

Sterling Hill
Community Development District

Financial Statements
(Unaudited)

April 30, 2016

Prepared by
Rizzetta & Company, Inc.
District Manager

Sterling Hill Community Development District

Balance Sheet

As of 4/30/2016

(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	394,161	0	0	394,161	0	0
Investments	276,314	0	940,643	1,216,956	0	0
Investments - Reserves	0	1,011,140	0	1,011,140	0	0
Accounts Receivable	587,573	0	1,600,547	2,188,121	0	0
Allowance for Uncollectible Assessments	(230,068)	0	(1,269,874)	(1,499,943)	0	0
Prepaid Expenses	0	0	0	0	0	0
Deposits	30,063	0	0	30,063	0	0
Due From Other Funds	84,928	0	0	84,928	0	0
Amount To Be Provided-Debt Service	0	0	0	0	0	18,275,000
Fixed Assets	0	0	0	0	26,204,343	0
Total Assets	<u>1,142,971</u>	<u>1,011,140</u>	<u>1,271,315</u>	<u>3,425,426</u>	<u>26,204,343</u>	<u>18,275,000</u>
Liabilities						
Accounts Payable	15,114	0	0	15,114	0	0
Accrued Expenses Payable	6,397	0	0	6,397	0	0
Due To Other Funds	0	0	84,928	84,928	0	0
Due To Others	0	0	0	0	0	0
Debt Service Obligations - Current	0	0	4,603,185	4,603,185	0	0
Revenue Bonds Payable-Long-term	0	0	0	0	0	18,275,000
Total Liabilities	<u>21,511</u>	<u>0</u>	<u>4,688,113</u>	<u>4,709,624</u>	<u>0</u>	<u>18,275,000</u>
Fund Equity And Other Credits						
Beginning Fund Balance	258,985	882,668	(4,147,181)	(3,005,528)	26,204,343	0
Net Change in Fund Balance	862,475	128,472	730,383	1,721,330	0	0
Total Fund Equity And Other Credits	<u>1,121,460</u>	<u>1,011,140</u>	<u>(3,416,798)</u>	<u>(1,284,197)</u>	<u>26,204,343</u>	<u>0</u>
Total Liabilities And Fund Equity	<u>1,142,971</u>	<u>1,011,140</u>	<u>1,271,315</u>	<u>3,425,426</u>	<u>26,204,343</u>	<u>18,275,000</u>

See Notes to Unaudited Financial Statements

Sterling Hill Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 4/30/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	174	174	0.00%
Special Assessments					
Tax Roll	1,045,886	1,045,886	1,368,006	322,120	(30.79)%
Off Roll	102,880	102,880	75,088	(27,792)	27.01%
Other Miscellaneous Revenues					
Miscellaneous	0	0	7,798	7,798	0.00%
RV & Boat Storage Rental	0	0	7,272	7,272	0.00%
Total Revenues	1,148,766	1,148,766	1,458,338	309,572	(26.95)%
Expenditures					
Legislative					
Supervisor Fees	13,000	7,583	7,000	583	46.15%
Financial & Administrative					
Administrative Services	8,400	4,900	4,900	0	41.66%
District Management	32,000	18,667	18,667	0	41.66%
District Engineer	10,000	5,833	27	5,806	99.72%
Disclosure Report	6,000	3,500	2,000	1,500	66.66%
Trustees Fees	14,300	14,300	0	14,300	100.00%
Financial Consulting Services	10,000	7,917	7,917	0	20.83%
Accounting Services	17,000	9,917	9,917	0	41.66%
Auditing Services	4,000	4,000	4,000	0	0.00%
Arbitrage Rebate Calculation	650	379	0	379	100.00%
Public Officials Liability Insurance	10,000	10,000	3,250	6,750	67.50%
Legal Advertising	750	438	276	162	63.25%
Dues, Licenses & Fees	925	925	1,096	(171)	(18.44)%
Website Fees & Maintenance	2,200	1,283	700	583	68.18%
Legal Counsel					
District Counsel	12,000	7,000	11,122	(4,122)	7.31%
Foreclosure Expenses	25,000	14,583	10,988	3,595	56.04%
Law Enforcement					
Deputy	19,959	11,643	8,970	2,673	55.05%
Security Operations					
Security System Monitoring & Maintenance	8,000	4,667	2,848	1,818	64.39%
Electric Utility Services					
Utility Services	50,982	29,740	24,463	5,277	52.01%
Street Lights	68,018	39,677	38,219	1,459	43.81%

