

# *Summit at Fern Hill Community Development District*

## **Board of Supervisors**

Antonio Bradford, Chairman  
Angela White, Vice Chairperson  
Matthew Roth, Assistant Secretary  
Tiebe Kiflom, Assistant Secretary  
Yonatan Derar, Assistant Secretary

Lisa Castoria, District Manager  
Kathryn Hopkinson, District Counsel  
Phil Chang, District Engineer

## **BUDGET WORKSHOP AGENDA**

Monday, March 17, 2025, at 6:00 p.m.

*All cellular phones and pagers must be turned off during the meeting.*

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- 1. Call to order/Roll Call**
- 2. Discussion on Fiscal Year 2026 Preliminary Budget**
- 3. Audience Comments**
- 4. Adjournment**

Sincerely,

**Lisa Castoria**

District Manager

**The next regular meeting will be held on Monday, April 7, 2025, at 6:00 pm.**

District Office:  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

Meeting Location:  
Summit at Fern Hill Clubhouse  
10340 Boggy Moss Drive  
Riverview, FL 33578

# Summit at Fern Hill Community Development District

Financial Statements  
(Unaudited)

Period Ending  
January 31, 2025

Prepared by:



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 January 31, 2025

*(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	\$ 626,136	\$ -	\$ -	\$ -	\$ -	\$ 626,136
Cash in Transit	-	212,269	117,531	-	-	329,800
Due From Other Funds	-	5,974	2,448	-	-	8,422
Investments:						
Reserve Fund	-	123,178	69,325	-	-	192,503
Revenue Fund	-	298,580	174,373	-	-	472,953
Deposits	5,678	-	-	-	-	5,678
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>\$ 631,814</b>	<b>\$ 640,001</b>	<b>\$ 363,677</b>	<b>\$ 5,321,541</b>	<b>\$ 5,284,281</b>	<b>\$ 12,241,314</b>

**SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of January 31, 2025

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	SERIES 2018 DEBT SERVICE FUND	GENERAL FIXED ASSETS ACCOUNT GROUP FUND	GENERAL	TOTAL
					LONG-TERM DEBT ACCOUNT GROUP FUND	
<b><u>LIABILITIES</u></b>						
Accounts Payable	\$ 15,594	\$ -	\$ -	\$ -	\$ -	\$ 15,594
Accrued Expenses	12,335	-	-	-	-	12,335
Deferred Revenue	23,256	-	29,435	-	-	52,691
Bonds Payable	-	-	-	-	5,284,281	5,284,281
Due To Other Funds	8,422	-	-	-	-	8,422
<b>TOTAL LIABILITIES</b>	<b>59,607</b>	<b>-</b>	<b>29,435</b>	<b>-</b>	<b>5,284,281</b>	<b>5,373,323</b>
<b><u>FUND BALANCES</u></b>						
Restricted for:						
Debt Service	-	640,001	334,242	-	-	974,243
Unassigned:	572,207	-	-	5,321,541	-	5,893,748
<b>TOTAL FUND BALANCES</b>	<b>572,207</b>	<b>640,001</b>	<b>334,242</b>	<b>5,321,541</b>	<b>-</b>	<b>6,867,991</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 631,814</b>	<b>\$ 640,001</b>	<b>\$ 363,677</b>	<b>\$ 5,321,541</b>	<b>\$ 5,284,281</b>	<b>\$ 12,241,314</b>

**SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2025  
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>REVENUES</b>				
Interest - Tax Collector	\$ -	\$ 1,211	\$ 1,211	0.00%
Rental Income	-	100	100	0.00%
Special Assmnts- Tax Collector	587,199	589,645	2,446	100.42%
Other Miscellaneous Revenues	-	50	50	0.00%
<b>TOTAL REVENUES</b>	<b>587,199</b>	<b>591,006</b>	<b>3,807</b>	<b>100.65%</b>

**EXPENDITURES**

**Administration**

Supervisor Fees	24,000	5,200	18,800	21.67%
ProfServ-Trustee Fees	8,100	-	8,100	0.00%
Disclosure Report	8,820	2,940	5,880	33.33%
District Counsel	8,000	2,040	5,960	25.50%
District Engineer	4,000	4,226	(226)	105.65%
District Manager	35,000	15,452	19,548	44.15%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,500	1,100	400	73.33%
Postage, Phone, Faxes, Copies	1,000	136	864	13.60%
Insurance - General Liability	3,750	3,750	-	100.00%
Public Officials Insurance	3,067	3,067	-	100.00%
Insurance -Property & Casualty	10,235	12,272	(2,037)	119.90%
Legal Advertising	2,500	1,423	1,077	56.92%
Bank Fees	200	-	200	0.00%
Website Administration	1,600	549	1,051	34.31%
Dues, Licenses, Subscriptions	175	175	-	100.00%
<b>Total Administration</b>	<b>117,947</b>	<b>52,330</b>	<b>65,617</b>	<b>44.37%</b>

**Electric Utility Services**

Utility - Electric	47,500	18,792	28,708	39.56%
<b>Total Electric Utility Services</b>	<b>47,500</b>	<b>18,792</b>	<b>28,708</b>	<b>39.56%</b>

**Water-Sewer Comb Services**

Utility - Water	8,500	5,648	2,852	66.45%
<b>Total Water-Sewer Comb Services</b>	<b>8,500</b>	<b>5,648</b>	<b>2,852</b>	<b>66.45%</b>

**Other Physical Environment**

Waterway Management	5,000	3,280	1,720	65.60%
Amenity Center Cleaning & Supplies	9,000	5,250	3,750	58.33%
Pest Control	1,500	180	1,320	12.00%
Contracts-Pools	16,800	2,800	14,000	16.67%
R&M-Other Landscape	4,000	-	4,000	0.00%

**SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2025  
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-Plant Replacement	4,000	-	4,000	0.00%
R&M-Pools	2,000	4,916	(2,916)	245.80%
Amenity Maintenance & Repairs	9,400	13,186	(3,786)	140.28%
Landscape - Annuals	7,000	-	7,000	0.00%
Waterway Improvements & Repairs	5,340	-	5,340	0.00%
Landscape Maintenance	80,000	40,493	39,507	50.62%
Miscellaneous Maintenance	5,000	2,036	2,964	40.72%
Irrigation Maintenance	4,500	2,242	2,258	49.82%
Annual Mulching & Tree Trimming	15,000	-	15,000	0.00%
Holiday Decoration	6,500	2,685	3,815	41.31%
Capital Improvements	110,000	18,360	91,640	16.69%
<b>Total Other Physical Environment</b>	<b>285,040</b>	<b>95,428</b>	<b>189,612</b>	<b>33.48%</b>
<b><u>Reserves</u></b>				
Capital Reserve	125,000	-	125,000	0.00%
<b>Total Reserves</b>	<b>125,000</b>	<b>-</b>	<b>125,000</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>583,987</b>	<b>172,198</b>	<b>411,789</b>	<b>29.49%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	3,212	418,808	415,596	13038.85%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	3,212	-	(3,212)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>3,212</b>	<b>-</b>	<b>(3,212)</b>	<b>0.00%</b>
Net change in fund balance	\$ 3,212	\$ 418,808	\$ 409,172	13038.85%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>153,399</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 572,207</b>		

**SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2025  
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>REVENUES</b>				
Interest - Investments	\$ -	\$ 3,576	\$ 3,576	0.00%
Special Assmnts- Tax Collector	241,743	232,592	(9,151)	96.21%
Special Assmnts- CDD Collected	-	203,233	203,233	0.00%
<b>TOTAL REVENUES</b>	<b>241,743</b>	<b>439,401</b>	<b>197,658</b>	<b>181.76%</b>
<b>EXPENDITURES</b>				
<b>Debt Service</b>				
Principal Debt Retirement	153,743	-	153,743	0.00%
Interest Expense	88,000	77,861	10,139	88.48%
<b>Total Debt Service</b>	<b>241,743</b>	<b>77,861</b>	<b>163,882</b>	<b>32.21%</b>
<b>TOTAL EXPENDITURES</b>	<b>241,743</b>	<b>77,861</b>	<b>163,882</b>	<b>32.21%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	361,540	361,540	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>278,461</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 640,001</b>		

**SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2025  
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>REVENUES</b>				
Interest - Investments	\$ -	\$ 2,101	\$ 2,101	0.00%
Special Assmnts- Tax Collector	138,525	133,780	(4,745)	96.57%
Special Assmnts- CDD Collected	-	116,894	116,894	0.00%
<b>TOTAL REVENUES</b>	<b>138,525</b>	<b>252,775</b>	<b>114,250</b>	<b>182.48%</b>
<b>EXPENDITURES</b>				
<b>Debt Service</b>				
Principal Debt Retirement	95,525	-	95,525	0.00%
Interest Expense	43,000	48,300	(5,300)	112.33%
<b>Total Debt Service</b>	<b>138,525</b>	<b>48,300</b>	<b>90,225</b>	<b>34.87%</b>
<b>TOTAL EXPENDITURES</b>	<b>138,525</b>	<b>48,300</b>	<b>90,225</b>	<b>34.87%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	204,475	204,475	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>129,767</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 334,242</b>		



**SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2025  
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>	-	-	-	0.00%
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>5,321,541</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 5,321,541</u></b>		

# Bank Account Statement

Summit At Fern Hill CDD

Wednesday, February 19, 2025

Page 1

**Bank Account No.** 3620  
**Statement No.** 01\_25

**Statement Date** 01/31/2025

<b>G/L Account No. 101001 Balance</b>	626,136.45	<b>Statement Balance</b>	630,715.50
		<b>Outstanding Deposits</b>	157.80
<b>Positive Adjustments</b>	0.00		
<b>Subtotal</b>	626,136.45	<b>Subtotal</b>	630,873.30
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	-4,736.85
<b>Ending G/L Balance</b>	626,136.45	<b>Ending Balance</b>	626,136.45

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							0.00
01/07/2025		JE000399	Special Assmnts-Tax Collector	Tax Revenue/Debt Service	116,318.68	116,318.68	0.00
01/31/2025		JE000425	Interest - Tax Collector	Earned Interest Hills Tax	1,211.17	1,211.17	0.00
<b>Total Deposits</b>					117,529.85	117,529.85	0.00
<b>Checks</b>							0.00
12/26/2024	Payment	100027	ILLUMINATIONS HOLIDAY LIGHTING	Inv: 681224	-2,685.00	-2,685.00	0.00
12/27/2024	Payment	2634	ANGELA WHITE	Check for Vendor V00062	-200.00	-200.00	0.00
12/27/2024	Payment	2635	ANTONIO DEON BRADFORD, SR.	Check for Vendor V00023	-200.00	-200.00	0.00
12/27/2024	Payment	2636	TIEBE KIFLOM	Check for Vendor V00089	-200.00	-200.00	0.00
12/27/2024	Payment	2637	YONATAN DERAR	Check for Vendor V00088	-200.00	-200.00	0.00
01/02/2025	Payment	2638	SUMMIT AT FERN HILL CDD	Check for Vendor V00033	-304,785.24	-304,785.24	0.00
01/08/2025	Payment	2639	SUMMIT AT FERN HILL CDD	Check for Vendor V00033	-46,244.54	-46,244.54	0.00
01/21/2025	Payment	100029	STANTEC CONSULTING SERVICES INC.	Inv: 2326328	-4,225.50	-4,225.50	0.00
01/21/2025	Payment	100030	YELLOWSTONE LANDSCAPE NATIONAL	Inv: 825101, Inv: 832781	-7,357.98	-7,357.98	0.00
01/21/2025	Payment	100031	PLAYGROUND CONSTRUCTION, LLC	Inv: BC112157	-7,035.50	-7,035.50	0.00
01/21/2025	Payment	100032	HOME TEAM PEST DEFENSE, INC.	Inv: 106115652	-179.90	-179.90	0.00
01/21/2025	Payment	100033	STRALEY ROBIN VERICKER	Inv: 25857	-488.00	-488.00	0.00
01/21/2025	Payment	100034	INFRAMARK LLC	Inv: 139895, Inv: 141015	-3,946.73	-3,946.73	0.00
01/21/2025	Payment	100035	AFFORDABLE LOCK & SECURITRY SOLUTIONS	Inv: 188251914	-126.00	-126.00	0.00

