



STERLING HILL

COMMUNITY DEVELOPMENT DISTRICT

3434 Colwell Avenue, Suite 200, Tampa FL 33614 - 813-994-1001 - sterlinghillcdd.org

August 15, 2025

Hernando County Administrator's Office
Hernando County Board of County Commissioners
20 N Main St # 460
Brooksville, FL 34601



Re: Sterling Hill Community Development District
Final Adopted Fiscal Year 2025/2026 Budget

Dear Sir/Madam:

Enclosed please find the Fiscal Year 2025/2026 budget (the "Final Adopted Budget") approved by the Board of Supervisors of the Sterling Hill Community Development District (the "Board"). Transmittal of the enclosed Final Adopted Budget is being made pursuant to Section 189.016, *Florida Statutes*.

Should you have any questions, please do not hesitate to contact me at your earliest convenience.

Sincerely,

Darryl Adams

Darryl Adams
District Manager

Enclosure - Fiscal Year 2025/2026 Budget

Adopted Budget
Sterling Hill Community Development District
 General Fund
 Fiscal Year 2025/2026

Chart of Accounts Classification	Budget for 2025/2026
ASSESSMENT REVENUES	
<i>Special Assessments</i>	
Tax Roll*	\$ 1,651,330
Assessment Revenue Subtotal	\$ 1,651,330
OTHER REVENUES	
<i>Balance Forward</i>	
Balance Forward	\$ 87,304
<i>Interest Earnings</i>	
Interest Earnings	\$ -
<i>Other Misc. Revenues</i>	
Insurance Proceeds	\$ -
Miscellaneous Revenue	\$ -
RV & Boat Storage Fees	\$ 20,000
Other Revenue Subtotal	\$ 107,304
TOTAL REVENUES	\$ 1,758,634
EXPENDITURES - ADMINISTRATIVE	
<i>Legislative</i>	
Supervisor Fees	\$ 14,000
<i>Financial & Administrative</i>	
Accounting Services	\$ 19,400
Administrative Services	\$ 6,109
Arbitrage Rebate Calculation	\$ 1,000
Assessment Roll	\$ 5,093
Auditing Services	\$ 3,985
Disclosure Report	\$ 2,000
District Engineer	\$ 18,000
District Management	\$ 24,240
Dues, Licenses & Fees	\$ 1,500
Financial & Revenue Collections	\$ 5,093
Legal Advertising	\$ 1,500
Miscellaneous Mailings	\$ 2,500
Public Officials Liability Insurance	\$ 4,919
Tax Collector /Property Appraiser Fees	\$ 86,122
Website Hosting, Maintenance, Backup & Email	\$ 2,858
<i>Legal Counsel</i>	
District Counsel	\$ 23,000
Outside Counsel	\$ -
Administrative Subtotal	\$ 221,319
EXPENDITURES - FIELD OPERATIONS	
<i>Law Enforcement</i>	
Off Duty Deputy	\$ 20,000
<i>Security Operations</i>	
Security Monitoring & Maintenance	\$ 12,000

Adopted Budget
Sterling Hill Community Development District
 General Fund
 Fiscal Year 2025/2026

Chart of Accounts Classification	Budget for 2025/2026
<i>Electric Utility Services</i>	
Utility - Street Lights	\$ 79,150
Utility Services	\$ 56,000
<i>Garbage/Solid Waste Control Services</i>	
Garbage - Recreation Facility	\$ 10,203
<i>Water-Sewer Combination Services</i>	
Utility Services	\$ 9,585
<i>Stormwater Control</i>	
Lake Pond Bank Maint. & Repair	\$ 3,000
<i>Other Physical Environment</i>	
Entry & Walls Maintenance	\$ 20,000
General Liability Insurance	\$ 7,623
Holiday Decorations	\$ 1,500
Irrigation Repairs	\$ 50,000
Landscape - Annuals/Flowers	\$ 3,600
Landscape - Fertilizer	\$ 22,860
Landscape - Mulch	\$ 60,000
Landscape - Pest Control	\$ 2,100
Landscape Inspection Services	\$ 11,400
Landscape Maintenance	\$ 275,000
Landscape Replacement Plants, Shrubs, Trees	\$ 40,000
Property Insurance	\$ 57,382
Sod & Irrigation project along main blvd.	\$ 25,000
Well Repairs & Maintenance	\$ 3,500
<i>Road & Street Facilities</i>	
Gate Maintenance & Repair	\$ 43,700
Gate Phone	\$ 7,100
Pressure Washing Curbs & Sidewalk	\$ 8,000
Sidewalk Repair & Maintenance	\$ 25,000
Street Light/Decorative Uplight Maintenance & Repair	\$ 1,500
Street Sign Repair & Replacement	\$ 1,500
<i>Parks & Recreation</i>	
Athletic/Park Court/Field Repairs	\$ 1,000
Clubhouse Miscellaneous Expense	\$ 10,081
Contracted Employee Salaries	\$ 400,000
Fitness Equipment Maintenance & Repairs	\$ 8,200
Furniture Repair & Replacement	\$ 4,000
Maintenance & Repair	\$ 30,000
Management Contract	\$ 23,000
Office Supplies	\$ 4,000
Pest Control	\$ 2,940
Playground Equipment & Maintenance	\$ 2,500
Pool Furniture Replacement	\$ 5,000
Pool Service Contract - Supplies & Repairs	\$ 40,000
Telephone, Internet, Cable	\$ 8,000
Vehicle Maintenance	\$ 7,736
Wildlife Management Services	\$ 1,000
<i>Special Events</i>	
Special Events	\$ 11,000
<i>Contingency</i>	
Capital Outlay	\$ 122,155
Field Operations Subtotal	\$ 1,537,315
TOTAL EXPENDITURES	\$ 1,758,634

