

# Summit at Fern Hill Community Development District

Financial Statements  
(Unaudited)

Period Ending  
November 30, 2022

Prepared by:



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**SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of November 30, 2022

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	SERIES 2018 DEBT SERVICE FUND	GENERAL	GENERAL	TOTAL
				FIXED ASSETS ACCOUNT GROUP FUND	LONG-TERM DEBT ACCOUNT GROUP FUND	
<b>ASSETS</b>						
Cash - Operating Account	213,428	-	-	-	-	213,428
Due From Other Funds	-	34,659	20,100	-	-	54,759
Investments:						
Acquisition & Construction Account	-	1	-	-	-	1
Interest Account	-	199,676	49,900	-	-	249,576
Reserve Fund	-	123,178	69,325	-	-	192,503
Revenue Fund	-	(81,595)	18,478	-	-	(63,117)
Prepaid Trustee Fees	336	-	-	-	-	336
Deposits	2,947	-	-	-	-	2,947
Fixed Assets						
Equipment and Furniture	-	-	-	439,065	-	439,065
Construction Work In Process	-	-	-	4,882,476	-	4,882,476
Amount Avail In Debt Services	-	-	-	-	229,390	229,390
Amount To Be Provided	-	-	-	-	5,054,891	5,054,891
<b>TOTAL ASSETS</b>	<b>\$ 216,711</b>	<b>\$ 275,919</b>	<b>\$ 157,803</b>	<b>\$ 5,321,541</b>	<b>\$ 5,284,281</b>	<b>\$ 11,256,255</b>
<b>LIABILITIES</b>						
Accounts Payable	\$ 9,952	\$ -	\$ -	\$ -	\$ -	9,952
Deposits	(400)	-	-	-	-	(400)
Deferred Revenue	23,256	-	29,435	-	-	52,691
Bonds Payable	-	-	-	-	5,284,281	5,284,281
Due To Other Funds	23,776	-	-	-	-	23,776
<b>TOTAL LIABILITIES</b>	<b>56,584</b>	<b>-</b>	<b>29,435</b>	<b>-</b>	<b>5,284,281</b>	<b>5,370,300</b>
<b>FUND BALANCES</b>						
Nonspendable:						
Prepaid Trustee Fees	336	-	-	-	-	336
Restricted for:						
Debt Service	-	275,919	128,368	-	-	404,287
Unassigned:	159,791	-	-	5,321,541	-	5,481,332
<b>TOTAL FUND BALANCES</b>	<b>160,127</b>	<b>275,919</b>	<b>128,368</b>	<b>5,321,541</b>	<b>-</b>	<b>5,885,955</b>

**SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of November 30, 2022

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL	SERIES 2016	SERIES 2018	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE	DEBT SERVICE	FIXED ASSETS	LONG-TERM	
	FUND	FUND	FUND	ACCOUNT	ACCOUNT	
	GROUP FUND			GROUP FUND	GROUP FUND	
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	\$ 216,711	\$ 275,919	\$ 157,803	\$ 5,321,541	\$ 5,284,281	\$ 11,256,255

**SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2022  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Room Rentals	\$ 400	\$ -	\$ (400)	0.00%
Special Assmnts- Tax Collector	338,809	47,506	(291,303)	14.02%
Other Miscellaneous Revenues	-	50	50	0.00%
<b>TOTAL REVENUES</b>	<b>339,209</b>	<b>47,556</b>	<b>(291,653)</b>	<b>14.02%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	600	11,400	5.00%
ProfServ-Trustee Fees	8,100	-	8,100	0.00%
Disclosure Report	8,400	700	7,700	8.33%
District Counsel	6,000	1,589	4,411	26.48%
District Engineer	4,000	-	4,000	0.00%
District Manager	33,750	5,625	28,125	16.67%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	1,100	700	61.11%
Postage, Phone, Faxes, Copies	400	451	(51)	112.75%
Public Officials Insurance	3,008	-	3,008	0.00%
Insurance -Property & Casualty	7,476	-	7,476	0.00%
Legal Advertising	1,500	1,849	(349)	123.27%
Bank Fees	400	47	353	11.75%
Website Administration	1,200	200	1,000	16.67%
Dues, Licenses, Subscriptions	175	175	-	100.00%
<b>Total Administration</b>	<b>94,209</b>	<b>12,336</b>	<b>81,873</b>	<b>13.09%</b>
<b><u>Electric Utility Services</u></b>				
Utility - Electric	41,000	7,120	33,880	17.37%
<b>Total Electric Utility Services</b>	<b>41,000</b>	<b>7,120</b>	<b>33,880</b>	<b>17.37%</b>
<b><u>Water-Sewer Comb Services</u></b>				
Utility - Water	6,000	5,588	412	93.13%
<b>Total Water-Sewer Comb Services</b>	<b>6,000</b>	<b>5,588</b>	<b>412</b>	<b>93.13%</b>
<b><u>Other Physical Environment</u></b>				
Waterway Management	6,000	890	5,110	14.83%
Amenity Center Cleaning & Supplies	5,500	1,035	4,465	18.82%
Contracts-Pools	9,000	1,750	7,250	19.44%
R&M-Other Landscape	15,000	250	14,750	1.67%
R&M-Plant Replacement	2,500	-	2,500	0.00%
R&M-Pools	1,000	828	172	82.80%
Amenity Maintenance & Repairs	15,000	810	14,190	5.40%

**SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2022  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
R&M-Boundary Walls/Fences/Monuments	1,500	125	1,375	8.33%
Waterway Improvements & Repairs	5,000	-	5,000	0.00%
Landscape Maintenance	91,000	12,667	78,333	13.92%
Park Facility Maint. & Improvement	1,500	-	1,500	0.00%
Miscellaneous Maintenance	3,000	840	2,160	28.00%
Irrigation Maintenance	3,500	2,500	1,000	71.43%
Annual Mulching & Tree Trimming	13,500	-	13,500	0.00%
Holiday Decoration	5,000	2,745	2,255	54.90%
Capital Improvements	20,000	-	20,000	0.00%
<b>Total Other Physical Environment</b>	<b>198,000</b>	<b>24,440</b>	<b>173,560</b>	<b>12.34%</b>
<b>TOTAL EXPENDITURES</b>	<b>339,209</b>	<b>49,484</b>	<b>289,725</b>	<b>14.59%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(1,928)	(1,928)	0.00%
Net change in fund balance	\$ -	\$ (1,928)	\$ (1,928)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>162,055</b>	<b>162,055</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 162,055</b>	<b>\$ 160,127</b>		

**SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2022  
Series 2016 Debt Service Fund (200)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 1	\$ 1	0.00%
Special Assmnts- Tax Collector	242,370	34,659	(207,711)	14.30%
<b>TOTAL REVENUES</b>	<b>242,370</b>	<b>34,660</b>	<b>(207,710)</b>	<b>14.30%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	81,000	-	81,000	0.00%
Interest Expense	161,370	-	161,370	0.00%
<b>Total Debt Service</b>	<b>242,370</b>	<b>-</b>	<b>242,370</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>242,370</b>	<b>-</b>	<b>242,370</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	34,660	34,660	0.00%
Net change in fund balance	\$ -	\$ 34,660	\$ 34,660	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>241,259</b>	<b>241,259</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 241,259</b>	<b>\$ 275,919</b>		

**SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2022  
Series 2018 Debt Service Fund (201)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 1	\$ 1	0.00%
Special Assmnts- Tax Collector	138,020	20,100	(117,920)	14.56%
<b>TOTAL REVENUES</b>	<b>138,020</b>	<b>20,101</b>	<b>(117,919)</b>	<b>14.56%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	39,000	-	39,000	0.00%
Interest Expense	99,020	-	99,020	0.00%
<b>Total Debt Service</b>	<b>138,020</b>	<b>-</b>	<b>138,020</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>138,020</b>	<b>-</b>	<b>138,020</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	20,101	20,101	0.00%
Net change in fund balance	\$ -	\$ 20,101	\$ 20,101	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>108,267</b>	<b>108,267</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 108,267</b>	<b>\$ 128,368</b>		

**SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2022  
General Fixed Assets Account Group Fund (900)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
Net change in fund balance	\$ -	\$ -	\$ -	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	-	<b>5,321,541</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ 5,321,541</b>		