# Bank Account Statement

Summit At Fern Hill CDD

Wednesday, February 19, 2025

Page 2

**Bank Account No.** 3620

**Statement No.** 01\_25

**Statement Date**

01/31/2025

Date	Type	Check No.	Description	Reference	Debit	Credit	Balance
01/21/2025	Payment	100036	A-QUALITY POOL SERVICE	Inv: 974628	-1,400.00	-1,400.00	0.00
01/09/2025	Payment	DD218	FRONTIER ACH	Payment of Invoice 001117	-157.80	-157.80	0.00
01/29/2025	Payment	300011	TECO TAMPA ELECTRIC ACH	Inv: 010825 8520 ACH	-477.52	-477.52	0.00
01/28/2025	Payment	DD219	BOCC ACH	Payment of Invoice 001170	-314.88	-314.88	0.00
01/30/2025		JE000419	Utility - Electric	Bank recon adj Teco	-84.47	-84.47	0.00
01/30/2025		JE000421	Utility - Electric	Bank recon adj Teco	-720.73	-720.73	0.00
01/30/2025		JE000423	Utility - Electric	Bank recon adj Teco	-2,573.15	-2,573.15	0.00
<b>Total Checks</b>					<b>-383,602.94</b>	<b>-383,602.94</b>	<b>0.00</b>

## Adjustments

### Total Adjustments

### Outstanding Checks

06/22/2023	Payment	2370	ZEBRA POOL CLEANING TEAM INC	Check for Vendor V00076			-600.00
11/22/2023	Payment	2437	DOUGLAS ROSS SMITH	Check for Vendor V00045			-200.00
02/07/2024	Payment	2466	DOUGLAS ROSS SMITH	Check for Vendor V00045			-400.00
11/12/2024	Payment	DD215	FRONTIER ACH	Payment of Invoice 001130			-157.80
01/29/2025	Payment	300009	TECO TAMPA ELECTRIC ACH	Inv: 010825 7901 ACH			-746.38
01/29/2025	Payment	300010	TECO TAMPA ELECTRIC ACH	Inv: 010825 7729 ACH			-2,632.67
<b>Total Outstanding Checks</b>							<b>-4,736.85</b>

### Outstanding Deposits

12/01/2024		JE000395		Reverse Bank recon Adj			157.80
<b>Total Outstanding Deposits</b>							<b>157.80</b>

Summit At Fern Hill  
Community Development District

***Annual Operating and Debt Service Budget***

**Fiscal Year 2025**

Adopted Budget

Adopted - 8/5/24 Meeting

Prepared by:



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Summit At Fern Hill  
Community Development District

**Operating Budget**

Fiscal Year 2025

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
General Fund  
Fiscal Year 2025

<i>ACCOUNT DESCRIPTION</i>	<b>ADOPTED</b>	<b>ACTUAL</b>	<b>PROJECTED</b>	<b>TOTAL</b>		<b>ANNUAL</b>
	<b>BUDGET</b>	<b>THRU</b>	<b>April-</b>	<b>PROJECTED</b>	<b>% +/-</b>	<b>BUDGET</b>
	<b>FY 2024</b>	<b>3/31/24</b>	<b>10/1/2024</b>	<b>FY 2024</b>	<b>Budget</b>	<b>FY 2025</b>
<b>REVENUES</b>						
Clubhouse Rentals	\$ 400	\$ 400	\$ -	\$ 400	0%	\$ -
Operations & Maintenance Assmts - On Roll	338,809	335,625	3,184	338,809	0%	587,199
Rental Income	-	100	-	100	0%	-
Other Miscellaneous Revenues	-	50	-	50	0%	-
<b>TOTAL REVENUES</b>	<b>\$ 339,209</b>	<b>\$ 336,175</b>	<b>\$ 3,184</b>	<b>\$ 339,359</b>		<b>\$ 587,199</b>
<b>EXPENDITURES</b>						
<b>Financial and Administrative</b>						
Supervisor Fees	\$ 6,000	\$ 2,600	\$ 2,614	\$ 5,214	-13%	\$ 24,000
District Management	33,750	16,875	16,875	33,750	0%	35,000
Website Admin Services	1,500	610	890	1,500	0%	1,600
District Engineer	4,000	1,984	2,016	4,000	0%	4,000
District Counsel	8,000	2,431	5,569	8,000	0%	8,000
Trustees Fees	8,100	-	8,100	8,100	0%	8,100
Auditing Services	6,000	-	6,000	6,000	0%	6,000
Postage, Phone, Faxes, Copies	1,000	100	900	1,000	0%	1,000
Legal Advertising	2,500	1,372	1,128	2,500	0%	2,500
Bank Fees	200	-	200	200	0%	200
Dues, Licenses & Fees	175	1,087	-	1,087	521%	175
Website ADA Compliance	1,500	1,100	400	1,500	0%	1,500
Disclosure Report	8,400	4,200	4,200	8,400	0%	8,820
Email Hosting Vendor	300	-	300	300	0%	-
<b>Total Financial and Administrative</b>	<b>\$ 81,425</b>	<b>\$ 32,359</b>	<b>\$ 49,192</b>	<b>\$ 81,551</b>		<b>\$ 100,895</b>
<b>Insurance</b>						
General Liability	\$ 5,834	\$ 3,409	\$ 2,425	\$ 5,834	0%	\$ 3,750
Public Officials Insurance	3,000	2,788	212	3,000	0%	3,067
Property & Casualty Insurance	8,000	9,047	-	9,047	13%	10,235
<b>Total Insurance</b>	<b>\$ 16,834</b>	<b>\$ 15,244</b>	<b>\$ 2,637</b>	<b>\$ 17,881</b>		<b>\$ 17,052</b>
<b>Utility Services</b>						
Electric Utility Services	\$ 41,000	\$ 19,315	\$ 31,000	\$ 50,315	23%	\$ 47,500
Amenity Internet	-	-	-	-	0%	1,700
Water/Waste	3,500	3,789	-	3,789	8%	8,500
Gas	-	-	-	-	0%	-
<b>Total Utility Services</b>	<b>\$ 44,500</b>	<b>\$ 23,104</b>	<b>\$ 31,000</b>	<b>\$ 54,104</b>		<b>\$ 57,700</b>

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
General Fund  
Fiscal Year 2025

<b>ACCOUNT DESCRIPTION</b>	<b>ADOPTED</b>	<b>ACTUAL</b>	<b>PROJECTED</b>	<b>TOTAL</b>		<b>ANNUAL</b>
	<b>BUDGET</b>	<b>THRU</b>	<b>April-</b>	<b>PROJECTED</b>	<b>% +/-</b>	<b>BUDGET</b>
	<b>FY 2024</b>	<b>3/31/24</b>	<b>10/1/2024</b>	<b>FY 2024</b>	<b>Budget</b>	<b>FY 2025</b>
Entrance Monuments, Gates, Walls R&M	1,500	125	1,375	1,500	0%	-
Pool Maintenance - Contract	6,500	8,742	-	8,742	34%	16,800
Pool Treatments & Other R&M	1,500	1,939	-	1,939	29%	2,000
Security Monitoring Services	-	-	-	-	0%	-
Miscellaneous Maintenance	5,000	216	4,784	5,000	0%	5,000
Holiday Decorations	6,500	5,645	855	6,500	0%	6,500
<b>Total Amenity</b>	<b>\$ 39,450</b>	<b>\$ 23,060</b>	<b>\$ 20,884</b>	<b>\$ 43,944</b>		<b>\$ 51,712</b>
<b>Landscape and Pond Maintenance</b>						
Landscape Maintenance - Contract	\$ 80,000	\$ 39,222	\$ 40,778	\$ 80,000	0%	\$ 80,000
Landscaping - R&M Other	2,000	3,500	-	3,500	75%	4,000
Landscaping - Mulch	13,500	14,160	-	14,160	5%	15,000
Landscaping - Annuals	8,000	-	8,000	8,000	0%	7,000
Park Facility Maintenance & Improvements	2,000	639	1,361	2,000	0%	-
Landscaping - Plant Replacement Program	5,000	-	5,000	5,000	0%	4,000
Irrigation Maintenance	3,500	1,040	2,460	3,500	0%	4,500
Contract-Ponds	3,000	-	3,000	3,000	0%	5,340
R&M-Ponds	5,000	2,670	2,330	5,000	0%	5,000
Capital Improvements	110,000	39,573	70,427	110,000	0%	110,000
Capital Reserve	125,000	-	-	-	-100%	125,000
<b>Total Landscape and Pond Maintenance</b>	<b>\$ 357,000</b>	<b>\$ 100,804</b>	<b>\$ 133,356</b>	<b>\$ 234,160</b>		<b>\$ 359,840</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 539,209</b>	<b>\$ 194,571</b>	<b>\$ 237,069</b>	<b>\$ 431,640</b>		<b>\$ 587,199</b>
Excess (deficiency) of revenues	\$ (200,000)	\$ 141,604	\$ (233,885)	\$ (92,281)		\$ -
Net change in fund balance	\$ (200,000)	\$ 141,604	\$ (233,885)	\$ (92,281)		\$ -
<b>FUND BALANCE, BEGINNING</b>	<b>\$ 215,752</b>	<b>\$ 15,752</b>	<b>\$ 157,356</b>	<b>\$ 215,752</b>		<b>\$ 123,471</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 15,752</b>	<b>\$ 157,356</b>	<b>\$ (76,529)</b>	<b>\$ 123,471</b>		<b>\$ 123,471</b>



**Budget Narrative**  
Fiscal Year 2025

**REVENUES**

**Interest-Investments**

The District earns interest on its operating accounts.

**Operations & Maintenance Assessments – On Roll**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

**Developer Contributions**

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

**Other Miscellaneous Revenues**

Additional revenue sources not otherwise specified by other categories.

**Special Assessments-Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES**

**Financial and Administrative**

**Supervisor Fees**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

**Onsite Staff**

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

**District Management**

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

**Field Management**

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

**Administration**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

**Budget Narrative**  
Fiscal Year 2025

**EXPENDITURES**

**Financial and Administrative** (continued)

**Recording Secretary**

Inframark provides recording services with near verbatim minutes.

**Construction Accounting**

Accounting services as described within the Accounting Services but specifically regarding construction.

**Financial/Revenue Collections**

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

**Rentals and Leases**

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

**Data Storage**

Cost of server maintenance and technical support for CDD related IT needs.

**Accounting Services**

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

**Dissemination Agent/Reporting**

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

**Website Administration Services**

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

**District Engineer**

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

**District Counsel**

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

**Trustee Fees**

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

**EXPENDITURES**

**Budget Narrative**  
Fiscal Year 2025

**Financial and Administrative** (continued)

**Auditing Services**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

**Postage, Phone, Faxes, Copies**

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

**Mailings**

Copies used in the preparation of agenda packages, required mailings, and other special projects.

**Professional Services – Arbitrage Rebate**

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

**Legal Advertising**

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

**Bank Fees**

This represents the cost of bank charges and other related expenses that are incurred during the year.

**Dues, Licenses and Fees**

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

**Onsite Office Supplies**

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

**Website ADA Compliance**

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

**Disclosure Report**

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

**Annual Stormwater Report**

Cost to produce annual report on CDD stormwater infrastructure.

**Miscellaneous Administrative**

All other administrative costs not otherwise specified above.

**Budget Narrative**  
Fiscal Year 2025

**EXPENDITURES**

**Insurance**

**Insurance-General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

**Public Officials Insurance**

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

**Property & Casualty Insurance**

The District will incur fees to insure items owned by the district for its property needs.

**Deductible**

District's share of expenses for insured property when a claim is filed.

**EXPENDITURES**

**Utility Services**

**Electric Utility Services**

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

**Streetlights**

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

**Lighting Replacement**

Cost of replacing defective lights and bulbs in CDD facilities.

**Decorative Light Maintenance**

Cost of replacement and repair of decorative lighting fixtures.

**Amenity Internet**

Internet service for clubhouse and other amenity locations.

**Water/Waste**

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

**Gas**

Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

**Facility A/C & Heating R&M**

Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

**Utilities – Other**

Utility expenses not otherwise specified in above categories.

**Budget Narrative**  
Fiscal Year 2025

**EXPENDITURES**

**Amenity**

**Pool Monitor**

Cost of staff members to facilitate pool safety services.

**Janitorial – Contract**

Cost of janitorial labor for CDD Facilities.

**Janitorial Supplies/Other**

Cost of janitorial supplies for CDD Facilities.

**Garbage Dumpster – Rental and Collection**

Cost of dumpster rental and trash collection at CDD facilities.

**Amenity Pest Control**

Cost of exterminator and pesticides at CDD amenities and facilities.

**Amenity R&M**

Cost of repairs and regular maintenance of CDD amenities.

**Amenity Furniture R&M**

Cost of repairs and maintenance to amenity furniture.

**Access Control R&M**

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

**Key Card Distribution**

Cost of providing keycards to residents to access CDD Facilities.

**Recreation/Park Facility Maintenance**

Cost of upkeep and repairs to all parks and recreation facilities in the CDD

**Athletic Courts and Field Maintenance**

Cost of upkeep and repairs for athletic fields and courts (ex. Basketball Courts) on CDD property.