Sterling Hill Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 4/30/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Garbage/Solid Waste Control Services					
Garbage - Recreational Facility	5,165	3,013	2,227	786	56.88%
Water-Sewer Combination Services					
Utility Services	5,367	3,131	3,672	(541)	31.58%
Stormwater Control					
Dry Retention Pond Repair	9,000	5,250	0	5,250	100.00%
Other Physical Environment					
General Liability Insurance	5,500	5,500	5,100	400	7.27%
Property Insurance	22,000	22,000	24,759	(2,759)	(12.54)%
Entry & Walls Maintenance	20,000	11,667	52,440	(40,773)	(162.19)%
Landscape Maintenance	97,000	56,583	81,752	(25,168)	15.71%
Irrigation Repairs	26,200	15,283	9,386	5,897	64.17%
Landscape - Mulch	65,250	38,063	0	38,063	100.00%
Landscape - Annual Color Rotation	2,400	1,400	878	522	63.41%
Landscape Misc.-Fertilizer/Pesticide	41,600	24,267	17,079	7,188	58.94%
Landscape Replacement Plants, Shrubs, Trees	30,000	17,500	2,307	15,193	92.30%
Sod Replacement	6,000	3,500	0	3,500	100.00%
Landscape Maintenance - Inspections	6,000	3,500	3,500	0	41.66%
Holiday Decorations	2,000	1,167	0	1,167	100.00%
Miscellaneous Expense	50,000	29,167	807	28,359	98.38%
Road & Street Facilities					
Gate Phone	13,000	7,583	4,034	3,549	68.96%
Gate Facility Maintenance	30,000	17,500	10,543	6,957	64.85%
Sidewalk Repair & Maintenance	7,500	4,375	6,180	(1,805)	17.60%
Street Light/Decorative Light Maintenance	18,000	10,500	0	10,500	100.00%
Street Sign Repairs & Replacement	2,500	1,458	2,023	(564)	19.09%
Parks & Recreation					
Management Contract	270,000	157,500	143,242	14,258	46.94%
Facility Maintenance & Repair	38,000	22,167	13,692	8,475	63.96%
Security System Monitoring & Maintenance	1,000	583	855	(272)	14.51%
Telephone, Fax, Internet	7,500	4,375	4,083	292	45.55%
Office Supplies	4,000	2,333	1,706	627	57.34%

Sterling Hill Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 4/30/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Furniture Repair/Replacement-Pool/CH	20,000	11,667	2,380	9,286	88.09%
Lighting Replacement	2,000	1,167	0	1,167	100.00%
Vehicle Maintenance	1,500	875	2,892	(2,017)	(92.80)%
Pool Service Contract - Supplies & Repairs	5,500	3,208	8,377	(5,169)	(52.31)%
Supply Storage	5,000	2,917	424	2,493	91.52%
Playground Equipment & Maintenance	1,000	583	276	308	72.43%
Athletic/Park Court/Field Repairs	1,700	992	1,845	(853)	(8.52)%
Miscellaneous Expense	2,500	1,458	6,867	(5,409)	(174.68)%
Fitness Equipment Maintenance & Repairs	15,000	8,750	890	7,860	94.06%
Special Events					
Special Events	3,000	1,750	178	1,572	94.06%
Contingency					
Capital Outlay	300,000	175,000	17,970	157,030	94.01%
Total Expenditures	<u>1,455,366</u>	<u>874,682</u>	<u>588,724</u>	<u>285,958</u>	<u>59.55%</u>
Excess Of Revenues Over (Under) Expenditures	<u>(306,600)</u>	<u>274,084</u>	<u>869,614</u>	<u>595,530</u>	<u>383.63%</u>
Other Financing Sources (Uses)					
Carryforward Fund Balance	306,600	306,600	0	(306,600)	100.00%
SPE Costs	0	0	(7,139)	(7,139)	0.00%
Total Other Financing Sources (Uses)	<u>306,600</u>	<u>306,600</u>	<u>(7,139)</u>	<u>(313,739)</u>	<u>102.33%</u>
Exc. of Rev/Other Sources Over/(Under) Expend/Other Uses	<u>0</u>	<u>580,684</u>	<u>862,475</u>	<u>281,792</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	258,985	258,985	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>580,684</u></u>	<u><u>1,121,460</u></u>	<u><u>540,776</u></u>	<u><u>0.00%</u></u>

