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, September 15, 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 July 2025 Financials**
3. **Discussion on Pool Vendor**
4. **Review of FY 2025 Invoices**
5. **Discussion on Ventana/Yellowstone Irrigation Concern**
6. **Update on Clubhouse Rentals**
7. **Audience Comments**
8. **Adjournment**

Sincerely,
Lisa Castoria
District Manager

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

****The next Workshop will be held on October 20, 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
July 31, 2025

Prepared by:

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

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 July 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 LONG-TERM DEBT ACCOUNT GROUP FUND	TOTAL
ASSETS						
Cash - Operating Account	$ 440,393	$ -	$ -	$ -	$ -	$ 440,393
Due From Other Funds	-	-	365	-	-	365
Investments:						
Reserve Fund	-	123,178	69,325	-	-	192,503
Revenue Fund	-	150,969	93,062	-	-	244,031
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	**$ 446,071**	**$ 274,147**	**$ 162,752**	**$ 2,014,384**	**$ 5,041,000**	**$ 7,938,354**

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	SERIES 2018 DEBT SERVICE FUND	GENERAL FIXED ASSETS ACCOUNT GROUP FUND	GENERAL LONG-TERM DEBT ACCOUNT GROUP FUND	TOTAL
LIABILITIES						
Accounts Payable	$ 2,988	$ -	$ -	$ -	$ -	$ 2,988
Deferred Revenue	23,256	-	29,435	-	-	52,691
Bonds Payable	-	-	-	-	5,041,000	5,041,000
Due To Other Funds	-	365	-	-	-	365
TOTAL LIABILITIES	**26,244**	**365**	**29,435**	**-**	**5,041,000**	**5,097,044**

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of July 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 LONG-TERM DEBT ACCOUNT GROUP FUND	TOTAL
FUND BALANCES						
Restricted for:						
Debt Service	-	273,782	133,317	-	-	407,099
Unassigned:	419,827	-	-	2,014,384	-	2,434,211
TOTAL FUND BALANCES	**419,827**	**273,782**	**133,317**	**2,014,384**	**-**	**2,841,310**
TOTAL LIABILITIES & FUND BALANCES	**$ 446,071**	**$ 274,147**	**$ 162,752**	**$ 2,014,384**	**$ 5,041,000**	**$ 7,938,354**

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 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
REVENUES				
Interest - Tax Collector	$ -	$ 1,376	$ 1,376	0.00%
Rental Income	-	450	450	0.00%
Special Assmnts- Tax Collector	587,199	601,805	14,606	102.49%
Other Miscellaneous Revenues	-	125	125	0.00%
TOTAL REVENUES	**587,199**	**603,756**	**16,557**	**102.82%**
EXPENDITURES				
Administration				
Supervisor Fees	24,000	15,800	8,200	65.83%
ProfServ-Trustee Fees	8,100	8,512	(412)	105.09%
Disclosure Report	8,820	6,820	2,000	77.32%
District Counsel	8,000	6,864	1,136	85.80%
District Engineer	4,000	4,506	(506)	112.65%
District Manager	35,000	39,035	(4,035)	111.53%
Auditing Services	6,000	6,000	-	100.00%
Website Compliance	1,500	1,100	400	73.33%
Postage, Phone, Faxes, Copies	1,000	119	881	11.90%
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	2,713	(213)	108.52%
Bank Fees	200	-	200	0.00%
Website Administration	1,600	3,670	(2,070)	229.38%
Dues, Licenses, Subscriptions	175	450	(275)	257.14%
Total Administration	117,947	114,678	3,269	97.23%
Electric Utility Services				
Utility - Electric	47,500	38,291	9,209	80.61%
Total Electric Utility Services	47,500	38,291	9,209	80.61%
Water-Sewer Comb Services				
Utility - Water	8,500	8,548	(48)	100.56%
Total Water-Sewer Comb Services	8,500	8,548	(48)	100.56%