**Park Restroom Maintenance**

Upkeep and cleaning of park restrooms on CDD property.

**Playground Equipment and Maintenance**

Cost of acquisition and upkeep of playground equipment for CDD parks.

**Clubhouse Office Supplies**

Cost of supplies for clubhouse clerical duties (pens, paper, ink, etc.)

**Clubhouse IT Support**

Cost of IT services and for clubhouse operational needs.

**Dog Waste Station Service & Supplies**

Cost of cleaning and resupplying dog waste stations.

**EXPENDITURES**

**Budget Narrative**  
Fiscal Year 2025

**Amenity (Continued)**

**Entrance Monuments, Gates, Walls R&M**

Cost of repairs and regular maintenance for entryways, walls, and gates.

**Sidewalk, Pavement, Signage R&M**

Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

**Trail/Bike Path Maintenance**

Cost of upkeep to bike paths and trails on CDD property.

**Boardwalk and Bridge Maintenance**

Cost of upkeep for boardwalks and bridges on CDD property.

**Pool and Spa Permits**

Cost of permits required for CDD pool and spa operation as required by law.

**Pool Maintenance – Contract**

Cost of Maintenance for CDD pool facilities.

**Pool Treatments & Other R&M**

Cost of chemical pool treatments and similar such maintenance.

**Security Monitoring Services**

Cost of CDD security personnel and equipment.

**Special Events**

Cost of holiday celebrations and events hosted on CDD property.

**Community Activities**

Cost of recreational events hosted on CDD property.

**Holiday Decorations**

Cost of decorations for major holidays (i.e., Christmas)

**Miscellaneous Amenity**

Amenity Expenses not otherwise specified.

**EXPENDITURES**

**Landscape and Pond Maintenance**

**R&M – Stormwater System**

Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

**Landscape Maintenance - Contract**

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

**Landscaping - R&M**

Cost of repairs and regular maintenance to landscaping equipment.

**EXPENDITURES**

**Landscape and Pond Maintenance (Continued)**

**Budget Narrative**  
Fiscal Year 2025

**Landscaping – Plant Replacement Program**

Cost of replacing dead or damaged plants throughout the district.

**Irrigation Maintenance**

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

**Aquatics – Contract**

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

**Wetlands Maintenance and Monitoring**

Cost of upkeep and protection of wetlands on CDD property.

**Aquatics – Plant Replacement**

The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

**Waterway Management Program**

Cost of maintaining waterways and rivers on district property.

**Debris Cleanup**

Cost of cleaning up debris on district property.

**Wildlife Control**

Management of wildlife on district property.

**EXPENDITURES**

**Contingency/Reserves**

**Contingency**

Funds set aside for projects, as determined by the district's board.

**Capital Improvements**

Funding of major projects and building improvements to CDD property.

**R&M Other Reserves**

The board may set aside monetary reserves for necessary for maintenance projects as needed.

Summit At Fern Hill  
Community Development District

**Debt Service Budgets**

Fiscal Year 2025



**Series 2016 Bonds**  
 Fiscal Year 2025 Budget

<b>REVENUES</b>		
CDD Debt Service Assessments	\$	241,743
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>241,743</b>
<b>EXPENDITURES</b>		
Series 2016 May Bond Interest Payment	\$	77,861
Series 2016 May Bond Principal Payment	\$	88,000
Series 2016 November Bond Interest Payment	\$	75,881
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>241,743</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>
<b>ANALYSIS OF BONDS OUTSTANDING</b>		
Bonds Outstanding - Period Ending 11/1/2024	\$	3,240,000
Principal Payment Applied Toward Series 2021 Bonds	\$	88,000
<b>Bonds Outstanding - Period Ending 11/1/2025</b>	<b>\$</b>	<b>3,152,000</b>

**Summit at Fernhill Community Development District  
Special Assessment Bonds, Series 2016**

<b>Period Ending</b>	<b>Outstanding Balance</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>
5/1/2018	\$ 3,767,000	\$ 67,000	3.750%	\$ 88,365.00	\$ 155,365.00
11/1/2018	\$ 3,700,000			\$ 87,108.75	\$ 87,108.75
5/1/2019	\$ 3,700,000	\$ 69,000	3.750%	\$ 87,108.75	\$ 156,108.75
11/1/2019	\$ 3,631,000			\$ 85,815.00	\$ 85,815.00
5/1/2020	\$ 3,631,000	\$ 72,000	3.750%	\$ 85,815.00	\$ 157,815.00
11/1/2020	\$ 3,559,000			\$ 84,465.00	\$ 84,465.00
5/1/2021	\$ 3,559,000	\$ 75,000	3.750%	\$ 84,465.00	\$ 159,465.00
11/1/2021	\$ 3,484,000			\$ 83,058.75	\$ 83,058.75
5/1/2022	\$ 3,484,000	\$ 78,000	3.750%	\$ 83,058.75	\$ 161,058.75
11/1/2022	\$ 3,406,000			\$ 81,596.25	\$ 81,596.25
5/1/2023	\$ 3,406,000	\$ 81,000	4.500%	\$ 81,596.25	\$ 162,596.25
11/1/2023	\$ 3,325,000			\$ 79,773.75	\$ 79,773.75
5/1/2024	\$ 3,325,000	\$ 85,000	4.500%	\$ 79,773.75	\$ 164,773.75
11/1/2024	\$ 3,240,000			\$ 77,861.25	\$ 77,861.25
5/1/2025	\$ 3,240,000	\$ 88,000	4.500%	\$ 77,861.25	\$ 165,861.25
11/1/2025	\$ 3,152,000			\$ 75,881.25	\$ 75,881.25
5/1/2026	\$ 3,152,000	\$ 92,000	4.500%	\$ 75,881.25	\$ 167,881.25
11/1/2026	\$ 3,060,000			\$ 73,811.25	\$ 73,811.25
5/1/2027	\$ 3,060,000	\$ 97,000	4.500%	\$ 73,811.25	\$ 170,811.25
11/1/2027	\$ 2,963,000			\$ 71,628.75	\$ 71,628.75
5/1/2028	\$ 2,963,000	\$ 101,000	4.500%	\$ 71,628.75	\$ 172,628.75
11/1/2028	\$ 2,862,000			\$ 69,356.25	\$ 69,356.25
5/1/2029	\$ 2,862,000	\$ 106,000	4.500%	\$ 69,356.25	\$ 175,356.25
11/1/2029	\$ 2,756,000			\$ 66,971.25	\$ 66,971.25
5/1/2030	\$ 2,756,000	\$ 111,000	4.500%	\$ 66,971.25	\$ 177,971.25
11/1/2030	\$ 2,645,000			\$ 64,473.75	\$ 64,473.75
5/1/2031	\$ 2,645,000	\$ 116,000	4.500%	\$ 64,473.75	\$ 180,473.75
11/1/2031	\$ 2,529,000			\$ 61,863.75	\$ 61,863.75
5/1/2032	\$ 2,529,000	\$ 121,000	4.500%	\$ 61,863.75	\$ 182,863.75
11/1/2032	\$ 2,408,000			\$ 59,141.25	\$ 59,141.25
5/1/2033	\$ 2,408,000	\$ 131,000	4.750%	\$ 59,141.25	\$ 190,141.25
11/1/2033	\$ 2,277,000			\$ 56,030.00	\$ 56,030.00
5/1/2034	\$ 2,277,000	\$ 133,000	4.750%	\$ 56,030.00	\$ 189,030.00
11/1/2034	\$ 2,144,000			\$ 52,871.25	\$ 52,871.25
5/1/2035	\$ 2,144,000	\$ 138,000	4.750%	\$ 52,871.25	\$ 190,871.25
11/1/2035	\$ 2,006,000			\$ 49,593.75	\$ 49,593.75
5/1/2036	\$ 2,006,000	\$ 142,000	4.750%	\$ 49,593.75	\$ 191,593.75
11/1/2036	\$ 1,864,000			\$ 46,221.25	\$ 46,221.25
5/1/2037	\$ 1,864,000	\$ 149,000	4.750%	\$ 46,221.25	\$ 195,221.25
11/1/2037	\$ 1,715,000			\$ 42,682.50	\$ 42,682.50
5/1/2038	\$ 1,715,000	\$ 154,000	4.750%	\$ 42,682.50	\$ 196,682.50
11/1/2038	\$ 1,561,000			\$ 39,025.00	\$ 39,025.00
5/1/2039	\$ 1,561,000	\$ 164,000	5.000%	\$ 39,025.00	\$ 203,025.00
11/1/2039	\$ 1,397,000			\$ 34,925.00	\$ 34,925.00
5/1/2040	\$ 1,397,000	\$ 171,000	5.000%	\$ 34,925.00	\$ 205,925.00

Continued

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
11/1/2040	\$ 1,226,000			\$ 30,650.00	\$ 30,650.00
5/1/2041	\$ 1,226,000	\$ 180,000	5.000%	\$ 30,650.00	\$ 210,650.00
11/1/2041	\$ 1,046,000			\$ 26,150.00	\$ 26,150.00
5/1/2042	\$ 1,046,000	\$ 189,000	5.000%	\$ 26,150.00	\$ 215,150.00
11/1/2042	\$ 857,000			\$ 21,425.00	\$ 21,425.00
5/1/2043	\$ 857,000	\$ 198,000	5.000%	\$ 21,425.00	\$ 219,425.00
11/1/2043	\$ 659,000			\$ 16,475.00	\$ 16,475.00
5/1/2044	\$ 659,000	\$ 208,000	5.000%	\$ 16,475.00	\$ 224,475.00
11/1/2044	\$ 451,000			\$ 11,275.00	\$ 11,275.00
5/1/2045	\$ 451,000	\$ 220,000	5.000%	\$ 11,275.00	\$ 231,275.00
11/1/2045	\$ 231,000			\$ 5,775.00	\$ 5,775.00
5/1/2046	\$ 231,000	\$ 231,000	5.000%	\$ 5,775.00	\$ 236,775.00
		<b>\$ 3,767,000</b>		<b>\$ 3,200,175.00</b>	<b>\$ 6,967,175.00</b>

**Series 2018 Bonds**  
 Fiscal Year 2025 Budget

<b>REVENUES</b>	
CDD Debt Service Assessments	\$ 138,525
<b>TOTAL REVENUES</b>	<b>\$ 138,525</b>
<b>EXPENDITURES</b>	
Series 2018 May Bond Interest Payment	\$ 48,300
Series 2018 May Bond Principal Payment	\$ 43,000
Series 2018 November Bond Interest Payment	\$ 47,225
<b>TOTAL EXPENDITURES</b>	<b>\$ 138,525</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>
<b>ANALYSIS OF BONDS OUTSTANDING</b>	
Bonds Outstanding - Period Ending 11/1/2024	\$ 1,932,000
Principal Payment Applied Toward Series 2021 Bonds	\$ 43,000
<b>Bonds Outstanding - Period Ending 11/1/2025</b>	<b>\$ 1,889,000</b>

