

Summit at Fern Hill Community Development District

Board of Supervisors

Antonio Bradford, Chairperson
Matthew Roth, Vice Chairperson
Tiebe Kiflom, Assistant Secretary
Yonatan Derar, Assistant Secretary
Sam Wenzel Assistant Secretary

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

WORKSHOP AGENDA

Monday, August 18, 2025, at 6:00 p.m.

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

- 1. Call to Order/Roll Call**
- 2. Discussion on June 2025 Financials**
- 3. Update on Clubhouse Rentals**
- 4. Discussion on Landscaping RFP/Comparison Pricing**
- 5. Discussion on Clubhouse & Pool Furniture**
- 6. Discussion on Pool Vendor**
- 7. Discussion on Bench Locations**
- 8. Audience Comments**
- 9. Adjournment**

Sincerely,

Lisa Castoria

District Manager

****The next meeting will be held on Thursday, September 4, 2025, at 6:00 pm.****

****The next Workshop will be held on September 15, 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

<http://summit-at-fern-hill-cdd.cdd-summit-at-fern-hill.campussuite.site/>

Monday, August 18, 2025

Summit at Fern Hill Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 2025

Prepared by:



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Phone (813) 873-7300 ~ Fax (813) 873-7070

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL		LONG-TERM		TOTAL	
	GENERAL FUND	SERIES 2016	SERIES 2018	GENERAL		LONG-TERM
		DEBT SERVICE FUND	DEBT SERVICE FUND	FIXED ASSETS ACCOUNT GROUP FUND		DEBT ACCOUNT GROUP FUND
ASSETS						
Cash - Operating Account	\$ 486,666	\$ -	\$ -	\$ -	\$ -	\$ 486,666
Cash in Transit	-	841	484	-	-	1,325
Due From Other Funds	-	476	849	-	-	1,325
Investments:						
Reserve Fund	-	123,178	69,325	-	-	192,503
Revenue Fund	-	149,177	92,015	-	-	241,192
Deposits	5,678	-	-	-	-	5,678
Fixed Assets						
Improvements Other Than Buildings	-	-	-	290,198	-	290,198
Improvements - Amenity	-	-	-	632,537	-	632,537
Stormwater Management	-	-	-	652,584	-	652,584
Equipment and Furniture	-	-	-	439,065	-	439,065
Amount Avail In Debt Services	-	-	-	-	229,390	229,390
Amount To Be Provided	-	-	-	-	4,811,610	4,811,610
TOTAL ASSETS	\$ 492,344	\$ 273,672	\$ 162,673	\$ 2,014,384	\$ 5,041,000	\$ 7,984,073
LIABILITIES						
Accounts Payable	\$ 4,699	\$ 842	\$ 484	\$ -	\$ -	\$ 6,025
Deferred Revenue	23,256	-	29,435	-	-	52,691
Bonds Payable	-	-	-	-	5,041,000	5,041,000
Due To Other Funds	1,325	-	-	-	-	1,325
TOTAL LIABILITIES	29,280	842	29,919	-	5,041,000	5,101,041

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 30, 2025

(In Whole Numbers)

				GENERAL	GENERAL	
		SERIES 2016	SERIES 2018	FIXED ASSETS	LONG-TERM	
	GENERAL	DEBT SERVICE	DEBT SERVICE	ACCOUNT	DEBT	
ACCOUNT DESCRIPTION	FUND	FUND	FUND	GROUP FUND	GROUP FUND	TOTAL
FUND BALANCES						
Restricted for:						
Debt Service	-	272,830	132,754	-	-	405,584
Unassigned:	463,064	-	-	2,014,384	-	2,477,448
TOTAL FUND BALANCES	463,064	272,830	132,754	2,014,384	-	2,883,032
TOTAL LIABILITIES & FUND BALANCES	\$ 492,344	\$ 273,672	\$ 162,673	\$ 2,014,384	\$ 5,041,000	\$ 7,984,073

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 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
<u>REVENUES</u>				
Interest - Tax Collector	\$ -	\$ 1,354	\$ 1,354	0.00%
Rental Income	-	400	400	0.00%
Special Assmnts- Tax Collector	587,199	601,805	14,606	102.49%
Other Miscellaneous Revenues	-	100	100	0.00%
TOTAL REVENUES	587,199	603,659	16,460	102.80%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	24,000	13,800	10,200	57.50%
ProfServ-Trustee Fees	8,100	8,512	(412)	105.09%
Disclosure Report	8,820	4,615	4,205	52.32%
District Counsel	8,000	6,296	1,704	78.70%
District Engineer	4,000	4,506	(506)	112.65%
District Manager	35,000	21,285	13,715	60.81%
Auditing Services	6,000	6,000	-	100.00%
Website Compliance	1,500	1,100	400	73.33%
Postage, Phone, Faxes, Copies	1,000	100	900	10.00%
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	1,912	588	76.48%
Bank Fees	200	-	200	0.00%
Website Administration	1,600	3,937	(2,337)	246.06%
Dues, Licenses, Subscriptions	175	450	(275)	257.14%
Total Administration	117,947	91,602	26,345	77.66%
<u>Electric Utility Services</u>				
Utility - Electric	47,500	34,178	13,322	71.95%
Total Electric Utility Services	47,500	34,178	13,322	71.95%
<u>Water-Sewer Comb Services</u>				
Utility - Water	8,500	8,063	437	94.86%
Total Water-Sewer Comb Services	8,500	8,063	437	94.86%