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 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
Other Physical Environment				
Waterway Management	5,000	9,210	(4,210)	184.20%
Amenity Center Cleaning & Supplies	9,000	8,925	75	99.17%
Pest Control	1,500	576	924	38.40%
Contracts-Pools	16,800	15,462	1,338	92.04%
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	5,127	(3,127)	256.35%
Amenity Maintenance & Repairs	9,400	18,188	(8,788)	193.49%
Landscape - Annuals	7,000	-	7,000	0.00%
Waterway Improvements & Repairs	5,340	-	5,340	0.00%
Landscape Maintenance	80,000	73,667	6,333	92.08%
Miscellaneous Maintenance	5,000	8,389	(3,389)	167.78%
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	179,440	105,600	62.95%
Reserves				
Capital Reserve	125,000	-	125,000	0.00%
Total Reserves	125,000	-	125,000	0.00%
TOTAL EXPENDITURES & RESERVES	**583,987**	**340,957**	**243,030**	**58.38%**
Excess (deficiency) of revenues Over (under) expenditures	3,212	262,799	259,587	8181.79%
OTHER FINANCING SOURCES (USES)				
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	$ 262,799	$ 253,163	8181.79%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**157,028**		
FUND BALANCE, ENDING		**$ 419,827**		

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 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
REVENUES				
Interest - Investments	$ -	$ 11,031	$ 11,031	0.00%
Special Assmnts- Tax Collector	241,743	237,686	(4,057)	98.32%
TOTAL REVENUES	**241,743**	**248,717**	**6,974**	**102.88%**
EXPENDITURES				
Debt Service				
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	4,994	4,993	499400.00%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	1	-	(1)	0.00%
TOTAL FINANCING SOURCES (USES)	**1**	**-**	**(1)**	**0.00%**
Net change in fund balance	$ 1	$ 4,994	$ 4,991	499400.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**268,788**		
FUND BALANCE, ENDING		**$ 273,782**		

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 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
REVENUES				
Interest - Investments	$ -	$ 6,440	$ 6,440	0.00%
Special Assmnts- Tax Collector	138,525	136,710	(1,815)	98.69%
TOTAL REVENUES	**138,525**	**143,150**	**4,625**	**103.34%**
EXPENDITURES				
Debt Service				
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	-	3,550	3,550	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**129,767**		
FUND BALANCE, ENDING		**$ 133,317**		

Bank Account Statement

Summit At Fern Hill CDD

Bank Account No.	3620		
Statement No.	07_25	**Statement Date**	07/31/2025

G/L Account No. 101001 Balance	440,392.68	**Statement Balance**	460,659.62
		Outstanding Deposits	3,785.97
Positive Adjustments	0.00	**Subtotal**	464,445.59
Subtotal	440,392.68	**Outstanding Checks**	-24,052.91
Negative Adjustments	0.00	**Ending Balance**	440,392.68
Ending G/L Balance	440,392.68		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
07/09/2025		JE000534	Rental Income	Rental Income	50.00	50.00	0.00
07/17/2025		JE000535	Other Miscellaneous Revenues	Deposit-Keys	25.00	25.00	0.00
07/17/2025		JE000536	Interest - Tax Collector	Interest Tax Collector	22.46	22.46	0.00
06/27/2025		JE000541	Utility - Water	Bank recon adj HC-water	1.25	1.25	0.00
Total Deposits					98.71	98.71	0.00
Checks							
							0.00
06/18/2025	Payment	2684	ANTONIO DEON BRADFORD, SR.	Check for Vendor V00023	-200.00	-200.00	0.00
06/18/2025	Payment	2685	MATTHEW CHARLES ROTH	Check for Vendor V00096	-200.00	-200.00	0.00
06/18/2025	Payment	2686	TIEBE KIFLOM	Check for Vendor V00089	-200.00	-200.00	0.00
06/18/2025	Payment	2688	YONATAN DERAR	Check for Vendor V00088	-200.00	-200.00	0.00
06/24/2025	Payment	2689	SAMUEL LEN WENZEL JR.	Check for Vendor V00101	-200.00	-200.00	0.00
06/25/2025	Payment	100089	YELLOWSTONE LANDSCAPE	Inv: 934248, Inv: 934997	-7,906.90	-7,906.90	0.00
06/25/2025	Payment	100090	INFRAMARK LLC	Inv: 151868	-45.80	-45.80	0.00
06/25/2025	Payment	100091	SCHOOLSTATUS PARENT, INC.	Inv: INV-SS-2675	-3,125.00	-3,125.00	0.00
06/25/2025	Payment	100092	FIRST CHOICE AQUATIC WEED MGMT LLC	Inv: 110720	-445.00	-445.00	0.00
07/08/2025	Payment	2690	ANTONIO DEON BRADFORD, SR.	Check for Vendor V00023	-200.00	-200.00	0.00
07/08/2025	Payment	2691	MATTHEW CHARLES ROTH	Check for Vendor V00096	-200.00	-200.00	0.00
07/08/2025	Payment	2692	SAMUEL LEN WENZEL JR.	Check for Vendor V00101	-200.00	-200.00	0.00
07/08/2025	Payment	2693	TIEBE KIFLOM	Check for Vendor V00089	-200.00	-200.00	0.00
07/08/2025	Payment	2694	YONATAN DERAR	Check for Vendor V00088	-200.00	-200.00	0.00