**Summit At Fern Hill Community Development District  
Special Assessment Revenue Bond, Series 2018**

<b>Period Ending</b>	<b>Outstanding Balance</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>
5/1/2021	\$ 2,050,000	\$ -	4.000%	\$ -	\$ -
11/1/2021	\$ 2,050,000			\$ -	\$ -
5/1/2022	\$ 2,050,000	\$ 38,000	4.000%	\$ 50,660	\$ 88,660
11/1/2022	\$ 2,012,000			\$ 49,900	\$ 49,900
5/1/2023	\$ 2,012,000	\$ 39,000	4.000%	\$ 49,900	\$ 88,900
11/1/2023	\$ 1,973,000			\$ 49,120	\$ 49,120
5/1/2024	\$ 1,973,000	\$ 41,000	4.000%	\$ 49,120	\$ 90,120
11/1/2024	\$ 1,932,000			\$ 48,300	\$ 48,300
5/1/2025	\$ 1,932,000	\$ 43,000	5.000%	\$ 48,300	\$ 91,300
11/1/2025	\$ 1,889,000			\$ 47,225	\$ 47,225
5/1/2026	\$ 1,889,000	\$ 45,000	5.000%	\$ 47,225	\$ 92,225
11/1/2026	\$ 1,844,000			\$ 46,100	\$ 46,100
5/1/2027	\$ 1,844,000	\$ 47,000	5.000%	\$ 46,100	\$ 93,100
11/1/2027	\$ 1,797,000			\$ 44,925	\$ 44,925
5/1/2028	\$ 1,797,000	\$ 49,000	5.000%	\$ 44,925	\$ 93,925
11/1/2028	\$ 1,748,000			\$ 43,700	\$ 43,700
5/1/2029	\$ 1,748,000	\$ 52,000	5.000%	\$ 43,700	\$ 95,700
11/1/2029	\$ 1,696,000			\$ 42,400	\$ 42,400
5/1/2030	\$ 1,696,000	\$ 55,000	5.000%	\$ 42,400	\$ 97,400
11/1/2030	\$ 1,641,000			\$ 41,025	\$ 41,025
5/1/2031	\$ 1,641,000	\$ 58,000	5.000%	\$ 41,025	\$ 99,025
11/1/2031	\$ 1,583,000			\$ 39,575	\$ 39,575
5/1/2032	\$ 1,583,000	\$ 61,000	5.000%	\$ 39,575	\$ 100,575
11/1/2032	\$ 1,522,000			\$ 38,050	\$ 38,050
5/1/2033	\$ 1,522,000	\$ 64,000	5.000%	\$ 38,050	\$ 102,050
11/1/2033	\$ 1,458,000			\$ 36,450	\$ 36,450
5/1/2034	\$ 1,458,000	\$ 67,000	5.000%	\$ 36,450	\$ 103,450
11/1/2034	\$ 1,391,000			\$ 34,775	\$ 34,775
5/1/2035	\$ 1,391,000	\$ 70,000	5.000%	\$ 34,775	\$ 104,775
11/1/2035	\$ 1,321,000			\$ 33,025	\$ 33,025
5/1/2036	\$ 1,321,000	\$ 74,000	5.000%	\$ 33,025	\$ 107,025
11/1/2036	\$ 1,247,000			\$ 31,175	\$ 31,175
5/1/2037	\$ 1,247,000	\$ 78,000	5.000%	\$ 31,175	\$ 109,175
11/1/2037	\$ 1,169,000			\$ 29,225	\$ 29,225
5/1/2038	\$ 1,169,000	\$ 82,000	5.000%	\$ 29,225	\$ 111,225
11/1/2038	\$ 1,087,000			\$ 27,175	\$ 27,175
5/1/2039	\$ 1,087,000	\$ 86,000	5.000%	\$ 27,175	\$ 113,175
11/1/2039	\$ 1,001,000			\$ 25,025	\$ 25,025
5/1/2040	\$ 1,001,000	\$ 90,000	5.000%	\$ 25,025	\$ 115,025
11/1/2040	\$ 911,000			\$ 22,775	\$ 22,775
5/1/2041	\$ 911,000	\$ 95,000	5.000%	\$ 22,775	\$ 117,775
11/1/2041	\$ 816,000			\$ 20,400	\$ 20,400
5/1/2042	\$ 816,000	\$ 100,000	5.000%	\$ 20,400	\$ 120,400
11/1/2042	\$ 716,000			\$ 17,900	\$ 17,900
5/1/2043	\$ 716,000	\$ 105,000	5.000%	\$ 17,900	\$ 122,900

Continued					
Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
11/1/2043	\$ 611,000			\$ 15,275	\$ 15,275
5/1/2044	\$ 611,000	\$ 110,000	5.000%	\$ 15,275	\$ 125,275
11/1/2044	\$ 501,000			\$ 12,525	\$ 12,525
5/1/2045	\$ 501,000	\$ 116,000	5.000%	\$ 12,525	\$ 128,525
11/1/2045	\$ 385,000			\$ 9,625	\$ 9,625
5/1/2046	\$ 385,000	\$ 122,000	5.000%	\$ 9,625	\$ 131,625
11/1/2046	\$ 263,000			\$ 6,575	\$ 6,575
5/1/2047	\$ 263,000	\$ 128,000	5.000%	\$ 6,575	\$ 134,575
11/1/2047	\$ 135,000			\$ 3,375	\$ 3,375
5/1/2048	\$ 135,000	\$ 135,000	5.000%	\$ 3,375	\$ 138,375
		<b>\$ 2,050,000</b>		<b>\$ 1,681,900</b>	<b>\$ 3,731,900</b>

**Series 2020 Bonds**  
 Fiscal Year 2025 Budget

<b>REVENUES</b>		
CDD Debt Service Assessments	\$	22,375
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>22,375</b>
<b>EXPENDITURES</b>		
Series 2020 May Bond Interest Payment	\$	8,750
Series 2020 May Bond Principal Payment	\$	5,000
Series 2020 November Bond Interest Payment	\$	8,625
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>22,375</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>
<b>ANALYSIS OF BONDS OUTSTANDING</b>		
Bonds Outstanding - Period Ending 11/1/2024	\$	350,000
Principal Payment Applied Toward Series 2021 Bonds	\$	5,000
<b>Bonds Outstanding - Period Ending 11/1/2025</b>	<b>\$</b>	<b>345,000</b>

**Timber Creek Community Development District  
Special Assessment Revenue Bond, Series 2020  
Debt Service Schedule (After 08/01/2020 Payment Date)**

<b>Date</b>	<b>Outstanding Balance</b>	<b>Principal</b>	<b>Rate</b>	<b>Interest</b>	<b>Total</b>
11/1/2020	\$ 370,000			\$ 9,250	\$ 9,250
5/1/2021	\$ 370,000	\$ 5,000	5.000%	\$ 9,250	\$ 14,250
11/1/2021	\$ 365,000			\$ 9,125	\$ 9,125
5/1/2022	\$ 365,000	\$ 5,000	5.000%	\$ 9,125	\$ 14,125
11/1/2022	\$ 360,000			\$ 9,000	\$ 9,000
5/1/2023	\$ 360,000	\$ 5,000	5.000%	\$ 9,000	\$ 14,000
11/1/2023	\$ 355,000			\$ 8,875	\$ 8,875
5/1/2024	\$ 355,000	\$ 5,000	5.000%	\$ 8,875	\$ 13,875
11/1/2024	\$ 350,000			\$ 8,750	\$ 8,750
5/1/2025	\$ 350,000	\$ 5,000	5.000%	\$ 8,750	\$ 13,750
11/1/2025	\$ 345,000			\$ 8,625	\$ 8,625
5/1/2026	\$ 345,000	\$ 5,000	5.000%	\$ 8,625	\$ 13,625
11/1/2026	\$ 340,000			\$ 8,500	\$ 8,500
5/1/2027	\$ 340,000	\$ 5,000	5.000%	\$ 8,500	\$ 13,500
11/1/2027	\$ 335,000			\$ 8,375	\$ 8,375
5/1/2028	\$ 335,000	\$ 10,000	5.000%	\$ 8,375	\$ 18,375
11/1/2028	\$ 325,000			\$ 8,125	\$ 8,125
5/1/2029	\$ 325,000	\$ 10,000	5.000%	\$ 8,125	\$ 18,125
11/1/2029	\$ 315,000			\$ 7,875	\$ 7,875
5/1/2030	\$ 315,000	\$ 10,000	5.000%	\$ 7,875	\$ 17,875
11/1/2030	\$ 305,000			\$ 7,625	\$ 7,625
5/1/2031	\$ 305,000	\$ 10,000	5.000%	\$ 7,625	\$ 17,625
11/1/2031	\$ 295,000			\$ 7,375	\$ 7,375
5/1/2032	\$ 295,000	\$ 10,000	5.000%	\$ 7,375	\$ 17,375
11/1/2032	\$ 285,000			\$ 7,125	\$ 7,125
5/1/2033	\$ 285,000	\$ 10,000	5.000%	\$ 7,125	\$ 17,125
11/1/2033	\$ 275,000			\$ 6,875	\$ 6,875
5/1/2034	\$ 275,000	\$ 10,000	5.000%	\$ 6,875	\$ 16,875
11/1/2034	\$ 265,000			\$ 6,625	\$ 6,625
5/1/2035	\$ 265,000	\$ 10,000	5.000%	\$ 6,625	\$ 16,625
11/1/2035	\$ 255,000			\$ 6,375	\$ 6,375
5/1/2036	\$ 255,000	\$ 10,000	5.000%	\$ 6,375	\$ 16,375
11/1/2036	\$ 245,000			\$ 6,125	\$ 6,125
5/1/2037	\$ 245,000	\$ 10,000	5.000%	\$ 6,125	\$ 16,125
11/1/2037	\$ 235,000			\$ 5,875	\$ 5,875
5/1/2038	\$ 235,000	\$ 15,000	5.000%	\$ 5,875	\$ 20,875
11/1/2038	\$ 220,000			\$ 5,500	\$ 5,500
5/1/2039	\$ 220,000	\$ 15,000	5.000%	\$ 5,500	\$ 20,500
11/1/2039	\$ 205,000			\$ 5,125	\$ 5,125
5/1/2040	\$ 205,000	\$ 15,000	5.000%	\$ 5,125	\$ 20,125
11/1/2040	\$ 190,000			\$ 4,750	\$ 4,750
5/1/2041	\$ 190,000	\$ 15,000	5.000%	\$ 4,750	\$ 19,750



**Timber Creek Community Development District  
Special Assessment Revenue Bond, Series 2020  
Debt Service Schedule (After 08/01/2020 Payment Date)**

<b>Date</b>	<b>Outstanding Balance</b>	<b>Principal</b>	<b>Rate</b>	<b>Interest</b>	<b>Total</b>
11/1/2041	\$ 175,000			\$ 4,375	\$ 4,375
5/1/2042	\$ 175,000	\$ 15,000	5.000%	\$ 4,375	\$ 19,375
11/1/2042	\$ 160,000			\$ 4,000	\$ 4,000
5/1/2043	\$ 160,000	\$ 15,000	5.000%	\$ 4,000	\$ 19,000
11/1/2043	\$ 175,000			\$ 3,625	\$ 3,625
5/1/2044	\$ 175,000	\$ 15,000	5.000%	\$ 3,625	\$ 18,625
11/1/2044	\$ 160,000			\$ 3,250	\$ 3,250
5/1/2045	\$ 160,000	\$ 20,000	5.000%	\$ 3,250	\$ 23,250
11/1/2045	\$ 140,000			\$ 2,750	\$ 2,750
5/1/2046	\$ 140,000	\$ 20,000	5.000%	\$ 2,750	\$ 22,750
11/1/2046	\$ 120,000			\$ 2,250	\$ 2,250
5/1/2047	\$ 120,000	\$ 20,000	5.000%	\$ 2,250	\$ 22,250
11/1/2047	\$ 100,000			\$ 1,750	\$ 1,750
5/1/2048	\$ 100,000	\$ 20,000	5.000%	\$ 1,750	\$ 21,750
11/1/2048	\$ 80,000			\$ 1,250	\$ 1,250
5/1/2049	\$ 80,000	\$ 25,000	5.000%	\$ 1,250	\$ 26,250
11/1/2049	\$ 55,000			\$ 625	\$ 625
5/1/2050	\$ 55,000	\$ 25,000	5.000%	\$ 625	\$ 25,625
		<b>\$ 370,000</b>		<b>\$ 359,500</b>	<b>\$ 729,500</b>

**Budget Narrative**  
Fiscal Year 2025

**REVENUES**

**Interest-Investments**

The District earns interest on its operating accounts.

**Operations & Maintenance Assessments – On Roll**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

**Developer Contributions**

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

**Other Miscellaneous Revenues**

Additional revenue sources not otherwise specified by other categories.

**Special Assessments-Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES**

**Debt Service**

**Principal Debt Retirement**

The district pays regular principal payments to annually to pay down/retire the debt.

**Interest Expense**

The District Pays interest Expenses on the debt twice a year.