Sterling Hill Community Development District

Statement of Revenues and Expenditures

Reserve Fund - 005

From 10/1/2015 Through 4/30/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	1,106	1,106	0.00%
Special Assessments				
Tax Roll	127,366	127,366	0	0.00%
Total Revenues	<u>127,366</u>	<u>128,472</u>	<u>1,106</u>	<u>0.87%</u>
Expenditures				
Contingency				
Road Reserve	95,382	0	95,382	100.00%
Asset Replacement Reserve	31,984	0	31,984	100.00%
Total Expenditures	<u>127,366</u>	<u>0</u>	<u>127,366</u>	<u>100.00%</u>
Excess Revenues Over (Under) Expenditures	<u>0</u>	<u>128,472</u>	<u>128,472</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over/(Under) Expend./Other Uses	<u>0</u>	<u>128,472</u>	<u>128,472</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	882,668	882,668	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>1,011,140</u></u>	<u><u>1,011,140</u></u>	<u><u>0.00%</u></u>

Sterling Hill Community Development District

Statement of Revenues and Expenditures

Debt Service Fund--Series 2003 - 200

From 10/1/2015 Through 4/30/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	168	168	0.00%
Special Assessments				
Tax Roll	912,767	1,331,491	418,724	45.87%
Off Roll	4,112	0	(4,112)	(100.00)%
Total Revenues	<u>916,879</u>	<u>1,331,660</u>	<u>414,780</u>	<u>45.24%</u>
Expenditures				
Financial & Administrative				
Trustees Fees	0	21,860	(21,860)	0.00%
Legal Counsel				
Bond Counsel	0	46,668	(46,668)	0.00%
Debt Service				
Interest	641,879	442,699	199,181	31.03%
Principal	275,000	105,000	170,000	61.81%
Other Physical Environment				
General Liability Insurance	0	352	(352)	0.00%
Total Expenditures	<u>916,879</u>	<u>616,579</u>	<u>300,300</u>	<u>32.75%</u>
Excess Revenues Over (Under) Expenditures	<u>0</u>	<u>715,080</u>	<u>715,080</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
SPE Costs	0	(3,650)	(3,650)	0.00%
Excess of Rev./Other Sources Over/(Under) Expend./Other Uses	<u>0</u>	<u>711,431</u>	<u>711,431</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	(3,476,019)	(3,476,019)	0.00%
Fund Balance, End of Period	<u>0</u>	<u>(2,764,589)</u>	<u>(2,764,589)</u>	<u>0.00%</u>

Sterling Hill Community Development District

Statement of Revenues and Expenditures

Debt Service Fund--Series 2006 - 201

From 10/1/2015 Through 4/30/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	48	48	0.00%
Special Assessments				
Tax Roll	4,971	4,971	(0)	0.00%
Debt Service Prepayments	0	130,526	130,526	0.00%
Total Revenues	<u>4,971</u>	<u>135,546</u>	<u>130,575</u>	<u>2,626.88%</u>
Expenditures				
Legal Counsel				
Bond Counsel	0	4,792	(4,792)	0.00%
Debt Service				
Interest	4,971	111,801	(106,831)	(2,149.20)%
Total Expenditures	<u>4,971</u>	<u>116,593</u>	<u>(111,622)</u>	<u>(2,245.60)%</u>
Excess Revenues Over (Under) Expenditures	<u>0</u>	<u>18,953</u>	<u>18,953</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over/(Under) Expend./Other Uses	<u>0</u>	<u>18,953</u>	<u>18,953</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	(671,162)	(671,162)	0.00%
Fund Balance, End of Period	<u>0</u>	<u>(652,209)</u>	<u>(652,209)</u>	<u>0.00%</u>

