



Rizzetta & Company

Sterling Hill Community Development District

**Financial Statements
(Unaudited)**

January 31, 2019

Prepared by: Rizzetta & Company, Inc.

sterlinghillcdd.org
rizzetta.com

Sterling Hill Community Development District

Balance Sheet
As of 1/31/2019
(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
Assets						
Cash In Bank	307,061	0	0	307,061	0	0
Investments	486,499	0	880,427	1,366,926	0	0
Investments - Reserves	0	857,729	0	857,729	0	0
Accounts Receivable	293,269	0	1,631,542	1,924,811	0	0
Allowance for Uncollectible Assessments	(104,213)	0	(1,528,937)	(1,633,151)	0	0
Prepaid Expenses	0	0	0	0	0	0
Deposits	30,063	0	0	30,063	0	0
Due From Other Funds	16,034	0	23,257	39,291	0	0
Amount To Be Provided-Debt Service	0	0	0	0	0	17,575,000
Fixed Assets	0	0	0	0	26,512,751	0
Total Assets	<u>1,028,712</u>	<u>857,729</u>	<u>1,006,289</u>	<u>2,892,730</u>	<u>26,512,751</u>	<u>17,575,000</u>
Liabilities						
Accounts Payable	24,501	0	0	24,501	0	0
Sales Tax Payable	590	0	0	590	0	0
Accrued Expenses Payable	1,160	0	0	1,160	0	0
Due To Other Funds	23,257	16,034	0	39,291	0	0
Deferred Revenue	880	0	0	880	0	0
Debt Service Obligations - Current	0	0	5,680,573	5,680,573	0	0
Revenue Bonds Payable-Long-term	0	0	0	0	0	17,575,000
Total Liabilities	<u>50,388</u>	<u>16,034</u>	<u>5,680,573</u>	<u>5,746,995</u>	<u>0</u>	<u>17,575,000</u>
Fund Equity And Other Credits						
Beginning Fund Balance	258,903	726,683	(4,933,429)	(3,947,843)	26,512,751	0
Net Change in Fund Balance	719,421	115,012	259,145	1,093,578	0	0
Total Fund Equity And Other Credits	<u>978,324</u>	<u>841,695</u>	<u>(4,674,284)</u>	<u>(2,854,265)</u>	<u>26,512,751</u>	<u>0</u>
Total Liabilities And Fund Equity	<u>1,028,712</u>	<u>857,729</u>	<u>1,006,289</u>	<u>2,892,730</u>	<u>26,512,751</u>	<u>17,575,000</u>

See Notes to Unaudited Financial Statements

Sterling Hill Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2018 Through 1/31/2019

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	290	290	0.00%
Special Assessments					
Tax Roll	1,126,369	1,126,369	1,142,369	16,000	(1.42)%
Off Roll	27,879	27,879	27,879	0	0.00%
Other Miscellaneous Revenues					
Miscellaneous	5,000	1,667	10,087	8,420	(101.74)%
RV & Boat Storage Rental	10,000	3,333	14,191	10,858	(41.91)%
Total Revenues	1,169,248	1,159,248	1,194,817	35,569	(2.19)%
Expenditures					
Legislative					
Supervisor Fees	13,000	4,333	4,000	333	69.23%
Financial & Administrative					
Administrative Services	8,820	2,940	2,940	0	66.66%
District Management	35,000	11,667	11,667	0	66.66%
District Engineer	10,000	3,333	5,878	(2,544)	41.22%
Disclosure Report	6,000	6,000	2,000	4,000	66.66%
Trustees Fees	14,300	14,300	0	14,300	100.00%
Assessment Roll	5,250	5,250	5,250	0	0.00%
Financial & Revenue Collections	5,250	1,750	1,750	0	66.66%
Accounting Services	20,000	6,667	6,667	0	66.66%
Auditing Services	4,300	0	0	0	100.00%
Arbitrage Rebate Calculation	1,150	500	500	0	56.52%
Public Officials Liability	3,575	3,575	3,250	325	9.09%
Insurance					
Legal Advertising	750	250	282	(32)	62.45%
Dues, Licenses & Fees	1,096	1,096	1,711	(615)	(56.13)%
Website Hosting, Maintenance, Backup	2,100	700	400	300	80.95%
Legal Counsel					
District Counsel	20,000	6,667	6,225	442	68.87%
Litigation Services	20,000	6,667	125	6,542	99.37%
Law Enforcement					
Deputy	34,000	11,333	10,670	663	68.61%
Security Operations					
Security System Monitoring & Maintenance	15,000	5,000	3,987	1,013	73.42%
Electric Utility Services					

Sterling Hill Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2018 Through 1/31/2019