Summit At Fern Hill  
Community Development District

**Supporting Budget Schedules**

Fiscal Year 2025

Assessment Summary  
Fiscal Year 2025 vs. Fiscal Year 2024

**ASSESSMENT ALLOCATION**

Assessment Area One- Series 2016											
Product	Units	General Fund			Debt Service Series 2016			Total Assessments per Unit			
		FY 2025	FY 2024	Dollar Change	FY 2025	FY 2024	FY 2025	FY 2024	Dollar Change	Percent Change	
Single Family 50'	205	\$ 2,000.90	\$ 1,154.50	\$ 846.40	\$ 1,302.08	\$ 1,302.08	\$ -	\$ 3,302.98	\$ 2,456.58	\$ 846.40	34%
	<b>205</b>										

Assessment Area Two- Series 2019											
Product	Units	O&M Per Unit			Debt Service Series 2019			Total Assessments per Unit			
		FY 2025	FY 2024	Dollar Change	FY 2025	FY 2024	FY 2025	FY 2024	Dollar Change	Percent Change	
Single Family 40'	59	\$ 1,600.72	\$ 923.60	\$ 677.12	\$ 1,063.83	\$ 1,063.83	\$ -	\$ 2,664.55	\$ 1,987.43	\$ 677.12	34%
Single Family 50'	60	\$ 2,000.90	\$ 1,154.50	\$ 846.40	\$ 1,462.77	\$ 1,462.77	\$ -	\$ 3,463.67	\$ 2,617.27	\$ 846.40	34%
	<b>119</b>										

**Summit At Fern Hill Community Development District**

Expenditure Report - General Fund

For the Period(s) from Oct 01, 2024 to Feb 28, 2025

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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**DEPARTMENT NAME: LEGISLATIVE**

**Account Name: Supervisor Fees**

01/15/25	511100-51101-5000	MR 011525	VENDOR	MATTHEW CHARLES ROTH	SUPERVISOR FEE	200.00
02/03/25	511100-51101-1000	TB 020325	VENDOR	TIEBE KIFLOM	SUPERVISOR FEE	200.00
02/03/25	511100-51101-1000	YD 020325	VENDOR	YONATAN DERAR	SUPERVISOR FEE	200.00
02/03/25	511100-51101-5000	MR 020325	VENDOR	MATTHEW CHARLES ROTH	SUPERVISOR FEE	200.00
02/03/25	511100-51101-5000	AD 020325	VENDOR	ANTONIO DEON BRADFORD, SR.	SUPERVISOR FEE	200.00
02/17/25	511100-51101-5000	MR 021725	VENDOR	MATTHEW CHARLES ROTH	BOARD PAY	200.00

<b>YTD Total</b>	1,200.00
<b>Annual Budget</b>	\$24,000.00
Amount Remaining / (Budget overage)	\$22,800.00
% of Budget	5.0%

**Legislative Department Total: \$1,200.00**

**DEPARTMENT NAME: FINANCIAL AND ADMINISTRATIVE**

**Account Name: Supervisor Fees**

10/21/24	511100-51301-5000	AW 102124	VENDOR	ANGELA WHITE	BOARD MEETING 10/21/24	200.00
10/22/24	511100-51301-5000	AB 102124	VENDOR	ANTONIO DEON BRADFORD, SR.	BOARD MEETING 10/21/24	200.00
10/22/24	511100-51301-5000	TK 102124	VENDOR	TIEBE KIFLOM	BOARD MEETING 10/21/24	200.00
11/04/24	511100-51301-5000	AB 110424	VENDOR	ANTONIO DEON BRADFORD, SR.	BOARD MEETING 11/04/24	200.00
11/04/24	511100-51301-5000	AW 110424	VENDOR	ANGELA WHITE	BOARD MEETING 11/04/24	200.00
11/04/24	511100-51301-1000	TK 110424	VENDOR	TIEBE KIFLOM	BOARD MEETING 11/04/24	200.00
11/04/24	511100-51301-5000	DS 110424	VENDOR	DOUGLAS ROSS SMITH	BOARD MEETING 11/04/24	200.00
11/18/24	511100-51301-5000	AB 111824	VENDOR	ANTONIO DEON BRADFORD, SR.	BOARD MEETING	200.00
11/18/24	511100-51301-5000	AW 111824	VENDOR	ANGELA WHITE	BOARD MEETING	200.00
11/18/24	511100-51301-1000	TK 111824	VENDOR	TIEBE KIFLOM	BOARD MEETING	200.00
11/18/24	511100-51301-1000	YD 111824	VENDOR	YONATAN DERAR	BOARD MEETING	200.00
12/02/24	511100-51301-5000	AW 120224	VENDOR	ANGELA WHITE	SUPERVISOR FEE	200.00
12/02/24	511100-51301-1000	TK 120224	VENDOR	TIEBE KIFLOM	SUPERVISOR FEE	200.00
12/02/24	511100-51301-1000	YD 120224	VENDOR	YONATAN DERAR	SUPERVISOR FEE	200.00
12/16/24	511100-51301-1000	TK 121624	VENDOR	TIEBE KIFLOM	BOARD MEETING	200.00
12/16/24	511100-51301-1000	YD 121624	VENDOR	YONATAN DERAR	BOARD MEETING	200.00
12/16/24	511100-51301-5000	AB 121624	VENDOR	ANTONIO DEON BRADFORD, SR.	BOARD MEETING	200.00
12/16/24	511100-51301-5000	AW 121624	VENDOR	ANGELA WHITE	BOARD MEETING	200.00
12/24/24	511100-51301-5000	AB 120224	VENDOR	ANTONIO DEON BRADFORD, SR.	SUPERVISOR FEE	200.00
01/15/25	511100-51301-5000	AB 011525	VENDOR	ANTONIO DEON BRADFORD, SR.	SUPERVISOR FEE	200.00
01/15/25	511100-51301-5000	AW 011525	VENDOR	ANGELA WHITE	SUPERVISOR FEE	200.00
01/15/25	511100-51301-1000	TD 011525	VENDOR	YONATAN DERAR	SUPERVISOR FEE	200.00
01/15/25	511100-51301-1000	YD 011525	VENDOR	YONATAN DERAR	SUPERVISOR FEE	200.00
01/15/25	511100-51301-1000	TK 011525	VENDOR	TIEBE KIFLOM	SUPERVISOR FEE	200.00
01/15/25	511100-51301-1000	TD 011525	VENDOR	YONATAN DERAR	Credit Memo 000008	(200.00)
01/21/25	511100-51301-5000	MR 012025	VENDOR	MATTHEW CHARLES ROTH	supervisor pay	200.00
01/21/25	511100-51301-5000	AB 012025	VENDOR	ANTONIO DEON BRADFORD, SR.	supervisor pay	200.00
02/05/25	511100-51301-5000	AW 020325	VENDOR	ANGELA WHITE	supervisor pay	200.00
02/17/25	511100-51301-1000	TK 021725	VENDOR	TIEBE KIFLOM	BOARD PAY	200.00
02/17/25	511100-51301-5000	AW 21725	VENDOR	ANGELA WHITE	BOARD PAY	200.00
02/17/25	511100-51301-5000	AB 021725	VENDOR	ANTONIO DEON BRADFORD, SR.	BOARD PAY 2/17/25	200.00
02/17/25	511100-51301-1000	YD 21725	VENDOR	YONATAN DERAR	BOARD PAY	200.00

<b>YTD Total</b>	6,000.00
<b>Annual Budget</b>	\$0.00
Amount Remaining / (Budget overage)	(\$6,000.00)
% of Budget	n/a

**Account Name: Disclosure Report**

10/23/24	531142-51301-5000	135951	VENDOR	INFRAMARK LLC	MANAGEMENT FEE OCT 2024	735.00
11/05/24	531142-51301-5000	136679	VENDOR	INFRAMARK LLC	MANAGEMENT FEE NOV 2024	735.00
12/03/24	531142-51301-5000	138995	VENDOR	INFRAMARK LLC	MANAGEMENT FEE DEC 2024	735.00
01/03/25	531142-51301-5000	141015	VENDOR	INFRAMARK LLC	MANAGEMENT FEE JAN 2025	735.00
02/18/25	531142-51301-5000	143839	VENDOR	INFRAMARK LLC	Inframark	205.29

<b>YTD Total</b>	3,145.29
<b>Annual Budget</b>	\$8,820.00
Amount Remaining / (Budget overage)	\$5,674.71
% of Budget	35.7%

**Account Name: District Counsel**

10/29/24	531146-51301-5000	25430	VENDOR	STRALEY ROBIN VERICKER	PROFESSIONAL SERVICES	1,372.50
11/22/24	531146-51301-5000	25580	VENDOR	STRALEY ROBIN VERICKER	LEGAL SRVC THRU 10/28/24	179.00
01/14/25	531146-51301-5000	25857	VENDOR	STRALEY ROBIN VERICKER	PROFESSIONAL SERVICES	488.00

**YTD Total 2,039.50**

**Summit At Fern Hill Community Development District**

Expenditure Report - General Fund  
For the Period(s) from Oct 01, 2024 to Feb 28, 2025  
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount	
						<b>Annual Budget</b>	\$8,000.00
						Amount Remaining / (Budget overage)	\$5,960.50
						% of Budget	25.5%
<b>Account Name: District Engineer</b>							
12/13/24	531147-51301-5000	2326328	VENDOR	STANTEC CONSULTING SERVICES INC.	DISTRICT ENGINEER	4,225.50	
						<b>YTD Total</b>	4,225.50
						<b>Annual Budget</b>	\$4,000.00
						Amount Remaining / (Budget overage)	(\$225.50)
						% of Budget	105.6%
<b>Account Name: District Manager</b>							
10/23/24	531150-51301-5000	135951	VENDOR	INFRAMARK LLC	MANAGEMENT FEE OCT 2024	2,916.66	
11/05/24	531150-51301-5000	136679	VENDOR	INFRAMARK LLC	MANAGEMENT FEE NOV 2024	2,916.66	
12/03/24	531150-51301-5000	138995	VENDOR	INFRAMARK LLC	MANAGEMENT FEE DEC 2024	2,916.66	
01/03/25	531150-51301-5000	141015	VENDOR	INFRAMARK LLC	MANAGEMENT FEE JAN 2025	2,916.66	
01/31/25	531150-51301-5000	142780	VENDOR	INFRAMARK LLC	district management	3,784.99	
						<b>YTD Total</b>	15,451.63
						<b>Annual Budget</b>	\$35,000.00
						Amount Remaining / (Budget overage)	\$19,548.37
						% of Budget	44.1%
<b>Account Name: Website Compliance</b>							
10/12/24	534397-51301-5000	INV-11518	VENDOR	ADA SITE COMPLIANCE	COMPLIANCE 2024	1,100.00	
						<b>YTD Total</b>	1,100.00
						<b>Annual Budget</b>	\$1,500.00
						Amount Remaining / (Budget overage)	\$400.00
						% of Budget	73.3%
<b>Account Name: Postage, Phone, Faxes, Copies</b>							
10/22/24	541024-51301-5000	135697	VENDOR	INFRAMARK LLC	MANAGEMENT FEE SEPT 2024	3.75	
12/20/24	541024-51301-5000	139895	VENDOR	INFRAMARK LLC	MANAGEMENT FEE NOV 2024	6.00	
01/27/25	541024-51301-5000	142132	VENDOR	INFRAMARK LLC	inframark other	126.21	
02/18/25	541024-51301-5000	143839	VENDOR	INFRAMARK LLC	Inframark	19.45	
						<b>YTD Total</b>	155.41
						<b>Annual Budget</b>	\$1,000.00
						Amount Remaining / (Budget overage)	\$844.59
						% of Budget	15.5%
<b>Account Name: Insurance - General Liability</b>							
10/28/24	545002-51301-5000	JE000377			R/C Pubb off insu to Insurance - General Liability	3,750.00	
						<b>YTD Total</b>	3,750.00
						<b>Annual Budget</b>	\$3,750.00
						Amount Remaining / (Budget overage)	\$0.00
						% of Budget	100.0%
<b>Account Name: Public Officials Insurance</b>							
10/28/24	545008-51301-5000	24920	VENDOR	EGIS INSURANCE ADVISORS	INSURANCE	19,089.00	
10/28/24	545008-51301-5000	JE000377			R/C Pubb off insu to Insurance - General Liability	(3,750.00)	
10/28/24	545008-51301-5000	JE000378			R/C Pubb off insu Insurance -Property & Casualty	(12,272.00)	
						<b>YTD Total</b>	3,067.00
						<b>Annual Budget</b>	\$3,067.00
						Amount Remaining / (Budget overage)	\$0.00
						% of Budget	100.0%
<b>Account Name: Insurance -Property &amp; Casualty</b>							
10/28/24	545009-51301-5000	JE000378			R/C Pubb off insu Insurance -Property & Casualty	12,272.00	
						<b>YTD Total</b>	12,272.00
						<b>Annual Budget</b>	\$10,235.00
						Amount Remaining / (Budget overage)	(\$2,037.00)
						% of Budget	119.9%
<b>Account Name: Legal Advertising</b>							
11/11/24	548002-51301-5000	111124-1106	VENDOR	TIMES PUBLISHING COMPANY	LEGAL SRVC THRU 11/10/24	981.00	
12/17/24	548002-51301-5000	12730 120824	VENDOR	TIMES PUBLISHING COMPANY	LEGAL AD	442.00	
						<b>YTD Total</b>	1,423.00
						<b>Annual Budget</b>	\$2,500.00
						Amount Remaining / (Budget overage)	\$1,077.00
						% of Budget	56.9%
<b>Account Name: Website Administration</b>							
10/23/24	549936-51301-5000	135951	VENDOR	INFRAMARK LLC	MANAGEMENT FEE OCT 2024	133.33	
11/05/24	549936-51301-5000	136679	VENDOR	INFRAMARK LLC	MANAGEMENT FEE NOV 2024	133.33	
11/30/24	549936-51301-5000	JE000397			RC Website Administration	15.29	
12/03/24	549936-51301-5000	138995	VENDOR	INFRAMARK LLC	MANAGEMENT FEE DEC 2024	133.33	
01/03/25	549936-51301-5000	141015	VENDOR	INFRAMARK LLC	MANAGEMENT FEE JAN 2025	133.33	

