

Summit at Fern Hill Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 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 9/30/2022

(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	203,615.00	0.00	0.00	0.00	0.00	203,615.00
Investments - Revenue 2016 # 0000	0.00	118,080.00	0.00	0.00	0.00	118,080.00
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	1.00	0.00	0.00	0.00	1.00
Investments - Revenue 2018 #1000	0.00	1.00	68,377.00	0.00	0.00	68,378.00
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	336.00	0.00	0.00	0.00	0.00	336.00
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	206,898.00	241,259.00	137,702.00	5,321,541.00	5,284,281.00	11,191,682.00
Liabilities						
Accounts Payable	0.00	0.00	0.00	0.00	0.00	0.00
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	22,856.00	0.00	29,435.00	0.00	5,284,281.00	5,336,572.00
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	35,145.00	2,230.00	1,345.00	0.00	0.00	38,719.00
Total Fund Equity & Other Credits	184,042.00	241,259.00	108,267.00	5,321,541.00	0.00	5,855,110.00
Total Liabilities & Fund Equity	206,898.00	241,259.00	137,702.00	5,321,541.00	5,284,281.00	11,191,682.00

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

From 10/1/2021 Through 9/30/2022

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	750.00	750.00	0 %
Clubhouse Rental Rev	0.00	550.00	550.00	0 %
Total Revenues	<u>297,755.00</u>	<u>305,920.00</u>	<u>8,165.00</u>	<u>3 %</u>
Expenditures				
Legislative				
Supervisor Fees	12,000.00	6,000.00	6,000.00	50 %
Financial & Administrative				
District Manager	33,750.00	30,938.00	2,813.00	8 %
District Engineer	2,000.00	3,040.00	(1,040.00)	(52)%
Disclosure Report	8,400.00	7,700.00	700.00	8 %
Trustees Fees	8,100.00	11,449.00	(3,349.00)	(41)%
Auditing Services	5,800.00	5,858.00	(58.00)	(1)%
Postage, Phone, Faxes, Copies	400.00	410.00	(10.00)	(3)%
Public Officials Insurance	2,664.00	2,507.00	157.00	6 %
Legal Advertising	1,500.00	4,036.00	(2,536.00)	(169)%
Bank Fees	400.00	293.00	107.00	27 %
Dues, Licenses & Fees	175.00	450.00	(275.00)	(157)%
Website Administration	1,200.00	1,100.00	100.00	8 %
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	37,751.00	1,249.00	3 %
Water-Sewer Combination Services				
Water Utility Services	8,000.00	7,630.00	370.00	5 %
Other Physical Environment				
Waterway Management Program	6,000.00	5,760.00	240.00	4 %
Property & Casualty Insurance	6,621.00	6,230.00	391.00	6 %
Club Facility Maintenance	20,000.00	16,057.00	3,943.00	20 %
Landscape Maintenance - Contract	91,000.00	75,433.00	15,567.00	17 %
Landscape Maintenance - Other	15,000.00	16,640.00	(1,640.00)	(11)%
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	8,837.00	163.00	2 %
Park Facility Maintenance	5,000.00	4,685.00	315.00	6 %
Reserve				
Capital Reserve	7,945.00	2,700.00	5,245.00	66 %
Total Expenditures	<u>297,755.00</u>	<u>270,775.00</u>	<u>26,980.00</u>	<u>9 %</u>
Excess Revenues Over (Under) Expenditures	0.00	35,145.00	35,145.00	0 %
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 9/30/2022

Fund Balance, End of Balance	<u>0.00</u>	<u>184,042.00</u>	<u>184,042.00</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 9/30/2022

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)%
Brought Forward				
Interest Earnings	0.00	3.00	3.00	0 %
Interest Earnings				
Interest Earnings	0.00	11.00	11.00	0 %
Total Revenues	<u>242,655.00</u>	<u>246,347.00</u>	<u>3,692.00</u>	<u>2 %</u>
Expenditures				
Debt Service Payments				
Interest Payment	164,655.00	166,118.00	(1,463.00)	(1)%
Principal Payment	78,000.00	78,000.00	0.00	0 %
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>2,230.00</u>	<u>2,230.00</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>241,259.00</u>	<u>241,259.00</u>	<u>0 %</u>