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Utility Services	55,000	18,333	16,112	2,222	70.70%
Street Lights	59,000	19,667	19,970	(304)	66.15%
Garbage/Solid Waste Control Services					
Garbage - Recreational Facility	5,000	1,667	2,110	(443)	57.80%
Water-Sewer Combination Services					
Utility Services	7,000	2,333	1,680	653	76.00%
Stormwater Control					
Dry Retention Pond Repair	5,000	1,667	0	1,667	100.00%
Other Physical Environment					
General Liability Insurance	5,060	5,060	3,750	1,310	25.88%
Property Insurance	23,500	23,500	22,186	1,314	5.59%
Entry & Walls Maintenance	25,000	8,333	4,550	3,783	81.80%
Landscape Maintenance	136,000	45,333	33,512	11,821	75.35%
Irrigation Repairs	27,000	9,000	15,674	(6,674)	41.94%
Landscape - Mulch	58,800	19,600	51,920	(32,320)	11.70%
Landscape - Annual Color	2,100	700	520	180	75.25%
Landscape Fertilizer	24,023	8,008	5,935	2,073	75.29%
Landscape Pest Control	1,950	650	2,552	(1,902)	(30.84)%
Fire Ant Treatment	6,450	2,150	0	2,150	100.00%
Landscape Replacement Plants, Shrubs, Trees	45,000	15,000	775	14,225	98.27%
Sod Replacement	10,000	3,333	1,100	2,233	89.00%
Field Services	6,300	2,100	2,100	0	66.66%
Holiday Decorations	1,000	1,000	539	461	46.10%
Road & Street Facilities					
Gate Phone	6,000	2,000	1,848	152	69.20%
Gate Facility Maintenance	17,000	5,667	9,347	(3,680)	45.01%
Sidewalk Repair & Maintenance	10,000	3,333	0	3,333	100.00%
Street Light/Decorative Light Maintenance	4,000	1,333	0	1,333	100.00%
Street Sign Repairs & Replacement	5,000	1,667	0	1,667	100.00%
Pressure Washing Curbs and Sidewalk	10,000	3,333	0	3,333	100.00%
Parks & Recreation					
Management Contract	290,782	96,927	91,260	5,667	68.61%
Facility Maintenance & Repair	30,000	10,000	8,922	1,078	70.25%
Telephone, Fax, Internet	6,000	2,000	2,752	(752)	54.13%
Office Supplies	5,000	1,667	352	1,314	92.95%

See Notes to Unaudited Financial Statements

Sterling Hill Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2018 Through 1/31/2019

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Furniture Repair/Replacement	6,000	2,000	0	2,000	100.00%
Vehicle Maintenance	3,500	1,167	727	440	79.24%
Pool Service Contract - Supplies & Repairs	20,315	6,772	5,572	1,200	72.57%
Playground Equipment & Maintenance	10,000	3,333	0	3,333	100.00%
Athletic/Park Court/Field Repairs	10,000	3,333	173	3,161	98.27%
Miscellaneous Expense	10,000	3,333	1,079	2,255	89.21%
Wildlife Management Services	3,000	1,000	1,200	(200)	60.00%
Fitness Equipment Maintenance & Repairs	5,000	1,667	298	1,369	94.04%
Special Events					
Special Events	3,000	1,000	0	1,000	100.00%
Contingency					
Capital Outlay	23,765	7,922	99,833	(91,911)	(320.08)%
Total Expenditures	<u>1,201,136</u>	<u>438,916</u>	<u>475,648</u>	<u>(36,732)</u>	<u>60.40%</u>
Excess Of Revenues Over (Under) Expenditures	<u>(31,888)</u>	<u>720,332</u>	<u>719,170</u>	<u>(1,162)</u>	<u>2,355.29%</u>
Other Financing Sources (Uses)					
Carry Forward Fund Balance	31,888	10,629	0	(10,629)	100.00%
Prior Year AP Credit	0	0	251	251	0.00%
Total Other Financing Sources (Uses)	<u>31,888</u>	<u>10,629</u>	<u>251</u>	<u>(10,378)</u>	<u>99.21%</u>
Exc. of Rev/Other Sources Over/(Under) Expend/Other Uses	<u>0</u>	<u>730,961</u>	<u>719,421</u>	<u>(11,541)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	258,903	258,903	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>730,961</u></u>	<u><u>978,324</u></u>	<u><u>247,363</u></u>	<u><u>0.00%</u></u>

Sterling Hill Community Development District

Statement of Revenues and Expenditures

Reserve Fund - 005

From 10/1/2018 Through 1/31/2019

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	3,072	3,072	0.00%
Special Assessments				
Tax Roll	127,974	127,974	0	0.00%
Total Revenues	<u>127,974</u>	<u>131,046</u>	<u>3,072</u>	<u>2.40%</u>
Expenditures				
Contingency				
Road Reserve	95,382	16,034	79,348	83.18%
Asset Replacement Reserve	32,592	0	32,592	100.00%
Total Expenditures	<u>127,974</u>	<u>16,034</u>	<u>111,940</u>	<u>87.47%</u>
Excess Revenues Over (Under) Expenditures	<u>0</u>	<u>115,012</u>	<u>115,012</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over/(Under) Expend./Other Uses	<u>0</u>	<u>115,012</u>	<u>115,012</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	726,683	726,683	0.00%
Fund Balance, End of Period	<u>0</u>	<u>841,695</u>	<u>841,695</u>	<u>0.00%</u>