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 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
<u>Other Physical Environment</u>				
Waterway Management	5,000	5,505	(505)	110.10%
Amenity Center Cleaning & Supplies	9,000	8,925	75	99.17%
Pest Control	1,500	576	924	38.40%
Contracts-Pools	16,800	14,031	2,769	83.52%
R&M-Other Landscape	4,000	10,542	(6,542)	263.55%
R&M-Plant Replacement	4,000	-	4,000	0.00%
R&M-Pools	2,000	5,088	(3,088)	254.40%
Amenity Maintenance & Repairs	9,400	17,938	(8,538)	190.83%
Landscape - Annuals	7,000	-	7,000	0.00%
Waterway Improvements & Repairs	5,340	-	5,340	0.00%
Landscape Maintenance	80,000	67,144	12,856	83.93%
Miscellaneous Maintenance	5,000	4,679	321	93.58%
Irrigation Maintenance	4,500	8,309	(3,809)	184.64%
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%
Total Other Physical Environment	285,040	163,782	121,258	57.46%
<u>Reserves</u>				
Capital Reserve	125,000	-	125,000	0.00%
Total Reserves	125,000	-	125,000	0.00%
TOTAL EXPENDITURES & RESERVES	583,987	297,625	286,362	50.96%
Excess (deficiency) of revenues				
Over (under) expenditures	3,212	306,034	302,822	9527.83%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	3,212	-	(3,212)	0.00%
TOTAL FINANCING SOURCES (USES)	3,212	-	(3,212)	0.00%
Net change in fund balance	\$ 3,212	\$ 306,034	\$ 296,398	9527.83%
FUND BALANCE, BEGINNING (OCT 1, 2024)		157,030		
FUND BALANCE, ENDING		\$ 463,064		

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 10,079	\$ 10,079	0.00%
Special Assmnts- Tax Collector	241,743	237,686	(4,057)	98.32%
TOTAL REVENUES	241,743	247,765	6,022	102.49%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	88,000	88,000	-	100.00%
Interest Expense	153,742	155,723	(1,981)	101.29%
Total Debt Service	241,742	243,723	(1,981)	100.82%
TOTAL EXPENDITURES	241,742	243,723	(1,981)	100.82%
Excess (deficiency) of revenues				
Over (under) expenditures	1	4,042	4,041	404200.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	1	-	(1)	0.00%
TOTAL FINANCING SOURCES (USES)	1	-	(1)	0.00%
Net change in fund balance	\$ 1	\$ 4,042	\$ 4,039	404200.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		268,788		
FUND BALANCE, ENDING		\$ 272,830		

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 5,877	\$ 5,877	0.00%
Special Assmnts- Tax Collector	138,525	136,710	(1,815)	98.69%
TOTAL REVENUES	138,525	142,587	4,062	102.93%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	43,000	43,000	-	100.00%
Interest Expense	95,525	96,600	(1,075)	101.13%
Total Debt Service	138,525	139,600	(1,075)	100.78%
TOTAL EXPENDITURES	138,525	139,600	(1,075)	100.78%
Excess (deficiency) of revenues				
Over (under) expenditures	-	2,987	2,987	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		129,767		
FUND BALANCE, ENDING		\$ 132,754		

Bank Account Statement

Summit At Fern Hill CDD

Thursday, July 24, 2025
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Bank Account No. 3620
Statement No. 06_25

Statement Date 06/30/2025

G/L Account No. 101001 Balance	486,666.15	Statement Balance	500,657.85
		Outstanding Deposits	3,785.97
Positive Adjustments	0.00		
Subtotal	486,666.15	Subtotal	504,443.82
Negative Adjustments	0.00	Outstanding Checks	-17,777.67
Ending G/L Balance	486,666.15	Ending Balance	486,666.15