**Summit At Fern Hill Community Development District**

Expenditure Report - General Fund

For the Period(s) from Oct 01, 2024 to Feb 28, 2025

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
						<b>YTD Total</b> 548.61
						<b>Annual Budget</b> \$1,600.00
						Amount Remaining / (Budget overage) \$1,051.39
						% of Budget 34.3%

**Account Name: Dues, Licenses, Subscriptions**

10/14/24	554020-51301-5000	91205	VENDOR	FLORIDACOMMERCE	DISTRICT FILLING FEE	175.00
						<b>YTD Total</b> 175.00
						<b>Annual Budget</b> \$175.00
						Amount Remaining / (Budget overage) \$0.00
						% of Budget 100.0%

**Financial And Administrative Department Total: \$53,352.94**

**DEPARTMENT NAME: ELECTRIC UTILITY SERVICES**

**Account Name: Utility - Electric**

10/16/24	543041-53100-5000	100724-7901 ACH	VENDOR	TECO TAMPA ELECTRIC ACH	SREVICE 08/31/24-10/01/24	799.29
10/16/24	543041-53100-5000	100724-7729 ACH	VENDOR	TECO TAMPA ELECTRIC ACH	SREVICE 08/31/24-10/01/24	2,674.80
10/16/24	543041-53100-5000	100724-7513 ACH	VENDOR	TECO TAMPA ELECTRIC ACH	SREVICE 08/31/24-10/01/24	58.81
10/16/24	543041-53100-5000	100724-8520 ACH	VENDOR	TECO TAMPA ELECTRIC ACH	SREVICE 08/31/24-10/01/24	483.72
11/13/24	543041-53100-5000	110624-8520 ACH	VENDOR	TECO TAMPA ELECTRIC ACH	SERVICE 10/2/24-10/31/24	483.72
11/13/24	543041-53100-5000	110624-7513 ACH	VENDOR	TECO TAMPA ELECTRIC ACH	SERVICE 10/2/24-10/31/24	51.12
11/13/24	543041-53100-5000	110624-7901	VENDOR	TECO TAMPA ELECTRIC ACH	SERVICE 10/2/24-10/31/24	424.31
11/13/24	543041-53100-5000	110624-7729 ACH	VENDOR	TECO TAMPA ELECTRIC ACH	SERVICE 10/2/24-10/31/24	2,674.34
12/12/24	543041-53100-5000	7729 120624 ACH	VENDOR	TECO TAMPA ELECTRIC ACH	ELECTRIC	2,670.98
12/12/24	543041-53100-5000	8520 120624 ACH	VENDOR	TECO TAMPA ELECTRIC ACH	ELECTRIC	483.72
12/12/24	543041-53100-5000	7901 120624 ACH	VENDOR	TECO TAMPA ELECTRIC ACH	ELECTRIC	578.24
12/12/24	543041-53100-5000	7513 120624 ACH	VENDOR	TECO TAMPA ELECTRIC ACH	ELECTRIC	84.10
01/15/25	543041-53100-5000	010825 7513 ACH	VENDOR	TECO TAMPA ELECTRIC ACH	SERVICE 12/3/24-1/2/25	89.57
01/15/25	543041-53100-5000	010825 8520 ACH	VENDOR	TECO TAMPA ELECTRIC ACH	SERVICE 12/3/24-1/2/25	477.52
01/15/25	543041-53100-5000	010825 7901 ACH	VENDOR	TECO TAMPA ELECTRIC ACH	SERVICE 12/3/24-1/2/25	746.38
01/15/25	543041-53100-5000	010825 7729 ACH	VENDOR	TECO TAMPA ELECTRIC ACH	SERVICE 12/3/24-1/2/25	2,632.67
01/30/25	543041-53100-5000	JE000413			Bank recon adj Teco	84.47
01/30/25	543041-53100-5000	JE000414			Reverse Bank recon adj Teco	(84.47)
01/30/25	543041-53100-5000	JE000415			Bank recon adj Teco	720.73
01/30/25	543041-53100-5000	JE000416			Reverse Bank recon adj Teco	(720.73)
01/30/25	543041-53100-5000	JE000417			Bank recon adj Teco	2,573.15
01/30/25	543041-53100-5000	JE000418			Reverse Bank recon adj Teco	(2,573.15)
01/30/25	543041-53100-5000	JE000418			Reverse Bank recon adj Teco	2,573.15
01/30/25	543041-53100-5000	JE000417			Bank recon adj Teco	(2,573.15)
01/30/25	543041-53100-5000	JE000416			Reverse Bank recon adj Teco	720.73
01/30/25	543041-53100-5000	JE000415			Bank recon adj Teco	(720.73)
01/30/25	543041-53100-5000	JE000414			Reverse Bank recon adj Teco	84.47
01/30/25	543041-53100-5000	JE000413			Bank recon adj Teco	(84.47)
01/30/25	543041-53100-5000	JE000419			Bank recon adj Teco	84.47
01/30/25	543041-53100-5000	JE000421			Bank recon adj Teco	720.73
01/30/25	543041-53100-5000	JE000423			Bank recon adj Teco	2,573.15
02/01/25	543041-53100-5000	JE000420			Rev Bank recon adj Teco	(84.47)
02/01/25	543041-53100-5000	JE000422			Rev Bank recon adj Teco	(720.73)
02/01/25	543041-53100-5000	JE000424			Rev Bank recon adj Teco	(2,573.15)
02/12/25	543041-53100-5000	020625-7901 ACH	VENDOR	TECO TAMPA ELECTRIC ACH	electric	558.93
02/12/25	543041-53100-5000	020625-8520 ACH	VENDOR	TECO TAMPA ELECTRIC ACH	electric	477.52
02/12/25	543041-53100-5000	020625-7729 ACH	VENDOR	TECO TAMPA ELECTRIC ACH	electric	2,632.67
02/12/25	543041-53100-5000	020625-7513 ACH	VENDOR	TECO TAMPA ELECTRIC ACH	electric	80.84

<b>YTD Total</b>	19,163.25
<b>Annual Budget</b>	\$47,500.00
Amount Remaining / (Budget overage)	\$28,336.75
% of Budget	40.3%

**Electric Utility Services Department Total: \$19,163.25**

**DEPARTMENT NAME: UTILITY SERVICES**

**Account Name: Utility - Water**

10/25/24	543018-53150-5000	JE000376			R/C Utility - Water to Utility - Water	1,420.19
10/25/24	543018-53150-5000	JE000379			R/C Utility - Water to Utility - Water	(1,420.00)
						<b>YTD Total</b> 0.19
						<b>Annual Budget</b> \$0.00

**Summit At Fern Hill Community Development District**

Expenditure Report - General Fund  
For the Period(s) from Oct 01, 2024 to Feb 28, 2025  
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount	
						Amount Remaining / (Budget overage)	(\$0.19)
						% of Budget	n/a
						<b>Utility Services Department Total:</b>	<b>\$0.19</b>

**DEPARTMENT NAME: WATER-SEWER COMB SERVICES**

**Account Name: Utility - Water**

10/25/24	543018-53600-5000	JE000379			R/C Utility - Water to Utility - Water	1,420.00	
11/30/24	543018-53600-5000	JE000398			RC Utility - Water	1,934.17	
01/31/25	543018-53600-5000	JE000426			R/C Utility - Water	2,293.49	
						<b>YTD Total</b>	<b>5,647.66</b>
						<b>Annual Budget</b>	<b>\$8,500.00</b>
						Amount Remaining / (Budget overage)	\$2,852.34
						% of Budget	66.4%
						<b>Water-Sewer Comb Services Department Total:</b>	<b>\$5,647.66</b>

**DEPARTMENT NAME: OTHER PHYSICAL ENVIRONMENT**

**Account Name: Waterway Management**

10/18/24	531085-53908-5000	101940	VENDOR	FIRST CHOICE AQUATIC WEED MGMT LLC	WATERWAY -OCT 2024	445.00	
11/04/24	531085-53908-5000	19814	VENDOR	FLORIDA NATIVES NURSERY, INC.	QUARTERLY MITIGATION MAINT.	750.00	
11/26/24	531085-53908-5000	103069	VENDOR	FIRST CHOICE AQUATIC WEED MGMT LLC	WATERWAY NOV 2024	445.00	
12/05/24	531085-53908-5000	103963	VENDOR	FIRST CHOICE AQUATIC WEED MGMT LLC	AQUATIC MAINT	445.00	
01/22/25	531085-53908-5000	19906	VENDOR	FLORIDA NATIVES NURSERY, INC.	water management	750.00	
01/30/25	531085-53908-5000	106141	VENDOR	FIRST CHOICE AQUATIC WEED MGMT LLC	Pond maintenance	445.00	
02/10/25	531085-53908-5000	106223	VENDOR	FIRST CHOICE AQUATIC WEED MGMT LLC	FEB 25 Pond maintenance	445.00	
						<b>YTD Total</b>	<b>3,725.00</b>
						<b>Annual Budget</b>	<b>\$5,000.00</b>
						Amount Remaining / (Budget overage)	\$1,275.00
						% of Budget	74.5%

**Account Name: Amenity Center Cleaning & Supplies**

10/21/24	531165-53908-5000	0053687	VENDOR	NEPTUNE MULTI SERVICES LLC	SERVICE OCT 2024	700.00	
10/26/24	531165-53908-5000	0053700	VENDOR	NEPTUNE MULTI SERVICES LLC	CLEAN UP AFTER STORM	550.00	
10/27/24	531165-53908-5000	0053688	VENDOR	NEPTUNE MULTI SERVICES LLC	CLEAN UP AFTER STORM	200.00	
10/27/24	531165-53908-5000	0053686	VENDOR	NEPTUNE MULTI SERVICES LLC	JANITORIAL SERVICE SEPT 24	700.00	
10/27/24	531165-53908-5000	0053690	VENDOR	NEPTUNE MULTI SERVICES LLC	STORM PREP	500.00	
10/27/24	531165-53908-5000	0053689	VENDOR	NEPTUNE MULTI SERVICES LLC	STORM PREP	500.00	
01/28/25	531165-53908-5000	0053757	VENDOR	NEPTUNE MULTI SERVICES LLC	Janitorial	700.00	
01/30/25	531165-53908-5000	0053758	VENDOR	NEPTUNE MULTI SERVICES LLC	Janitorial	700.00	
01/30/25	531165-53908-5000	0053756	VENDOR	NEPTUNE MULTI SERVICES LLC	Janitorial	700.00	
						<b>YTD Total</b>	<b>5,250.00</b>
						<b>Annual Budget</b>	<b>\$9,000.00</b>
						Amount Remaining / (Budget overage)	\$3,750.00
						% of Budget	58.3%

**Account Name: Pest Control**

12/30/24	531170-53908-5000	106115652	VENDOR	HOME TEAM PEST DEFENSE, INC.	SERVICES DEC 24	179.90	
						<b>YTD Total</b>	<b>179.90</b>
						<b>Annual Budget</b>	<b>\$1,500.00</b>
						Amount Remaining / (Budget overage)	\$1,320.10
						% of Budget	12.0%

**Account Name: Contracts-Pools**

10/02/24	534078-53908-5000	JE000375			R/C R&M pPool to Contracts-Pools	1,400.00	
11/30/24	534078-53908-5000	JE000396			R/C R&M pPool to Contracts-Pools	1,400.00	
						<b>YTD Total</b>	<b>2,800.00</b>
						<b>Annual Budget</b>	<b>\$16,800.00</b>
						Amount Remaining / (Budget overage)	\$14,000.00
						% of Budget	16.7%

**Account Name: Utility - Water**

10/25/24	543018-53908-5000	0149 101624 ACH	VENDOR	BOCC ACH	WATER	1,420.19
10/25/24	543018-53908-5000	JE000376			R/C Utility - Water to Utility - Water	(1,420.19)
11/18/24	543018-53908-5000	0149 111424 ACH	VENDOR	BOCC ACH	WATER	1,934.17
11/30/24	543018-53908-5000	JE000398			RC Utility - Water	(1,934.17)