Adopted Budget
Sterling Hill Community Development District
 Reserve Fund
 Fiscal Year 2025/2026

Chart of Accounts Classification	Budget for 2025/2026
ASSESSMENT REVENUES	
<i>Special Assessments</i>	
Tax Roll*	\$ 178,562
TOTAL REVENUES	\$ 178,562
EXPENDITURES	
<i>Contingency</i>	
Capital Reserve (Asset Reserve)	\$ 83,180
Road Reserve	\$ 95,382
TOTAL EXPENDITURES	\$ 178,562

STERLING HILL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 ROAD RESERVE ASSESSMENT SCHEDULE

TOTAL ROAD RESERVE BUDGET		\$95,381.53
COLLECTION COST @	2.0%	\$2,029.39
EARLY PAYMENT DISCOUNT @	4.0%	\$4,058.79
TOTAL ROAD RESERVE ASSESSMENT		\$101,469.71

ROAD RESERVE ASSESSMENT

VILLAGE	PARCEL	PHASE	BLOCK	# LOTS	RR BUDGET	TOTAL PER LOT ⁽¹⁾
Single Family 60 - Covey Run	A	2A	1-3	109	\$7,701.41	\$70.66
Single Family 60 - Glenburne	E	1A	12-17	150	\$8,264.97	\$55.10
Single Family 60 - Haverhill	B	2A	4-6	92	\$7,137.95	\$77.59
Single Family 60 - Mandalay Place	C	1A	7-9	123	\$10,894.76	\$88.58
Single Family 65 - Arborglades	I	2B	35-37	169	\$11,646.10	\$68.91
Single Family 65 - Dunwoody	D	1A	10-11	102	\$7,325.74	\$71.82
Single Family 70 - Amersham Isles	J	1B	38-42	169	\$8,264.97	\$48.91
Single Family 70 - Edgemere	H	2B	32-34	96	\$7,701.41	\$80.22
Single Family 80 - Brackenwood	F	1B	18-26	115	\$13,897.59	\$120.85
Single Family 80 - Brightstone Place	G	2B	27-31	124	\$12,585.24	\$101.49
Villas - Windance		3 & 4		8	\$672.17	\$84.02
Single Family 70 - Windance		3 & 4		64	\$5,377.40	\$84.02
				1321	\$101,469.71	

⁽¹⁾ Annual assessment that will appear on November 2025 Hernando County property tax bill in addition to Debt Service and Operations & Maintenance. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).

Sterling Hill Community Development District		
Debt Service		
Fiscal Year 2025/2026		
Chart of Accounts Classification	Series 2003A	Budget for 2025/2026
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$785,521.58	\$785,521.58
TOTAL REVENUES	\$785,521.58	\$785,521.58
EXPENDITURES		
Administrative		
Debt Service Obligation	\$785,521.58	\$785,521.58
Administrative Subtotal	\$785,521.58	\$785,521.58
TOTAL EXPENDITURES	\$785,521.58	\$785,521.58
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

Hernando County Collection Costs (2%) and Early Payment Discounts (4%):

6.0%

GROSS ASSESSMENTS

\$835,661.26

Notes:

Tax Roll Collection Costs (2%) and Early Payment Discounts (4%) are a total 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received