Bank Account Statement

Summit At Fern Hill CDD

Bank Account No. 3620

Statement No. 07_25 **Statement Date** 07/31/2025

07/09/2025	Payment	100093	HOME TEAM PEST DEFENSE, INC.	Inv: 110521477	-197.90	-197.90	0.00
07/09/2025	Payment	100094	STRALEY ROBIN VERICKER	Inv: 26729	-1,128.50	-1,128.50	0.00
07/09/2025	Payment	100095	INFRAMARK LLC	Inv: 152937	-4,651.66	-4,651.66	0.00
07/09/2025	Payment	100096	AFFORDABLE LOCK & SECUIRTY SOLUTIONS	Inv: 199635183	-168.00	-168.00	0.00
07/09/2025	Payment	100097	A-QUALITY POOL SERVICE	Inv: 977392, Inv: 977402, Inv: 977362	-2,739.69	-2,739.69	0.00
07/10/2025	Payment	300038	FRONTIER ACH	Inv: 061625-6205-ACH	-168.90	-168.90	0.00
07/15/2025	Payment	2695	SUMMIT AT FERN HILL CDD	Check for Vendor V00033	-1,325.50	-1,325.50	0.00
07/15/2025	Payment	100098	YELLOWSTONE LANDSCAPE	Inv: 954377	-6,523.50	-6,523.50	0.00
07/15/2025	Payment	100099	TIMES PUBLISHING COMPANY	Inv: 43688-070225	-801.00	-801.00	0.00
07/15/2025	Payment	100100	FIRST CHOICE AQUATIC WEED MGMT LLC	Inv: 111745	-445.00	-445.00	0.00
06/27/2025		JE000541	Utility - Water	Bank recon adj HC-water	-1.25	-1.25	0.00
07/23/2025	Payment	2696	ANTONIO DEON BRADFORD, SR.	Check for Vendor V00023	-200.00	-200.00	0.00
07/23/2025	Payment	2697	MATTHEW CHARLES ROTH	Check for Vendor V00096	-200.00	-200.00	0.00
07/23/2025	Payment	2699	TIEBE KIFLOM	Check for Vendor V00089	-200.00	-200.00	0.00
07/23/2025	Payment	2700	YONATAN DERAR	Check for Vendor V00088	-200.00	-200.00	0.00
07/24/2025	Payment	100101	FIRST CHOICE AQUATIC WEED MGMT LLC	Inv: 111823	-3,260.00	-3,260.00	0.00
07/29/2025	Payment	300039	TECO TAMPA ELECTRIC ACH	Inv: 070825-7513-ACH	-108.69	-108.69	0.00
07/29/2025	Payment	300040	TECO TAMPA ELECTRIC ACH	Inv: 070825-8520-ACH	-480.29	-480.29	0.00
07/29/2025	Payment	300041	TECO TAMPA ELECTRIC ACH	Inv: 070825-7729-ACH	-2,649.71	-2,649.71	0.00
07/29/2025	Payment	300042	TECO TAMPA ELECTRIC ACH	Inv: 070825-7901-ACH	-874.65	-874.65	0.00
07/29/2025	Payment	100106	HEDRICK AIR	Inv: 15334	-250.00	-250.00	0.00
Total Checks					-40,096.94	-40,096.94	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
01/29/2025	Payment	300009	TECO TAMPA ELECTRIC ACH	Inv: 010825 7901 ACH	-746.38

Bank Account Statement

Summit At Fern Hill CDD

Bank Account No.	3620		
Statement No.	07_25	**Statement Date**	07/31/2025

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
07/23/2025	Payment	2698	SAMUEL LEN WENZEL JR.	Check for Vendor V00101	-200.00
07/24/2025	Payment	100102	INFRAMARK LLC	Inv: 154339	-19.08
07/28/2025	Payment	100103	INFRAMARK LLC	Inv: 152768, Inv: 152719	-16,036.66
07/28/2025	Payment	100104	JAYMAN ENTERPRISES, LLC	Inv: 4106	-850.00
07/29/2025	Payment	100105	JAYMAN ENTERPRISES, LLC	Inv: 4107	-1,850.00
Total Outstanding Checks					-24,052.91

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