**Summit At Fern Hill Community Development District**

Expenditure Report - General Fund

For the Period(s) from Oct 01, 2024 to Feb 28, 2025

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
01/06/25	543018-53908-5000	121324 0149 ACH	VENDOR	BOCC ACH	WATER	359.32
01/06/25	543018-53908-5000	111424 0149 ACH	VENDOR	BOCC ACH	WATER	1,934.17
01/31/25	543018-53908-5000	JE000426			R/C Utility - Water	(2,293.49)
02/06/25	543018-53908-5000	011425 0149 ACH	VENDOR	BOCC ACH	SERV PRD 12/11/24-1/10/25	314.88
02/19/25	543018-53908-5000	021325-0149	VENDOR	BOCC ACH	utility	383.43
<b>YTD Total</b>						<b>698.31</b>
<b>Annual Budget</b>						<b>\$0.00</b>
Amount Remaining / (Budget overage)						<b>(\$698.31)</b>
% of Budget						n/a

**Account Name: R&M-Pools**

10/02/24	546074-53908-5000	973365	VENDOR	A-QUALITY POOL SERVICE	POOL SERV OCT 24	1,400.00
10/02/24	546074-53908-5000	JE000375			R/C R&M pPool to Contracts-Pools	(1,400.00)
10/03/24	546074-53908-5000	973413	VENDOR	A-QUALITY POOL SERVICE	REPAIR POOL PUMP	969.64
11/01/24	546074-53908-5000	973784	VENDOR	A-QUALITY POOL SERVICE	POOL SERV NOV 24	1,400.00
11/30/24	546074-53908-5000	JE000396			R/C R&M pPool to Contracts-Pools	(1,400.00)
12/02/24	546074-53908-5000	974026	VENDOR	A-QUALITY POOL SERVICE	POOLREPAIRS NOV 24	164.45
12/02/24	546074-53908-5000	974224	VENDOR	A-QUALITY POOL SERVICE	POOL SERV DEC 24	1,400.00
01/02/25	546074-53908-5000	974628	VENDOR	A-QUALITY POOL SERVICE	POOL SERV FEB 25	1,400.00
01/23/25	546074-53908-5000	974828	VENDOR	A-QUALITY POOL SERVICE	pool R&M	296.56
01/31/25	546074-53908-5000	975085	VENDOR	A-QUALITY POOL SERVICE	pool R&M	684.92
02/03/25	546074-53908-5000	975034	VENDOR	A-QUALITY POOL SERVICE	Pond maintenance	1,400.00
<b>YTD Total</b>						<b>6,315.57</b>
<b>Annual Budget</b>						<b>\$2,000.00</b>
Amount Remaining / (Budget overage)						<b>(\$4,315.57)</b>
% of Budget						315.8%

**Account Name: Amenity Maintenance & Repairs**

12/31/24	546176-53908-5000	JE000409			R/C Park Facility Maint. & Improvement to Amenity Maintenance	7,035.50
01/21/25	546176-53908-5000	12010	VENDOR	RKA MULTISERVICES PLUS LLC	R&M fence	6,150.00
02/03/25	546176-53908-5000	12013	VENDOR	RKA MULTISERVICES PLUS LLC	fence	775.00
02/05/25	546176-53908-5000	100885	VENDOR	BUELL ELECTRIC, INC	electric r&m	2,950.00
<b>YTD Total</b>						<b>16,910.50</b>
<b>Annual Budget</b>						<b>\$9,400.00</b>
Amount Remaining / (Budget overage)						<b>(\$7,510.50)</b>
% of Budget						179.9%

**Account Name: Landscape Maintenance**

10/29/24	546300-53908-5000	790669	VENDOR	YELLOWSTONE LANDSCAPE	LANDSCAPE SERVICE NOV 24	6,523.50
10/31/24	546300-53908-5000	798964	VENDOR	YELLOWSTONE LANDSCAPE	LANDSCAPE SERVICE OCT 24	6,523.50
11/26/24	546300-53908-5000	808501	VENDOR	YELLOWSTONE LANDSCAPE	MONTHLY SERVICE OCT 24	6,523.50
12/04/24	546300-53908-5000	815698	VENDOR	YELLOWSTONE LANDSCAPE	TREE REMOVAL	7,875.00
12/26/24	546300-53908-5000	825101	VENDOR	YELLOWSTONE LANDSCAPE	MONTHLY SERVICE JAN 25	6,523.50
01/28/25	546300-53908-5000	844772	VENDOR	YELLOWSTONE LANDSCAPE	landscape	6,523.50
02/19/25	546300-53908-5000	861363	VENDOR	YELLOWSTONE LANDSCAPE	Irrigation R&M	557.42
<b>YTD Total</b>						<b>41,049.92</b>
<b>Annual Budget</b>						<b>\$80,000.00</b>
Amount Remaining / (Budget overage)						<b>\$38,950.08</b>
% of Budget						51.3%

**Account Name: Miscellaneous Maintenance**

10/01/24	546922-53908-5000	2379 091624 ACH	VENDOR	FRONTIER ACH	SERVICE 09/16/24-10/15/24	157.67
10/03/24	546922-53908-5000	150309443	VENDOR	AFFORDABLE LOCK & SECURTY SOLUTIONS	SECURITY OCT 24	126.00
10/22/24	546922-53908-5000	135697	VENDOR	INFRAMARK LLC	MANAGEMENT FEE SEPT 2024	419.34
11/11/24	546922-53908-5000	186906574	VENDOR	AFFORDABLE LOCK & SECURTY SOLUTIONS	SERVICE NOV 2024	126.00
11/13/24	546922-53908-5000	JE000394			Bank recon Adj frontier	157.80
11/25/24	546922-53908-5000	2379 111624 ACH	VENDOR	FRONTIER ACH	SERVICE 11/16/24-12/15/24	157.80
12/01/24	546922-53908-1000	187497997	VENDOR	AFFORDABLE LOCK & SECURTY SOLUTIONS	SECURITY SERV DEC 24	126.00
12/01/24	546922-53908-5000	JE000395			Reverse Bank recon Adj frontier	(157.80)
12/13/24	546922-53908-5000	111624 6205 ACH	VENDOR	FRONTIER ACH	Service 11/16-12/15/24	157.80
12/13/24	546922-53908-5000	101624 6205 ACH	VENDOR	FRONTIER ACH	Service 10/16-11/15/24	157.80
12/20/24	546922-53908-5000	139895	VENDOR	INFRAMARK LLC	MANAGEMENT FEE NOV 2024	155.74
12/23/24	546922-53908-5000	121620 121624 ACH	VENDOR	FRONTIER ACH	Service 12/16/24 - 01/15/25	157.80
01/01/25	546922-53908-1000	188251914	VENDOR	AFFORDABLE LOCK & SECURTY SOLUTIONS	SECURITY SERV JAN 25	126.00
01/21/25	546922-53908-5000	011625 6205 ACH	VENDOR	FRONTIER ACH	internet	167.86
02/01/25	546922-53908-1000	190108781	VENDOR	AFFORDABLE LOCK & SECURTY SOLUTIONS	Access control	126.00
02/24/25	546922-53908-5000	031225 6205 ACH	VENDOR	FRONTIER ACH	Frontier 2/16/25	167.86
<b>YTD Total</b>						<b>2,329.67</b>
<b>Annual Budget</b>						<b>\$5,000.00</b>
Amount Remaining / (Budget overage)						<b>\$2,670.33</b>
% of Budget						46.6%

**Account Name: Irrigation Maintenance**

11/08/24	546930-53908-5000	801952	VENDOR	YELLOWSTONE LANDSCAPE	IRRIGATION REPAIR OCT	1,002.36
11/26/24	546930-53908-5000	808416	VENDOR	YELLOWSTONE LANDSCAPE	IRRIGATION REPAIR OCT	405.46
01/07/25	546930-53908-5000	832781	VENDOR	YELLOWSTONE LANDSCAPE	IRRIGATION SERVICES	834.48
<b>YTD Total</b>						<b>2,242.30</b>

**Summit At Fern Hill Community Development District**

Expenditure Report - General Fund  
 For the Period(s) from Oct 01, 2024 to Feb 28, 2025  
 (Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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<b>Annual Budget</b>	\$4,500.00
<i>Amount Remaining / (Budget overage)</i>	\$2,257.70
<i>% of Budget</i>	49.8%

**Account Name: Holiday Decoration**

12/11/24	549027-53908-5000	681224	VENDOR	ILLUMINATIONS HOLIDAY LIGHTING	HOLIDAY LIGHTS 2/2 PAYMENT	2,685.00
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<b>YTD Total</b>	2,685.00
<b>Annual Budget</b>	\$6,500.00
<i>Amount Remaining / (Budget overage)</i>	\$3,815.00
<i>% of Budget</i>	41.3%

**Account Name: Capital Improvements**

10/20/24	563001-53908-5000	973006	VENDOR	A-QUALITY POOL SERVICE	POOL RESURFACE 33% - FINAL PAY	18,360.00
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<b>YTD Total</b>	18,360.00
<b>Annual Budget</b>	\$110,000.00
<i>Amount Remaining / (Budget overage)</i>	\$91,640.00
<i>% of Budget</i>	16.7%

<b>Other Physical Environment Department Total:</b>	<b>\$102,546.17</b>
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<b>TOTAL EXPENDITURES &amp; OTHER FINANCING USES:</b>	<b>\$ 181,910.21</b>
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**Statement of Revenues, Expenditures and Changes in Fund Balances**  
Trend Report - General Fund  
For the Period Ending February 28, 2025

Acct No.	Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Budget	Apr Budget	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	TOTAL					
														Actual Thru 2/28/2025	Projected Next 7 Mths	FY2025 Total	Adopted Budget	% of Budget	
<b>Revenues</b>																			
361001	Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
361006	Interest - Tax Collector	-	-	-	1,211	-	-	-	-	-	-	-	-	-	1,211	-	1,211	-	0%
362005	Rental Income	-	-	100	-	-	-	-	-	-	-	-	-	-	100	-	100	-	0%
363010	Special Assmnts- Tax Collector	-	23,247	496,324	70,074	3,744	58,720	-	-	-	-	-	-	593,389	58,720	652,109	587,199	111%	
369900	Other Miscellaneous Revenues	25	25	-	-	-	-	-	-	-	-	-	-	50	-	50	-	0%	
<b>Total Revenues</b>		<b>25</b>	<b>23,272</b>	<b>496,424</b>	<b>71,285</b>	<b>3,744</b>	<b>58,720</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>594,750</b>	<b>58,720</b>	<b>653,470</b>	<b>587,199</b>	<b>111%</b>	
<b>Expenditures</b>																			
<b>Administrative</b>																			
511100	Supervisor Fees	600	1,600	1,600	1,400	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	7,200	14,000	21,200	24,000	88%	
531045	ProfServ-Trustee Fees	-	-	-	-	-	675	675	675	675	675	675	675	-	4,725	4,725	8,100	58%	
531142	Disclosure Report	735	735	735	735	205	735	735	735	735	735	735	735	3,145	5,145	8,290	8,820	94%	
531146	District Counsel	1,373	179	-	488	-	667	667	667	667	667	667	667	2,040	4,669	6,709	8,000	84%	
531147	District Engineer	-	-	4,226	-	-	333	333	333	333	333	333	333	4,226	2,331	6,557	4,000	164%	
531150	District Manager	2,917	2,917	2,917	6,702	-	2,917	2,917	2,917	2,917	2,917	2,917	2,917	15,452	20,420	35,872	35,000	102%	
532002	Auditing Services	-	-	-	-	-	500	500	500	500	500	500	500	-	3,500	3,500	6,000	58%	
534397	Website Compliance	1,100	-	-	-	-	125	125	125	125	125	125	125	1,100	875	1,975	1,500	132%	
541024	Postage, Phone, Faxes, Copies	4	-	6	126	19	83	83	83	83	83	83	83	155	581	736	1,000	74%	
545002	Insurance - General Liability	3,750	-	-	-	-	313	313	313	313	313	313	313	3,750	2,191	5,941	3,750	158%	
545008	Public Officials Insurance	3,067	-	-	-	-	256	256	256	256	256	256	256	3,067	1,792	4,859	3,067	158%	
545009	Insurance -Property & Casualty	12,272	-	-	-	-	853	853	853	853	853	853	853	12,272	5,971	18,243	10,235	178%	
548002	Legal Advertising	-	981	442	-	-	208	208	208	208	208	208	208	1,423	1,456	2,879	2,500	115%	
549142	Bank Fees	-	-	-	-	-	17	17	17	17	17	17	17	-	119	119	200	60%	
549936	Website Administration	133	149	133	133	-	133	133	133	133	133	133	133	549	930	1,479	1,600	92%	
554020	Dues, Licenses, Subscriptions	175	-	-	-	-	15	15	15	15	15	15	15	175	105	280	175	160%	
<b>Total Administrative</b>		<b>26,126</b>	<b>6,561</b>	<b>10,059</b>	<b>9,584</b>	<b>2,224</b>	<b>9,830</b>	<b>9,830</b>	<b>9,830</b>	<b>9,830</b>	<b>9,830</b>	<b>9,830</b>	<b>9,830</b>	<b>54,554</b>	<b>68,810</b>	<b>123,364</b>	<b>117,947</b>	<b>105%</b>	
<b>Electric Utility Services</b>																			
543041	Utility - Electric	4,017	3,633	3,817	7,324	372	3,958	3,958	3,958	3,958	3,958	3,958	3,958	19,163	27,706	46,869	47,500	99%	
<b>Total Electric Utility Services</b>		<b>4,017</b>	<b>3,633</b>	<b>3,817</b>	<b>7,324</b>	<b>372</b>	<b>3,958</b>	<b>3,958</b>	<b>3,958</b>	<b>3,958</b>	<b>3,958</b>	<b>3,958</b>	<b>3,958</b>	<b>19,163</b>	<b>27,706</b>	<b>46,869</b>	<b>47,500</b>	<b>99%</b>	
<b>Water-Sewer Comb Services</b>																			
543018	Utility - Water	1,420	1,934	-	2,293	-	708	708	708	708	708	708	708	5,648	4,955	10,603	8,500	125%	
<b>Total Water-Sewer Comb Services</b>		<b>1,420</b>	<b>1,934</b>	<b>-</b>	<b>2,293</b>	<b>-</b>	<b>708</b>	<b>708</b>	<b>708</b>	<b>708</b>	<b>708</b>	<b>708</b>	<b>708</b>	<b>5,648</b>	<b>4,955</b>	<b>10,603</b>	<b>8,500</b>	<b>125%</b>	
<b>Other Physical Environment</b>																			