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

From 10/1/2021 Through 9/30/2022

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>141,690.00</u>	<u>3,080.00</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>1,345.00</u>	<u>1,345.00</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: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked*

Bank Balance	223,030.47
Less Outstanding Checks/Vouchers	19,031.23
Plus Deposits in Transit	125.00
Plus or Minus Other Cash Items	(509.15)
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	203,615.09
Balance Per Books	<u>203,615.09</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: 09/30/2022
 Reconciliation Date: 9/30/2022
 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
2227	9/21/2022	System Generated Check/Voucher	7,543.34	Carson's Lawn & Landscaping Services, LLC
2230	9/21/2022	System Generated Check/Voucher	148.60	Home Team Pest Defense, Inc.
2231	9/21/2022	System Generated Check/Voucher	7,364.61	Inframark LLC
2233	9/21/2022	System Generated Check/Voucher	600.00	Zebra Cleaning Team, Inc.
2234	9/30/2022	System Generated Check/Voucher	445.00	First Choice Aquatic
2235	9/30/2022	System Generated Check/Voucher	2,742.89	Everythingoutdorsey LLC dba Everything Outdoors
2236	9/30/2022	System Generated Check/Voucher	<u>135.00</u>	Spearem Enterprises, LLC
Outstanding Checks/Vouchers			<u>19,031.23</u>	

Summit at Fern Hill Community Development District
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked
Outstanding Deposits

Document Number	Document Date	Document Description	Document Amount	Deposit Number
CR377	8/1/2022	Clubhouse Rent - CK#5555 Herman A. 7.27.22	50.00	
CR378	8/2/2022	Clubhouse Income	<u>75.00</u>	
Outstanding Deposits			<u>125.00</u>	

Summit at Fern Hill Community Development District
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 09/30/2022
Reconciliation Date: 9/30/2022
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: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked
Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
2197	7/27/2022	System Generated Check/Voucher	100.00	Affordable Backflow Testing
2216	8/28/2022	System Generated Check/Voucher	116.43	Frontier
2217	8/28/2022	System Generated Check/Voucher	174.00	Zebra Cleaning Team, Inc.
2218	9/8/2022	System Generated Check/Voucher	7,843.34	Carson's Lawn & Landscaping Services, LLC
2219	9/8/2022	System Generated Check/Voucher	225.00	Spearem Enterprises, LLC
2220	9/8/2022	System Generated Check/Voucher	600.00	Zebra Cleaning Team, Inc.
2221	9/14/2022	System Generated Check/Voucher	200.00	Angela White
2222	9/14/2022	System Generated Check/Voucher	200.00	Antonio Deon Bradford, Sr.
2223	9/14/2022	System Generated Check/Voucher	200.00	Douglas Ross Smith
2224	9/14/2022	System Generated Check/Voucher	3,424.11	Tampa Electric
2224	9/14/2022	System Generated Check/Voucher	(3,424.11)	Tampa Electric
2225	9/15/2022	System Generated Check/Voucher	3,424.74	Tampa Electric
2226	9/21/2022	System Generated Check/Voucher	1,142.37	BOCC
2228	9/21/2022	System Generated Check/Voucher	280.00	CorLin Services LLC
2229	9/21/2022	System Generated Check/Voucher	470.00	Don Harrison Enterprises
2232	9/21/2022	System Generated Check/Voucher	530.00	Spearem Enterprises, LLC
CD045	9/21/2022	September Service Charge	<u>23.49</u>	
Cleared Checks/Vouchers			<u>15,529.37</u>	

Summit at Fern Hill Community Development District
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked
Cleared Deposits

Document Number	Document Date	Document Description	Document Amount	Deposit Number
CR382	9/6/2022	Clubhouse Rental Fee - CK# 155	50.00	
CR384	9/13/2022	Sept Clubhouse Deposit	25.00	
CR383	9/16/2022	September Pool Key	25.00	
CR401	9/20/2022	September Clubhouse Deposits	<u>100.00</u>	
Cleared Deposits			<u>200.00</u>	