



Rizzetta & Company

Sterling Hill Community Development District

**Financial Statements
(Unaudited)**

March 31, 2019

Prepared by: Rizzetta & Company, Inc.

sterlinghillcdd.org
rizzetta.com

Sterling Hill Community Development District

Balance Sheet
As of 3/31/2019
(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	112,385	0	0	112,385	0	0
Investments	523,852	0	927,589	1,451,441	0	0
Investments - Reserves	0	823,792	0	823,792	0	0
Accounts Receivable	257,884	0	1,609,016	1,866,900	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	0	0	0	0	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>819,971</u>	<u>823,792</u>	<u>1,007,667</u>	<u>2,651,431</u>	<u>26,512,751</u>	<u>17,575,000</u>
Liabilities						
Accounts Payable	17,837	0	0	17,837	0	0
Sales Tax Payable	222	0	0	222	0	0
Accrued Expenses Payable	940	0	0	940	0	0
Due To Other Funds	0	0	0	0	0	0
Deferred Revenue	1,800	0	0	1,800	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>20,799</u>	<u>0</u>	<u>5,680,573</u>	<u>5,701,372</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	540,269	97,109	260,524	897,902	0	0
Total Fund Equity And Other Credits	<u>799,172</u>	<u>823,792</u>	<u>(4,672,906)</u>	<u>(3,049,941)</u>	<u>26,512,751</u>	<u>0</u>
Total Liabilities And Fund Equity	<u>819,971</u>	<u>823,792</u>	<u>1,007,667</u>	<u>2,651,431</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 3/31/2019

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	1,165	1,165	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	2,500	14,666	12,166	(193.31)%
RV & Boat Storage Rental	10,000	5,000	16,342	11,342	(63.41)%
Total Revenues	1,169,248	1,161,748	1,202,421	40,673	(2.84)%
Expenditures					
Legislative					
Supervisor Fees	13,000	6,500	6,000	500	53.84%
Financial & Administrative					
Administrative Services	8,820	4,410	4,410	0	50.00%
District Management	35,000	17,500	17,500	0	49.99%
District Engineer	10,000	5,000	13,053	(8,053)	(30.52)%
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	2,625	2,625	0	50.00%
Accounting Services	20,000	10,000	10,000	0	49.99%
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	375	282	93	62.45%
Dues, Licenses & Fees	1,096	1,096	1,711	(615)	(56.13)%
Website Hosting, Maintenance, Backup	2,100	1,050	600	450	71.42%
Legal Counsel					
District Counsel	20,000	10,000	11,312	(1,312)	43.43%
Litigation Services	20,000	10,000	125	9,875	99.37%
Law Enforcement					
Deputy	34,000	17,000	18,170	(1,170)	46.55%
Security Operations					
Security System Monitoring & Maintenance	15,000	7,500	6,685	815	55.43%
Electric Utility Services					

Sterling Hill Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2018 Through 3/31/2019

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Utility Services	55,000	27,500	24,815	2,685	54.88%
Street Lights	59,000	29,500	30,957	(1,457)	47.53%
Garbage/Solid Waste Control Services					
Garbage - Recreational Facility	5,000	2,500	3,127	(627)	37.45%
Water-Sewer Combination Services					
Utility Services	7,000	3,500	2,436	1,064	65.19%
Stormwater Control					
Dry Retention Pond Repair	5,000	2,500	0	2,500	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	12,500	4,550	7,950	81.80%
Landscape Maintenance	136,000	68,000	67,630	370	50.27%
Irrigation Repairs	27,000	13,500	25,304	(11,804)	6.28%
Landscape - Mulch	58,800	29,400	51,920	(22,520)	11.70%
Landscape - Annual Color	2,100	1,050	520	530	75.25%
Landscape Fertilizer	24,023	12,012	5,935	6,077	75.29%
Landscape Pest Control	1,950	975	3,014	(2,039)	(54.56)%
Fire Ant Treatment	6,450	3,225	0	3,225	100.00%
Landscape Replacement Plants, Shrubs, Trees	45,000	22,500	2,500	20,000	94.44%
Sod Replacement	10,000	5,000	1,100	3,900	89.00%
Field Services	6,300	3,150	3,150	0	50.00%
Holiday Decorations	1,000	1,000	539	461	46.10%
Road & Street Facilities					
Gate Phone	6,000	3,000	2,807	193	53.22%
Gate Facility Maintenance	17,000	8,500	12,438	(3,938)	26.83%
Sidewalk Repair & Maintenance	10,000	5,000	0	5,000	100.00%
Street Light/Decorative Light Maintenance	4,000	2,000	357	1,643	91.07%
Street Sign Repairs & Replacement	5,000	2,500	0	2,500	100.00%
Pressure Washing Curbs and Sidewalk	10,000	5,000	0	5,000	100.00%
Parks & Recreation					
Management Contract	290,782	145,391	137,628	7,763	52.66%
Facility Maintenance & Repair	30,000	15,000	14,263	737	52.45%
Telephone, Fax, Internet	6,000	3,000	4,136	(1,136)	31.06%
Office Supplies	5,000	2,500	719	1,781	85.62%