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
Trend Report - General Fund  
For the Period Ending February 28, 2025

Acct No.	Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Budget	Apr Budget	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	TOTAL				
														Actual Thru 2/28/2025	Projected Next 7 Mths	FY2025 Total	Adopted Budget	% of Budget
531085	Waterway Management	445	1,195	445	1,195	445	417	417	417	417	417	417	417	3,725	2,919	6,644	5,000	133%
531165	Amenity Center Cleaning & Supplies	3,150	-	-	2,100	-	750	750	750	750	750	750	750	5,250	5,250	10,500	9,000	117%
531170	Pest Control	-	-	180	-	-	125	125	125	125	125	125	125	180	875	1,055	1,500	70%
534078	Contracts-Pools	1,400	1,400	-	-	-	1,400	1,400	1,400	1,400	1,400	1,400	1,400	2,800	9,800	12,600	16,800	75%
543018	Utility - Water	-	-	-	-	698	-	-	-	-	-	-	-	698	-	698	-	0%
546036	R&M-Other Landscape	-	-	-	-	-	333	333	333	333	333	333	333	-	2,331	2,331	4,000	58%
546071	R&M-Plant Replacement	-	-	-	-	-	333	333	333	333	333	333	333	-	2,331	2,331	4,000	58%
546074	R&M-Pools	970	-	1,564	2,381	1,400	167	167	167	167	167	167	167	6,316	1,168	7,484	2,000	374%
546176	Amenity Maintenance & Repairs	-	-	7,036	6,150	3,725	783	783	783	783	783	783	783	16,911	5,481	22,392	9,400	238%
546244	Landscape - Annuals	-	-	-	-	-	583	583	583	583	583	583	583	-	4,081	4,081	7,000	58%
546255	Waterway Improvements & Repairs	-	-	-	-	-	445	445	445	445	445	445	445	-	3,115	3,115	5,340	58%
546300	Landscape Maintenance	13,047	6,524	14,399	6,524	557	6,667	6,667	6,667	6,667	6,667	6,667	6,667	41,050	46,670	87,720	80,000	110%
546922	Miscellaneous Maintenance	703	442	597	294	294	417	417	417	417	417	417	417	2,330	2,919	5,249	5,000	105%
546930	Irrigation Maintenance	-	1,408	-	834	-	375	375	375	375	375	375	375	2,242	2,625	4,867	4,500	108%
546954	Annual Mulching & Tree Trimming	-	-	-	-	-	1,250	1,250	1,250	1,250	1,250	1,250	1,250	-	8,750	8,750	15,000	58%
549027	Holiday Decoration	-	-	2,685	-	-	542	542	542	542	542	542	542	2,685	3,794	6,479	6,500	100%
563001	Capital Improvements	18,360	-	-	-	-	9,167	9,167	9,167	9,167	9,167	9,167	9,167	18,360	64,169	82,529	110,000	75%
	<b>Total Other Physical Environment</b>	<b>38,075</b>	<b>10,969</b>	<b>26,906</b>	<b>19,478</b>	<b>7,119</b>	<b>23,754</b>	<b>23,754</b>	<b>23,754</b>	<b>23,754</b>	<b>23,754</b>	<b>23,754</b>	<b>23,754</b>	<b>102,547</b>	<b>166,278</b>	<b>268,825</b>	<b>285,040</b>	<b>94%</b>
	<b>Total Expenditures</b>	<b>69,638</b>	<b>23,097</b>	<b>40,782</b>	<b>38,679</b>	<b>9,715</b>	<b>38,250</b>	<b>38,250</b>	<b>38,250</b>	<b>38,250</b>	<b>38,250</b>	<b>38,250</b>	<b>38,250</b>	<b>181,912</b>	<b>267,749</b>	<b>449,661</b>	<b>458,987</b>	<b>98%</b>
	<u>Reserves</u>																	
568018	Capital Reserve	-	-	-	-	-	10,417	10,417	10,417	10,417	10,417	10,417	10,417	-	72,919	72,919	125,000	58%
	<b>Total Reserves</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>10,417</b>	<b>10,417</b>	<b>10,417</b>	<b>10,417</b>	<b>10,417</b>	<b>10,417</b>	<b>10,417</b>	<b>-</b>	<b>72,919</b>	<b>72,919</b>	<b>125,000</b>	<b>58%</b>
	<b>Total Expenditures &amp; Reserves</b>	<b>69,638</b>	<b>23,097</b>	<b>40,782</b>	<b>38,679</b>	<b>9,715</b>	<b>48,667</b>	<b>48,667</b>	<b>48,667</b>	<b>48,667</b>	<b>48,667</b>	<b>48,667</b>	<b>48,667</b>	<b>181,912</b>	<b>340,668</b>	<b>522,580</b>	<b>583,987</b>	<b>89%</b>
	Excess (deficiency) of revenues Over (under) expenditures	\$ (69,613)	\$ 175	\$ 455,642	\$ 32,606	\$ (5,971)	\$ 10,053	\$ (48,667)	\$ (48,667)	\$ (48,667)	\$ (48,667)	\$ (48,667)	\$ (48,667)	412,838	(281,948)	130,890	3,212	4075%
391000	Fund Balance, Beginning (Oct 1, 2024)													153,398	-	153,398	153,398	
	Fund Balance, Ending													\$ 566,236	\$ (281,948)	\$ 284,288	\$ 156,610	

Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Budget	Apr Budget	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	YTD	Projected Next 7 Mths	FY2025 Total	Adopted Budget	% of Budget
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**Statement of Revenues, Expenditures and Changes in Fund Balances**  
Trend Report - General Fund  
For the Period Ending February 28, 2025

Acct No.	Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Budget	Apr Budget	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	TOTAL				% of Budget
														Actual Thru 2/28/2025	Projected Next 7 Mths	FY2025 Total	Adopted Budget	
<b>CHECK TOTALS</b>																		
300000..30	REVENUE	-	0	(0)	0	0	(0)	-	-	-	-	-	-	0	(0)	0	-	
500000..50	EXPENDITURES	(1)	(1)	(1)	1	1	266	266	266	266	266	266	266	(2)	1,865	1,863	3,212	
370000..30	OTHER FINANCING	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
240001..20	FUND BALANCE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Contingency						EXP ERR	EXP ERR	EXP ERR	EXP ERR	EXP ERR	EXP ERR	EXP ERR	EXP ERR	EXP ERR	EXP ERR	0	

**SUMMIT AT FERN HILL CDD**  
Adopted Budget - Fiscal Year 2025

**FY 2025 Total**

<b>Account Description</b>	<b>Fund No.</b>	<b>Account No.</b>	<b>Org Unit</b>	<b>Sub Account</b>	
Special Assmnts- Tax Collector	001	363010		3000	(587,199.00)
Access Control Maintenance & Repair	001	546998		5000	1,512.00
Internet Services	001	549031		5000	1,700.00
				<b>Sub Total</b>	<b>(583,987.00)</b>
<b>LEGISLATIVE</b>					
Supervisor Fees	001	511100	51101	5000	24,000.00
				<b>Sub Total</b>	<b>24,000.00</b>
<b>FINANCIAL AND ADMINISTRATIVE</b>					
ProfServ-Trustee Fees	001	531045	51301	5000	8,100.00
Disclosure Report	001	531142	51301	5000	8,820.00
District Counsel	001	531146	51301	5000	8,000.00
District Engineer	001	531147	51301	5000	4,000.00
District Manager	001	531150	51301	5000	35,000.00
Auditing Services	001	532002	51301	5000	6,000.00
Website Compliance	001	534397	51301	5000	1,500.00
Postage, Phone, Faxes, Copies	001	541024	51301	5000	1,000.00
Insurance - General Liability	001	545002	51301	5000	3,750.00
Public Officials Insurance	001	545008	51301	5000	3,067.00
Insurance -Property & Casualty	001	545009	51301	5000	10,235.00
Legal Advertising	001	548002	51301	5000	2,500.00
Bank Fees	001	549142	51301	5000	200.00
Website Administration	001	549936	51301	5000	1,600.00
Dues, Licenses, Subscriptions	001	554020	51301	5000	175.00
				<b>Sub Total</b>	<b>93,947.00</b>
<b>ELECTRIC UTILITY SERVICES</b>					
Utility - Electric	001	543041	53100	5000	47,500.00
				<b>Sub Total</b>	<b>47,500.00</b>
<b>WATER-SEWER COMB SERVICES</b>					
Utility - Water	001	543018	53600	5000	8,500.00
				<b>Sub Total</b>	<b>8,500.00</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
Waterway Management	001	531085	53908	5000	5,000.00
Amenity Center Cleaning & Supplies	001	531165	53908	5000	9,000.00
Pest Control	001	531170	53908	5000	1,500.00
Contracts-Pools	001	534078	53908	5000	16,800.00
R&M-Other Landscape	001	546036	53908	5000	4,000.00
R&M-Plant Replacement	001	546071	53908	5000	4,000.00
R&M-Pools	001	546074	53908	5000	2,000.00
Amenity Maintenance & Repairs	001	546176	53908	5000	9,400.00
Landscape - Annuals	001	546244	53908	5000	7,000.00
Waterway Improvements & Repairs	001	546255	53908	5000	5,340.00
Landscape Maintenance	001	546300	53908	5000	80,000.00
Miscellaneous Maintenance	001	546922	53908	5000	5,000.00
Irrigation Maintenance	001	546930	53908	5000	4,500.00
Annual Mulching & Tree Trimming	001	546954	53908	5000	15,000.00
Holiday Decoration	001	549027	53908	5000	6,500.00
Capital Improvements	001	563001	53908	5000	110,000.00
				<b>Sub Total</b>	<b>285,040.00</b>
<b>RESERVES</b>					
Capital Reserve	001	568018	58100	5000	125,000.00
				<b>Sub Total</b>	<b>125,000.00</b>
<b>GENERAL FUND FUND TOTAL (001)</b>					<b>-</b>
Special Assmnts- Tax Collector	200	363010		3000	(241,743.00)
				<b>Sub Total</b>	<b>(241,743.00)</b>
<b>DEBT SERVICE PAYMENTS</b>					

**SUMMIT AT FERN HILL CDD**  
 Adopted Budget - Fiscal Year 2025

**FY 2025 Total**

<b>Account Description</b>	<b>Fund No.</b>	<b>Account No.</b>	<b>Org Unit</b>	<b>Sub Account</b>	
Principal Debt Retirement	200	571001	51701	5000	153,743.00
Interest Expense	200	572001	51701	5000	88,000.00
				<b>Sub Total</b>	<b>241,743.00</b>

**SERIES 2016 DEBT SERVICE FUND FUND TOTAL (200)** -

Special Assmnts- Tax Collector	201	363010		3000	(138,525.00)
				<b>Sub Total</b>	<b>(138,525.00)</b>

**DEBT SERVICE PAYMENTS**

Principal Debt Retirement	201	571001	51701	5000	95,525.00
Interest Expense	201	572001	51701	5000	43,000.00
				<b>Sub Total</b>	<b>138,525.00</b>

**SERIES 2018 DEBT SERVICE FUND FUND TOTAL (201)** -