322,941.00	3,322,941.00
Revenue Bond Payable - Series 2018	0.00	0.00	0.00	0.00	1,961,340.00	1,961,340.00
Total Liabilities	27,319.00	0.00	29,435.00	0.00	5,284,281.00	5,341,035.00
Fund Equity & Other Credits						
Fund Balance-All Other Reserves	0.00	239,029.00	106,923.00	0.00	0.00	345,952.00
Fund Balance-Unreserved	148,898.00	0.00	0.00	0.00	0.00	148,898.00
Investment In General Fixed Assets	0.00	0.00	0.00	5,321,541.00	0.00	5,321,541.00
Other	76,385.00	2,226.00	1,344.00	0.00	0.00	79,955.00
Total Fund Equity & Other Credits	225,283.00	241,255.00	108,267.00	5,321,541.00	0.00	5,896,346.00
Total Liabilities & Fund Equity	252,602.00	241,255.00	137,702.00	5,321,541.00	5,284,281.00	11,237,381.00

Summit at Fern Hill Community Development District
Statement of Revenues and Expenditures

From 10/1/2021 Through 7/31/2022

001 - General Fund
(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	297,755.00	304,620.00	6,865.00	2 %
Other Miscellaneous Revenues				
Miscellaneous	0.00	625.00	625.00	0 %
Clubhouse Rental Rev	<u>0.00</u>	<u>250.00</u>	<u>250.00</u>	<u>0 %</u>
Total Revenues	<u>297,755.00</u>	<u>305,495.00</u>	<u>7,740.00</u>	<u>3 %</u>
Expenditures				
Legislative				
Supervisor Fees	12,000.00	5,400.00	6,600.00	55 %
Financial & Administrative				
District Manager	33,750.00	25,313.00	8,438.00	25 %
District Engineer	2,000.00	3,040.00	(1,040.00)	(52)%
Disclosure Report	8,400.00	6,300.00	2,100.00	25 %
Trustees Fees	8,100.00	10,102.00	(2,002.00)	(25)%
Auditing Services	5,800.00	5,858.00	(58.00)	(1)%
Postage, Phone, Faxes, Copies	400.00	271.00	129.00	32 %
Public Officials Insurance	2,664.00	2,507.00	157.00	6 %
Legal Advertising	1,500.00	3,549.00	(2,049.00)	(137)%
Bank Fees	400.00	240.00	160.00	40 %
Dues, Licenses & Fees	175.00	450.00	(275.00)	(157)%
Website Administration	1,200.00	900.00	300.00	25 %
ADA Website Fee	1,800.00	1,100.00	700.00	39 %
Legal Counsel				
District Counsel	6,000.00	4,445.00	1,555.00	26 %
Electric Utility Services				
Electric Utility Services	39,000.00	30,824.00	8,176.00	21 %
Water-Sewer Combination Services				
Water Utility Services	8,000.00	5,696.00	2,304.00	29 %
Other Physical Environment				
Waterway Management Program	6,000.00	4,870.00	1,130.00	19 %
Property & Casualty Insurance	6,621.00	6,230.00	391.00	6 %
Club Facility Maintenance	20,000.00	11,504.00	8,496.00	42 %
Landscape Maintenance - Contract	91,000.00	60,347.00	30,653.00	34 %
Landscape Maintenance - Other	15,000.00	16,340.00	(1,340.00)	(9)%
Plant Replacement Program	2,500.00	0.00	2,500.00	100 %
Irrigation Maintenance	3,500.00	9,726.00	(6,226.00)	(178)%
Pool Maintenance	9,000.00	7,463.00	1,537.00	17 %
Park Facility Maintenance	5,000.00	3,935.00	1,065.00	21 %
Reserve				
Capital Reserve	7,945.00	2,700.00	5,245.00	66 %
Total Expenditures	<u>297,755.00</u>	<u>229,110.00</u>	<u>68,645.00</u>	<u>23 %</u>
Excess Revenues Over (Under) Expenditures	<u>0.00</u>	<u>76,385.00</u>	<u>76,385.00</u>	<u>0 %</u>
Fund Balance, Beginning of Period				
	0.00	148,898.00	148,898.00	0 %