See Notes to Unaudited Financial Statements

Sterling Hill Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2018 Through 3/31/2019

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Furniture Repair/Replacement	6,000	3,000	10,410	(7,410)	(73.49)%
Vehicle Maintenance	3,500	1,750	834	916	76.18%
Pool Service Contract - Supplies & Repairs	20,315	10,158	10,859	(701)	46.54%
Playground Equipment & Maintenance	10,000	5,000	0	5,000	100.00%
Athletic/Park Court/Field Repairs	10,000	5,000	812	4,188	91.87%
Miscellaneous Expense	10,000	5,000	1,429	3,571	85.71%
Wildlife Management Services	3,000	1,500	2,600	(1,100)	13.33%
Fitness Equipment Maintenance & Repairs	5,000	2,500	298	2,202	94.04%
Special Events					
Special Events	3,000	1,500	425	1,075	85.83%
Contingency					
Capital Outlay	23,765	11,883	105,483	(93,600)	(343.85)%
Total Expenditures	<u>1,201,136</u>	<u>628,234</u>	<u>662,403</u>	<u>(34,170)</u>	<u>44.85%</u>
Excess Of Revenues Over (Under) Expenditures	<u>(31,888)</u>	<u>533,515</u>	<u>540,018</u>	<u>6,503</u>	<u>1,793.48%</u>
Other Financing Sources (Uses)					
Carry Forward Fund Balance	31,888	15,944	0	(15,944)	100.00%
Prior Year AP Credit	0	0	251	251	0.00%
Total Other Financing Sources (Uses)	<u>31,888</u>	<u>15,944</u>	<u>251</u>	<u>(15,693)</u>	<u>99.21%</u>
Exc. of Rev/Other Sources Over/(Under) Expend/Other Uses	<u>0</u>	<u>549,458</u>	<u>540,269</u>	<u>(9,190)</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>549,458</u></u>	<u><u>799,172</u></u>	<u><u>249,714</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 3/31/2019

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	0	5,614	5,614	0.00%
Special Assessments				
Tax Roll	<u>127,974</u>	<u>127,974</u>	<u>0</u>	<u>0.00%</u>
Total Revenues	<u>127,974</u>	<u>133,588</u>	<u>5,614</u>	<u>4.39%</u>
Expenditures				
Contingency				
Road Reserve	95,382	36,479	58,904	61.75%
Asset Replacement Reserve	<u>32,592</u>	<u>0</u>	<u>32,592</u>	<u>100.00%</u>
Total Expenditures	<u>127,974</u>	<u>36,479</u>	<u>91,496</u>	<u>71.50%</u>
Excess Revenues Over (Under) Expenditures	<u>0</u>	<u>97,109</u>	<u>97,109</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over/(Under) Expend./Other Uses	<u>0</u>	<u>97,109</u>	<u>97,109</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>823,792</u>	<u>823,792</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 3/31/2019

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	5,492	5,492	0.00%
Special Assessments				
Tax Roll	795,290	803,664	8,374	1.05%
Prepayments	0	6,984	6,984	0.00%
Total Revenues	<u>795,290</u>	<u>816,141</u>	<u>20,851</u>	<u>2.62%</u>
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	<u>795,290</u>	<u>426,468</u>	<u>368,822</u>	<u>46.38%</u>
Excess Revenues Over (Under) Expenditures	<u>0</u>	<u>389,672</u>	<u>389,672</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over/(Under) Expend./Other Uses	<u>0</u>	<u>389,672</u>	<u>389,672</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	(3,489,206)	(3,489,206)	0.00%
Fund Balance, End of Period	<u>0</u>	<u>(3,099,534)</u>	<u>(3,099,534)</u>	<u>0.00%</u>

Sterling Hill Community Development District

Statement of Revenues and Expenditures

Debt Service Fund--Series 2006 - 201

From 10/1/2018 Through 3/31/2019

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	157	157	0.00%
Special Assessments				
Tax Roll	4,971	5,034	63	1.27%
Total Revenues	<u>4,971</u>	<u>5,191</u>	<u>220</u>	<u>4.44%</u>
Expenditures				
Financial & Administrative				
Trustees Fees	0	4,572	(4,572)	0.00%
Legal Counsel				
Bond Counsel	0	21,870	(21,870)	0.00%
Debt Service				
Interest	4,971	107,898	(102,927)	(2,070.67)%
Total Expenditures	<u>4,971</u>	<u>134,340</u>	<u>(129,369)</u>	<u>(2,602.63)%</u>
Excess Revenues Over (Under) Expenditures	<u>0</u>	<u>(129,149)</u>	<u>(129,149)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over/(Under) Expend./Other Uses	<u>0</u>	<u>(129,149)</u>	<u>(129,149)</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>(1,573,372)</u></u>	<u><u>(1,573,372)</u></u>	<u><u>0.00%</u></u>