Sterling Hill CDD
Investment Summary
April 30, 2016

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>April 30, 2016</u>
State Board of Administration	Local Government Investment Pool	\$ 299
SunTrust	Business Money Market	29,943
The Bank of Tampa	Business Money Market	246,072
	Total General Fund Investments	\$ 276,314
The Bank of Tampa ICS Road Reserve		
BB&T	Business Money Market	\$ 245,040
First Tennessee Bank, NA	Business Money Market	30,975
Iberia Bank	Business Money Market	245,040
Mutual of Omaha Bank	Business Money Market	32,844
United Bank	Business Money Market	9
Western Alliance Bank	Business Money Market	245,037
	Sub Total	798,945
The Bank of Tampa ICS Asset Replacement Reserve		
Mutual of Omaha Bank	Business Money Market	212,187
United Bank	Business Money Market	5
Western Alliance Bank	Business Money Market	3
	Sub Total	212,195
	Total Reserve Fund Investments	\$ 1,011,140
US Bank Series 2003 Reserve A	US Bank Money Market Account Managed	\$ 243,941
US Bank Series 2003 Reserve B	US Bank Money Market Account Managed	1,717
US Bank Series 2003 Prepayment B	US Bank Money Market Account Managed	4
US Bank Series 2003 Revenue	US Bank Money Market Account Managed	658,182
US Bank Series 2003 Prepayment A	US Bank Money Market Account Managed	7,309
US Bank Series 2006 Prepayment B	US Bank Money Market Account Managed	11
US Bank Series 2006 Reserve A	US Bank Money Market Account Managed	93
US Bank Series 2006 Revenue	US Bank Money Market Account Managed	29,386
	Total Debt Service Fund Investments	\$ 940,643

Sterling Hill Community Development District

Summary A/R Ledger

001 - General Fund

From 4/1/2016 Through 4/30/2016

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2011	Hernando County Tax Collector	FY11-12	94,148.07
10/1/2012	Hernando County Tax Collector	FY 12-13	50,824.27
10/1/2013	Hernando County Tax Collector	FY13-14	33,851.49
11/18/2013	Sterling Hills 2, Inc.	655-14-03	5,278.05
10/1/2014	Hernando County Tax Collector	FY14-15	40,625.19
11/19/2014	Sterling Hills 2, Inc.	655-15-03	5,341.29
10/1/2015	Hernando County Tax Collector	FY15-16	298,783.47
10/1/2015	Sterling Hills 2, Inc.	655-16-02	5,581.41
10/1/2015	Sterling Hills, Inc.	655-16-01	53,140.20
		Total 001 - General Fund	587,573.44

Sterling Hill Community Development District

Summary A/R Ledger

200 - Debt Service Fund--Series 2003

From 4/1/2016 Through 4/30/2016

Invoice Date	Customer Name	Invoice Number	Current Balance
3/24/2008	Lennar Homes	SAI0308-6	610.01
10/1/2008	Brown Investment Group	SAI1008-8	44,378.88
10/1/2008	Richard & Jill Bozek	SAI1008-10	693.42
3/19/2009	Brown Investment Group	SAI0309-2	44,378.88
3/19/2009	Pasco Sawgrass Creek, LLC	SAI309-13	27,194.62
10/1/2009	Avatar Properties, Inc.	SAI-SH.A-05.10	3,253.29
10/1/2009	Avatar Properties, Inc.	SAI-SH.A-11.09	3,253.29
10/1/2009	Brown Investment Group	SAI-SH.B-11.09	63,669.57
10/1/2009	Brown Investment Group	SAI-SH.B-5.10	63,669.57
10/1/2009	Hernando Developers LLC/DEVCO	ORA-SH-09.10	876.76
10/1/2009	Pasco Sawgrass Creek, LLC	SAI-SH.PSC-05.10	27,194.62
10/1/2009	Pasco Sawgrass Creek, LLC	SAI-SH.PSC-11.09	27,194.62
10/1/2009	Richard & Jill Bozek	SAI-SH.B-05.10	693.42
10/1/2009	Richard & Jill Bozek	SAI-SH.BR-11.09	693.42
10/1/2010	Brown Investment Group	655-11-03	207,814.30
10/1/2010	Pasco Sawgrass Creek, LLC	655-11-04	88,762.66
10/1/2011	Brown Investment Group	655-12-03	207,814.30
10/1/2011	Pasco Sawgrass Creek, LLC	655-12-04	88,762.66
10/1/2013	Hernando County Tax Collector	FY13-14	24,134.21
10/1/2014	Hernando County Tax Collector	FY14-15	28,614.87
10/1/2015	Hernando County Tax Collector	FY15-16	225,694.89
10/1/2015	Hernando County Tax Collector	FY15-16 -Del	103,696.88
		Total 200 - Debt Service Fund--Series 2003	1,283,049.14