# SUMMIT AT FERN HILL CDD

## Bank Reconciliation

Bank Account No. 3620 TRUIST - GF Operating  
 Statement No. 11-22  
 Statement Date 11/30/2022

<b>G/L Balance (LCY)</b>	213,427.97	<b>Statement Balance</b>	245,396.94
<b>G/L Balance</b>	213,427.97	<b>Outstanding Deposits</b>	125.00
<b>Positive Adjustments</b>	0.00		
		<b>Subtotal</b>	245,521.94
<b>Subtotal</b>	213,427.97	<b>Outstanding Checks</b>	32,093.97
<b>Negative Adjustments</b>	0.00	<b>Differences</b>	0.00
<b>Ending G/L Balance</b>	213,427.97	<b>Ending Balance</b>	213,427.97
<b>Difference</b>	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Checks</b>						
10/27/2022	Payment	2247	TAMPA ELECTRIC	3,533.43	3,533.43	0.00
10/27/2022	Payment	2248	ZEBRA CLEANING TEAM	1,428.21	1,428.21	0.00
11/9/2022	Payment	2249	EGIS INSURANCE ADVISORS	9,753.00	9,753.00	0.00
11/9/2022	Payment	2250	FIRST CHOICE AQUATIC	445.00	445.00	0.00
11/9/2022	Payment	2251	FRONTIER	248.19	248.19	0.00
11/9/2022	Payment	2252	INFRAMARK LLC	3,631.25	3,631.25	0.00
11/9/2022	Payment	2253	SPEAREM ENTERPRISE	1,530.00	1,530.00	0.00
11/9/2022	Payment	2254	STRALEY ROBIN VERICKER	765.00	765.00	0.00
11/9/2022	Payment	2255	TIMES PUBLISHING COMPANY	640.00	640.00	0.00
11/9/2022	Payment	2256	YELLOWSTONE LANDSCAPE	6,333.50	6,333.50	0.00
11/16/2022	Payment	2258	TIMES PUBLISHING COMPANY	1,209.00	1,209.00	0.00
11/22/2022	Payment	2259	BOCC	5,587.87	5,587.87	0.00
11/22/2022	Payment	2260	CORLIN SERVICES LLC	840.00	840.00	0.00
11/22/2022	Payment	2261	FIRST CHOICE AQUATIC	445.00	445.00	0.00
11/22/2022	Payment	2262	TAMPA ELECTRIC	3,586.63	3,586.63	0.00
11/22/2022	Payment	2263	ZEBRA CLEANING TEAM	600.00	600.00	0.00
11/21/2022		JE000038	service charges	21.52	21.52	0.00
Total Checks				40,597.60	40,597.60	0.00
<b>Deposits</b>						
10/3/2022		JE000003	Club House Rental CK#####	G/L 50.00	50.00	0.00
11/3/2022		JE000004	Debt Service/Tax Revenue	G/L 1,246.77	1,246.77	0.00
11/16/2022		JE000005	Debt Service/Tax Revenue	G/L 45,503.60	45,503.60	0.00
11/22/2022		JE000034	Debt Service/Tax Revenue	G/L 11,265.56	11,265.56	0.00
11/29/2022		JE000039	assessment distribution	G/L 38,709.19	38,709.19	0.00
Total Deposits				96,775.12	96,775.12	0.00
<b>Outstanding Checks</b>						
9/30/2022		JE000037	paid online check never received	509.15	0.00	509.15
10/1/2022		JE000024	Outstanding check# 6440; BOCC	51.79	0.00	51.79
11/9/2022	Payment	2257	ZEBRA CLEANING TEAM	550.00	0.00	550.00

# SUMMIT AT FERN HILL CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference	
11/29/2022	Payment	2264	SUMMIT AT FERN HILL CDD	30,983.03	0.00	30,983.03	
<b>Total Outstanding Checks.....</b>				<b>32,093.97</b>		<b>32,093.97</b>	
<b>Outstanding Deposits</b>							
9/30/2022		JE000036	Out Deposit - Clubhouse Deposit	G/L	125.00	0.00	125.00
<b>Total Outstanding Deposits.....</b>				<b>125.00</b>		<b>125.00</b>	