Sterling Hill CDD
Investment Summary
March 31, 2019

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>March 31, 2019</u>
SunTrust	Business Money Market	\$ 9,977
The Bank of Tampa	Business Money Market	238,708
The Bank of Tampa ICS:		
BOKF, National Association	Business Money Market	245,188
City National Bank of Florida	Business Money Market	222
Manufacturers Bank	Business Money Market	15
Stifel Bank and Trust	Business Money Market	29,742
	Total General Fund Investments	\$ 523,852
The Bank of Tampa ICS Road Reserve		
City National Bank of Florida	Business Money Market	\$ 6
First National Bank of Omaha	Business Money Market	245,417
Fulton Bank, N.A.	Business Money Market	208
Manufacturers Bank	Business Money Market	50
Stifel Bank and Trust	Business Money Market	215,317
United Bank	Business Money Market	49,472
	Subtotal	510,470
The Bank of Tampa ICS Asset Replacement Reserve		
NexBank, SSB	Business Money Market	245,346
United Bank	Business Money Market	67,976
	Subtotal	313,322
	Total Reserve Fund Investments	\$ 823,792
US Bank Series 2003 Reserve A	Fidelity Government Portfolio Class III	\$ 126,793
US Bank Series 2003 Reserve B	Fidelity Government Portfolio Class III	499
US Bank Series 2003 Prepayment B	Fidelity Government Portfolio Class III	4
US Bank Series 2003 Revenue	Fidelity Government Portfolio Class III	760,614
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	6,659
	Total Debt Service Fund Investments	\$ 927,589

Sterling Hill Community Development District

Summary A/R Ledger

001 - General Fund

From 3/1/2019 Through 3/31/2019

<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	125,791.38
10/1/2018	Maxcy Development Group Holdings-Sterling Hills Inc	655-19-01	27,879.09
			<hr/>
		Total 001 - General Fund	257,883.75

Sterling Hill Community Development District

Summary A/R Ledger
200 - Debt Service Fund--Series 2003
From 3/1/2019 Through 3/31/2019

<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>79,580.08</u>
		Total 200 - Debt Service Fund--Series 2003	79,580.08

Sterling Hill Community Development District

Summary A/R Ledger

201 - Debt Service Fund--Series 2006

From 3/1/2019 Through 3/31/2019

<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	498.48
		Total 201 - Debt Service Fund--Series 2006	1,529,435.84
Report Balance			1,866,899.67

Sterling Hill Community Development District

Aged Payables by Invoice Date

Aging Date - 3/1/2019

001 - General Fund

From 3/1/2019 Through 3/31/2019

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Sunrise Landcare, Inc.	3/22/2019	105479	Quarterly Service of OTC Antibiotic 03/19	280.00
Withlacoochee River Electric Cooperative, Inc.	3/22/2019	Electric Summary Billing 03/19	Withlacoochee Electric Summary Billing 03/19	9,623.39
Straley Robin Vericker	3/25/2019	16817	General/Monthly Legal Services 03/19	4,007.45
William Cooper	3/25/2019	58388	Off Duty Patrol 03/25/19	90.00
Michael Welshans	3/25/2019	58329	Off Duty Patrol 3/21/19	90.00
Murray E Foradas Jr.	3/25/2019	58379	Off Duty Patrol 3/23/19	120.00
Edward J. Ciccone	3/25/2019	58326	Off Duty Patrol 3/20/19	90.00
Evan Weston	3/25/2019	58385	Off Duty Patrol 3/24/19	90.00
George Cloversettle	3/25/2019	58334	Off Duty Patrol 3/22/19	120.00
Hernando County Utilities	3/25/2019	SS00001-00 03/19	North Clubhouse Water Bill 03/19	250.53
Hernando County Utilities	3/25/2019	SS00013-00 03/19	South Clubhouse Water Bill 03/19	160.73
Edward Brandhuber	3/26/2019	58398	Off Duty Patrol 03/26/19	90.00
Derek Origon	3/27/2019	58413	Off Duty Patrol 03/27/19	90.00
Johnson, Mirmiran, & Thompson, Inc.	3/27/2019	7-135049	Engineering Services 02/19	1,675.00
Scott Fredricksen	3/29/2019	58436	Off Duty Patrol 03/28/19	90.00
Steven Johnson	3/30/2019	58441	Off Duty Patrol 03/29/19	120.00
Michael Ramos	3/30/2019	58459	Off Duty Patrol 03/30/19	120.00
Big Top Bouncers, Inc	3/31/2019	3388	Community Pool Party 03/19	425.00
Michael A. Woodward	3/31/2019	58488	Off Duty Patrol 03/31/19	120.00
Willam Harper	3/31/2019	58496	Off Duty Patrol 03/31/19	90.00
Robert Saliva	4/1/2019	6003	Gate Facility Repairs - 03/19	95.00
			Total 001 - General Fund	17,837.10
Report Total				17,837.10

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

Balance Sheet

1. Trust statement activity has been recorded through 03/31/19.
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.