Sterling Hill Community Development District

Summary A/R Ledger

201 - Debt Service Fund--Series 2006

From 4/1/2016 Through 4/30/2016

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2008	Hernando Developers, LLC/DEVCO	DB1008-1	152,082.00
10/1/2009	Hernando Developers LLC/DEVCO	ORA-SH-09.10	164,135.04
10/1/2015	Hernando County Tax Collector	FY15-16	<u>1,281.01</u>
		Total 201 - Debt Service Fund--Series 2006	<u>317,498.05</u>
Report Balance			<u><u>2,188,120.63</u></u>

Sterling Hill Community Development District

Summary A/P Ledger

001 - General Fund

From 4/1/2016 Through 4/30/2016

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Aaron Cochrane	4/22/2016	AC 042216	Off Duty Deputy 04/22/16	125.00
AT&T	4/16/2016	ATT 352 688-5907 001 1987 04/16	Edgmere Gate Phone 04/16	59.77
Cassi Harbuck	4/28/2016	CH 042816	Board Of Supervisors Meeting 04/28/16	200.00
Christina Miller	4/28/2016	CM 042816	Board Of Supervisors Meeting 04/28/16	200.00
Frances E Krause	4/28/2016	FK 042816	Board Of Supervisors Meeting 04/28/16	200.00
Hernando County Sheriff's Office	4/22/2016	HCSO 042216	Vehicle Usage 04/22/16	10.00
Hernando County Sheriff's Office	4/23/2016	HCSO 042316	Vehicle Usage 04/23/16	10.00
Hernando County Utilities	4/25/2016	SS00001-00 04/16	North Clubhouse Water Bill 04/16	215.32
Hernando County Utilities	4/25/2016	SS00013-00 04/16	South Clubhouse Water Bill 04/16	148.10
Louis E. Peters	4/28/2016	LP 042816	Board Of Supervisors Meeting 04/28/16	200.00
Sandra Manuele	4/28/2016	SM 042816	Board Of Supervisors Meeting 04/28/16	200.00
Shawn Duval	4/23/2016	SD 042316	Off Duty Deputy 04/23/16	125.00
Straley & Robin	4/26/2015	13154	General/ Monthly Legal Services Through 04/16	942.50
Straley & Robin	4/26/2016	13155	Brown Investment Group, LLC/Foreclosure 04/16	702.99
Suncoast Pool Service	10/31/2015	2930	North Pool Chemical Supplies 10/15	358.75
Suncoast Pool Service	11/30/2015	2937	South Pool Chemical Supplies 11/15	228.25
Suncoast Pool Service	12/31/2015	2944	North Pool Chemical Supplies 12/15	335.00
Suncoast Pool Service	12/31/2015	2945	South Pool Chemical Supplies 12/15	207.75
Suncoast Pool Service	3/1/2016	3001	South Pool Chemical Supplies/Cleaning 03/16	700.00
Suncoast Pool Service	10/31/2016	2931	South Pool Chemical Supplies 10/15	250.88
Suncoast Pool Service	11/30/2016	2938	North Pool Chemical Supplies 11/15	306.50
Withlacoochee River Electric Cooperative, Inc.	4/22/2016	Electric Summary Billing 04/16	Withlacoochee Electric Summary Billing 04/16	9,388.16
Total 001 - General Fund				15,113.97
Report Balance				15,113.97

Sterling Hill Community Development District
Notes to Unaudited Financial Statements
April 30, 2016

Balance Sheet

1. Trust statement activity has been recorded through 4/30/16.
2. See EMMA (Electronic Municipal Market Access) at <http://www.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 and scheduled Series 2006 Debt Service payments that were not made May 2010 to November 2015.
5. The District utilized funds from the Debt Service Reserve Fund for the November 2012 – May 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 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 FY15-16 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.