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
06/17/2025		JE000500	Rental Income	Clubhouse Rental	250.00	250.00	0.00
06/18/2025		JE000532	Special Assmnts-Tax Collector	Tax Revenue Debt Service	3,334.02	3,334.02	0.00
Total Deposits					3,584.02	3,584.02	0.00
Checks							
							0.00
05/27/2025	Payment	2676	ANTONIO DEON BRADFORD, SR.	Check for Vendor V00023	-200.00	-200.00	0.00
05/27/2025	Payment	2677	MATTHEW CHARLES ROTH	Check for Vendor V00096	-200.00	-200.00	0.00
05/27/2025	Payment	2678	YONATAN DERAR	Check for Vendor V00088	-200.00	-200.00	0.00
05/27/2025	Payment	2679	TIEBE KIFLOM	Check for Vendor V00089	-200.00	-200.00	0.00
05/28/2025	Payment	100084	STRALEY ROBIN VERICKER	Inv: 26559	-1,262.16	-1,262.16	0.00
06/04/2025	Payment	2680	ANTONIO DEON BRADFORD, SR.	Check for Vendor V00023	-200.00	-200.00	0.00
06/04/2025	Payment	2681	MATTHEW CHARLES ROTH	Check for Vendor V00096	-200.00	-200.00	0.00
06/04/2025	Payment	2682	TIEBE KIFLOM	Check for Vendor V00089	-200.00	-200.00	0.00
06/04/2025	Payment	2683	YONATAN DERAR	Check for Vendor V00088	-200.00	-200.00	0.00
06/09/2025	Payment	300032	FRONTIER ACH	Inv: 051625-20-5-ACH	-167.89	-167.89	0.00
06/12/2025	Payment	100085	BGE, INC	Inv: 22556	-70.00	-70.00	0.00
06/12/2025	Payment	100086	INFRAMARK LLC	Inv: 150125	-4.80	-4.80	0.00
06/12/2025	Payment	100087	AFFORDABLE LOCK & SECUIRTY SOLUTIONS	Inv: 198561152	-168.00	-168.00	0.00
06/12/2025	Payment	100088	A-QUALITY POOL SERVICE	Inv: 976931, Inv: 976890	-1,499.24	-1,499.24	0.00
06/18/2025	Payment	2687	U.S. BANK	Check for Vendor V00068	-4,256.13	-4,256.13	0.00
06/27/2025	Payment	300033	TECO TAMPA ELECTRIC ACH	Inv: 060625-7729-ACH	-2,649.71	-2,649.71	0.00
06/27/2025	Payment	300034	TECO TAMPA ELECTRIC ACH	Inv: 060625-7901-ACH	-617.59	-617.59	0.00
06/27/2025	Payment	300035	TECO TAMPA ELECTRIC ACH	Inv: 060625-8520-ACH	-480.29	-480.29	0.00

Bank Account Statement

Summit At Fern Hill CDD

Thursday, July 24, 2025

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Bank Account No. 3620

Statement No. 06_25

Statement Date

06/30/2025

06/27/2025	Payment	300036	TECO TAMPA ELECTRIC ACH	Inv: 060625-7513-ACH	-123.68	-123.68	0.00
06/27/2025	Payment	DD229	BOCC ACH	Payment of Invoice 001305	-529.94	-529.94	0.00
06/30/2025		JE000542	Utility - Water	Bank recon adj Hc - water	-1.25	-1.25	0.00
Total Checks					-13,430.68	-13,430.68	0.00

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
02/05/2025	Payment	300012	TECO TAMPA ELECTRIC ACH	Inv: 010825 7513 ACH			-89.57
04/28/2025	Payment	300023	TECO TAMPA ELECTRIC ACH	Inv: 040725 7513			-85.71
04/30/2025	Payment	DD227	BOCC ACH	Payment of Invoice 001251			-342.84
06/18/2025	Payment	2684	ANTONIO DEON BRADFORD, SR.	Check for Vendor V00023			-200.00
06/18/2025	Payment	2685	MATTHEW CHARLES ROTH	Check for Vendor V00096			-200.00
06/18/2025	Payment	2686	TIEBE KIFLOM	Check for Vendor V00089			-200.00
06/18/2025	Payment	2688	YONATAN DERAR	Check for Vendor V00088			-200.00
06/24/2025	Payment	2689	SAMUEL LEN WENZEL JR.	Check for Vendor V00101			-200.00
06/25/2025	Payment	100089	YELLOWSTONE LANDSCAPE	Inv: 934248, Inv: 934997			-7,906.90
06/25/2025	Payment	100090	INFRAMARK LLC	Inv: 151868			-45.80
06/25/2025	Payment	100091	SCHOOLSTATUS PARENT, INC.	Inv: INV-SS-2675			-3,125.00
06/25/2025	Payment	100092	FIRST CHOICE AQUATIC WEED MGMT LLC	Inv: 110720			-445.00
Total Outstanding Checks							-17,777.67

Outstanding Deposits

02/01/2025		JE000420		Rev Bank recon adj Teco			84.47
02/01/2025		JE000422		Rev Bank recon adj Teco			720.73
02/01/2025		JE000424		Rev Bank recon adj Teco			2,573.15
05/01/2025		JE000485		Reverse Bank recon adj			344.09
05/01/2025		JE000487		Reverse Bank recon adj			63.53

Total Outstanding Deposits

3,785.97