Sterling Hill Community Development District

Statement of Revenues and Expenditures

Debt Service Fund--Series 2003 - 200

From 10/1/2018 Through 1/31/2019

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	2,734	2,734	0.00%
Special Assessments				
Tax Roll	795,290	803,664	8,374	1.05%
Prepayments	0	6,984	6,984	0.00%
Total Revenues	795,290	813,383	18,093	2.27%
Expenditures				
Financial & Administrative				
Trustees Fees	0	18,133	(18,133)	0.00%
Legal Counsel				
Bond Counsel	0	228	(228)	0.00%
Debt Service				
Interest	465,290	408,108	57,183	12.28%
Principal	330,000	0	330,000	100.00%
Total Expenditures	795,290	426,468	368,822	46.38%
Excess Revenues Over (Under) Expenditures	0	386,915	386,915	0.00%
Excess of Rev./Other Sources Over/(Under) Expend./Other Uses	0	386,915	386,915	0.00%
Fund Balance, Beginning of Period	0	(3,489,206)	(3,489,206)	0.00%
Fund Balance, End of Period	0	(3,102,292)	(3,102,292)	0.00%

Sterling Hill Community Development District

Statement of Revenues and Expenditures

Debt Service Fund--Series 2006 - 201

From 10/1/2018 Through 1/31/2019

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	132	132	0.00%
Special Assessments				
Tax Roll	4,971	5,034	63	1.27%
Total Revenues	<u>4,971</u>	<u>5,166</u>	<u>196</u>	<u>3.94%</u>
Expenditures				
Financial & Administrative				
Trustees Fees	0	4,572	(4,572)	0.00%
Legal Counsel				
Bond Counsel	0	20,465	(20,465)	0.00%
Debt Service				
Interest	4,971	107,898	(102,927)	(2,070.67)%
Total Expenditures	<u>4,971</u>	<u>132,936</u>	<u>(127,965)</u>	<u>(2,574.37)%</u>
Excess Revenues Over (Under) Expenditures	<u>0</u>	<u>(127,769)</u>	<u>(127,769)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over/(Under) Expend./Other Uses	<u>0</u>	<u>(127,769)</u>	<u>(127,769)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	(1,444,223)	(1,444,223)	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>(1,571,992)</u></u>	<u><u>(1,571,992)</u></u>	<u><u>0.00%</u></u>

Sterling Hill CDD
Investment Summary
January 31, 2019

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>January 31, 2019</u>
SunTrust	Business Money Market	\$ 9,973
The Bank of Tampa	Business Money Market	238,578
The Bank of Tampa ICS: Flushing Bank	Business Money Market	237,948
Total General Fund Investments		<u>\$ 486,499</u>
The Bank of Tampa ICS Road Reserve		
Flushing Bank	Business Money Market	\$ 7,294
Franklin Synergy Bank	Business Money Market	2
Morton Community Bank	Business Money Market	8
Stifel Bank and Trust..	Business Money Market	114,764
The Huntington National Bank	Business Money Market	178,025
United Bank	Business Money Market	245,242
Western Alliance Bank	Business Money Market	8
Subtotal		<u>545,343</u>
The Bank of Tampa ICS Asset Replacement Reserve		
First National Bank of Omaha	Business Money Market	245,238
Flushing Bank	Business Money Market	8
Franklin Synergy Bank	Business Money Market	2
The Huntington National Bank	Business Money Market	67,138
Subtotal		<u>312,386</u>
Total Reserve Fund Investments		<u>\$ 857,729</u>
US Bank Series 2003 Reserve A	Fidelity Government Portfolio Class III	\$ 126,793
US Bank Series 2003 Reserve B	Fidelity Government Portfolio Class III	497
US Bank Series 2003 Prepayment B	Fidelity Government Portfolio Class III	4
US Bank Series 2003 Revenue	Fidelity Government Portfolio Class III	712,359
US Bank Series 2003 Prepayment A	Fidelity Government Portfolio Class III	32,977
US Bank Series 2006 Prepayment B	Fidelity Government Portfolio Class III	11
US Bank Series 2006 Reserve A	Fidelity Government Portfolio Class III	32
US Bank Series 2006 Revenue	Fidelity Government Portfolio Class III	7,754
Total Debt Service Fund Investments		<u>\$ 880,427</u>