Summit at Fern Hill Community Development District
Statement of Revenues and Expenditures

From 10/1/2021 Through 7/31/2022

Fund Balance, End of Balance	<u>0.00</u>	<u>225,283.00</u>	<u>225,283.00</u>	<u>0 %</u>
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Summit at Fern Hill Community Development District
Statement of Revenues and Expenditures

From 10/1/2021 Through 7/31/2022

200 - Debt Service - Series 2016
(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	0.00	246,333.00	246,333.00	0 %
O&M Assmts - Tax Roll	242,655.00	0.00	(242,655.00)	(100)%
Interest Earnings				
Interest Earnings	<u>0.00</u>	<u>11.00</u>	<u>11.00</u>	<u>0 %</u>
Total Revenues	<u>242,655.00</u>	<u>246,344.00</u>	<u>3,689.00</u>	<u>2 %</u>
Expenditures				
Debt Service Payments				
Interest Payment	164,655.00	166,118.00	(1,463.00)	(1)%
Principal Payment	<u>78,000.00</u>	<u>78,000.00</u>	<u>0.00</u>	<u>0 %</u>
Total Expenditures	<u>242,655.00</u>	<u>244,118.00</u>	<u>(1,463.00)</u>	<u>(1)%</u>
Excess Revenues Over (Under) Expenditures	<u>0.00</u>	<u>2,226.00</u>	<u>2,226.00</u>	<u>0 %</u>
Fund Balance, Beginning of Period				
	0.00	239,029.00	239,029.00	0 %
Fund Balance, End of Balance	<u>0.00</u>	<u>241,255.00</u>	<u>241,255.00</u>	<u>0 %</u>

Summit at Fern Hill Community Development District
Statement of Revenues and Expenditures

From 10/1/2021 Through 7/31/2022

201 - Debt Service - Series 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	0.00	141,682.00	141,682.00	0 %
O&M Assmts - Tax Roll	138,610.00	0.00	(138,610.00)	(100)%
Interest Earnings				
Interest Earnings	<u>0.00</u>	<u>7.00</u>	<u>7.00</u>	<u>0 %</u>
Total Revenues	<u>138,610.00</u>	<u>141,689.00</u>	<u>3,079.00</u>	<u>2 %</u>
Expenditures				
Debt Service Payments				
Interest Payment	100,610.00	101,345.00	(735.00)	(1)%
Principal Payment	<u>38,000.00</u>	<u>39,000.00</u>	<u>(1,000.00)</u>	<u>(3)%</u>
Total Expenditures	<u>138,610.00</u>	<u>140,345.00</u>	<u>(1,735.00)</u>	<u>(1)%</u>
Excess Revenues Over (Under) Expenditures	<u>0.00</u>	<u>1,344.00</u>	<u>1,344.00</u>	<u>0 %</u>
Fund Balance, Beginning of Period				
	0.00	106,923.00	106,923.00	0 %
Fund Balance, End of Balance	<u>0.00</u>	<u>108,267.00</u>	<u>108,267.00</u>	<u>0 %</u>

Summit at Fern Hill Community Development District
Reconcile Cash Accounts

Summary
Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 07/31/2022
Reconciliation Date: 7/31/2022
Status: Locked

Bank Balance	257,614.33
Less Outstanding Checks/Vouchers	9,133.89
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	(509.15)
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	247,971.29
Balance Per Books	<u>247,971.29</u>
Unreconciled Difference	<u>0.00</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: 07/31/2022
Reconciliation Date: 7/31/2022
Status: Locked
Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
6440260149 121421 LF	3/7/2022	late fee on check not received	51.79	BOCC
2188	7/7/2022	System Generated Check/Voucher	3,636.17	Inframark LLC
2196	7/27/2022	System Generated Check/Voucher	325.00	Absolute Property Maintenance
2197	7/27/2022	System Generated Check/Voucher	100.00	Affordable Backflow Testing
2198	7/27/2022	System Generated Check/Voucher	386.00	Brandon Lock & Safe, Inc.
2199	7/27/2022	System Generated Check/Voucher	1,260.00	Carson's Lawn & Landscaping Services, LLC
2200	7/27/2022	System Generated Check/Voucher	116.43	Frontier
2201	7/27/2022	System Generated Check/Voucher	530.00	Spearem Enterprises, LLC
2202	7/27/2022	System Generated Check/Voucher	1,052.00	Stantec Consulting Services Inc.
2203	7/27/2022	System Generated Check/Voucher	711.50	Straley Robin Vericker
2204	7/27/2022	System Generated Check/Voucher	965.00	Zebra Cleaning Team, Inc.
Outstanding Checks/Vouchers			<u>9,133.89</u>	