Sterling Hill Community Development District

Summary A/R Ledger

001 - General Fund

From 1/1/2019 Through 1/31/2019

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2015	Sterling Hills, Inc.	655-16-01	53,140.20
12/1/2016	Maxcy Development Group Holdings-Sterling Hills Inc	655-17-02	26,193.19
12/8/2017	Maxcy Development Group Holdings-Sterling Hills Inc	655-18-01	24,879.89
10/1/2018	Hernando County Tax Collector	FY18-19	161,176.44
10/1/2018	Maxcy Development Group Holdings-Sterling Hills Inc	655-19-01	27,879.09
			<hr/>
		Total 001 - General Fund	293,268.81

Sterling Hill Community Development District

Summary A/R Ledger
200 - Debt Service Fund--Series 2003
From 1/1/2019 Through 1/31/2019

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2018	Hernando County Tax Collector	FY18-19	<u>101,965.93</u>
		Total 200 - Debt Service Fund--Series 2003	101,965.93

Sterling Hill Community Development District

Summary A/R Ledger

201 - Debt Service Fund--Series 2006

From 1/1/2019 Through 1/31/2019

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2008	Sterling Hills, Inc.	DB1008-1	152,082.00
10/1/2009	Sterling Hills, Inc.	ORA-SH-09.10	164,135.04
10/1/2010	Sterling Hills, Inc.	FY10-11 S06A	173,245.76
10/1/2011	Sterling Hills, Inc.	FY11-12 S06A	173,245.76
10/1/2012	Sterling Hills, Inc.	FY12-13 S06A	173,245.76
10/1/2013	Sterling Hills, Inc.	FY13-14 S06A	173,245.76
10/1/2014	Sterling Hills, Inc.	FY14-15 S06A	173,245.76
10/1/2015	Sterling Hills, Inc.	FY15-16 S06A	173,245.76
10/1/2016	Sterling Hills, Inc.	FY16-17 S06A	173,245.76
10/1/2018	Hernando County Tax Collector	FY18-19	638.70
		Total 201 - Debt Service Fund--Series 2006	1,529,576.06
Report Balance			1,924,810.80

Sterling Hill Community Development District

Aged Payables by Invoice Date

Aging Date - 11/1/2018

001 - General Fund

From 1/1/2019 Through 1/31/2019

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Straley Robin Vericker	11/27/2018	16380	General/Monthly Legal Services 11/18	1,647.50
Times Publishing Company	1/22/2019	733893 01/20/19	Acct # 107011 Legal Advertising 01/19	196.00
Withlacoochee River Electric Cooperative, Inc.	1/23/2019	Electric Summary Billing 01/19	Withlacoochee Electric Summary Billing 01/19	10,191.67
Hernando County Utilities	1/24/2019	SS00001-00 01/19	North Clubhouse Water Bill 01/19	204.26
Hernando County Utilities	1/24/2019	SS00013-00 01/19	South Clubhouse Water Bill 01/19	149.31
Deena Groves	1/25/2019	57455	Off Duty Patrol 1/24/19	90.00
George Cloversettle	1/25/2019	57462	Off Duty Patrol 1/25/19	120.00
Rizzetta Amenity Services, Inc.	1/25/2019	INV00000000005789	Amenity Management Services Payroll 01/19	8,917.05
Robert Saliva	1/26/2019	5720	Liftmaster Passport Lite Transmitter (100) 01/19	1,725.00
Joseph Schneider	1/28/2019	57520	Off Duty Patrol 1/26/19	120.00
Michael Ramos	1/28/2019	57530	Off Duty Patrol 1/28/19	90.00
Robert Saliva	1/29/2019	5723	Gate Repair - Edgemere 01/19	870.00
John Fremer	1/30/2019	57553	Off Duty Patrol 1/29/19	90.00
Kenneth R. Lund	2/1/2019	57437	Off Duty Patrol 1/23/19	90.00
			Total 001 - General Fund	24,500.79
Report Total				24,500.79

Sterling Hill Community Development District
Notes to Unaudited Financial Statements
January 31, 2019

Balance Sheet

1. Trust statement activity has been recorded through 01/31/19.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.
4. Debt Service Obligations – Current, represents scheduled Series 2003 Debt Service payments that were not made November 2010 through May 2018 and scheduled Series 2006 Debt Service payments that were not made May 2010 through November 2018.
5. The District utilized funds from the Debt Service Reserve Fund for the November 2012 – November 2015 Series 2003 Bond payments and May 2009 – May 2010 Series 2006 Bond payments.

Statement of Revenue and Expenditures – Debt Service Fund 200 and 201

6. The scheduled Series 2003 and Series 2006 Debt Service payments that were not made have been accrued, and are reflected in the accompanying Balance Sheet.

Summary A/R Ledger

7. Payment terms for landowner assessments are (a) defined in the FY18-19 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.