Summit at Fern Hill Community Development District
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 07/31/2022
Reconciliation Date: 7/31/2022
Status: Locked
Outstanding Other Cash Items

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
6440260149 121421	3/7/2022	paid online check never received	(509.15)
Outstanding Other Cash Items			(509.15)

Summit at Fern Hill Community Development District
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 07/31/2022
Reconciliation Date: 7/31/2022
Status: Locked
Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
2179	6/23/2022	System Generated Check/Voucher	650.00	Zebra Cleaning Team, Inc.
2180	6/30/2022	System Generated Check/Voucher	200.00	Angela White
2181	6/30/2022	System Generated Check/Voucher	200.00	Antonio Deon Bradford, Sr.
2182	6/30/2022	System Generated Check/Voucher	7,543.34	Carson's Lawn & Landscaping Services, LLC
2183	6/30/2022	System Generated Check/Voucher	200.00	Douglas Ross Smith
2184	6/30/2022	System Generated Check/Voucher	115.53	Frontier
2185	6/30/2022	System Generated Check/Voucher	148.60	Home Team Pest Defense, Inc.
2186	6/30/2022	System Generated Check/Voucher	1,038.05	Straley Robin Vericker
2187	6/30/2022	System Generated Check/Voucher	475.00	Times Publishing Company
2189	7/14/2022	System Generated Check/Voucher	700.00	Affordable Backflow Testing
2190	7/14/2022	System Generated Check/Voucher	4,300.00	Grau and Associates
2191	7/14/2022	System Generated Check/Voucher	675.00	Spearem Enterprises, LLC
2192	7/21/2022	System Generated Check/Voucher	363.34	BOCC
2193	7/21/2022	System Generated Check/Voucher	112.49	Kaesar & Blair Inc.
2194	7/21/2022	System Generated Check/Voucher	3,600.91	Tampa Electric
2195	7/21/2022	System Generated Check/Voucher	4,040.63	U.S. Bank
CD043	7/21/2022	July Service Charge	<u>22.18</u>	
Cleared Checks/Vouchers			<u>24,385.07</u>	

Summit at Fern Hill Community Development District
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 07/31/2022
Reconciliation Date: 7/31/2022
Status: Locked
Cleared Deposits

Document Number	Document Date	Document Description	Document Amount	Deposit Number
CR358-1	6/17/2022	Clubhouse Pool Fobs CK#99 - \$25	25.00	
CR359	6/19/2022	Clubhouse Pool Key CK#2224285419 Monique Zayas - \$25	25.00	
CR358	6/30/2022	Clubhouse Pool Fob CK#0520 - \$25	25.00	
CR360	7/3/2022	Clubhouse Rental - CK#149 Cynthia. James C Cornwell - 7.3.22	50.00	
CR373	7/6/2022	Clubhouse Rental - CK#109 Kaley L Harbour - 7.06.22	50.00	
CR381	7/8/2022	July Clubhouse Income	25.00	
CR375	7/12/2022	Clubhouse Rental - CK#159 Justin L & Alicia S Lovett 7.12.22	50.00	
CR374	7/18/2022	Clubhouse Pool Key CK#2213897615 - 7.18.22 - \$25	25.00	
CR375-1	7/18/2022	Clubhouse Pool Key CK#2225076843 - Kevin Potrie 7.18.22	25.00	
CR376	7/19/2022	Clubhouse Pool Pob CK#102 Simole Keys Property Mgmt. 7.19.22	<u>25.00</u>	
Cleared Deposits			<u>325.00</u>	