

Sterling Hill  
Community Development District

Financial Statements  
(Unaudited)

January 31, 2016

Prepared by  
Rizzetta & Company, Inc.  
District Manager

**Sterling Hill Community Development District**

Balance Sheet  
As of 1/31/2016  
(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
<b>Assets</b>						
Cash In Bank	431,832	0	0	431,832	0	0
Investments	151,214	0	1,113,618	1,264,831	0	0
Investments - Reserves	0	1,010,642	0	1,010,642	0	0
Accounts Receivable	1,021,609	0	1,790,777	2,812,386	0	0
Allowance for Uncollectible Assessments	(462,095)	0	(1,270,944)	(1,733,039)	0	0
Prepaid Expenses	0	0	0	0	0	0
Deposits	21,026	0	0	21,026	0	0
Due From Other Funds	0	0	0	0	0	0
Amount To Be Provided-Debt Service	0	0	0	0	0	18,275,000
Fixed Assets	0	0	0	0	26,186,517	0
<b>Total Assets</b>	<u>1,163,585</u>	<u>1,010,642</u>	<u>1,633,451</u>	<u>3,807,678</u>	<u>26,186,517</u>	<u>18,275,000</u>
<b>Liabilities</b>						
Accounts Payable	27,176	0	0	27,176	0	0
Accrued Expenses Payable	1,500	0	0	1,500	0	0
Due To Other Funds	0	0	0	0	0	0
Due To Others	0	0	0	0	0	0
Debt Service Obligations - Current	0	0	5,033,247	5,033,247	0	0
Revenue Bonds Payable-Long-term	0	0	0	0	0	18,275,000
<b>Total Liabilities</b>	<u>28,676</u>	<u>0</u>	<u>5,033,247</u>	<u>5,061,923</u>	<u>0</u>	<u>18,275,000</u>
<b>Fund Equity And Other Credits</b>						
Beginning Fund Balance	347,484	882,668	(4,094,900)	(2,864,747)	26,186,517	0
Net Change in Fund Balance	787,424	127,974	695,104	1,610,502	0	0
<b>Total Fund Equity And Other Credits</b>	<u>1,134,909</u>	<u>1,010,642</u>	<u>(3,399,796)</u>	<u>(1,254,245)</u>	<u>26,186,517</u>	<u>0</u>
<b>Total Liabilities And Fund Equity</b>	<u>1,163,585</u>	<u>1,010,642</u>	<u>1,633,451</u>	<u>3,807,678</u>	<u>26,186,517</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 1/31/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
<b>Revenues</b>					
Interest Earnings					
Interest Earnings	0	0	74	74	0.00%
Special Assessments					
Tax Roll	1,045,886	1,045,886	1,057,649	11,763	(1.12)%
Off Roll	102,880	102,880	66,011	(36,869)	35.83%
Other Miscellaneous Revenues					
Miscellaneous	0	0	7,311	7,311	0.00%
<b>Total Revenues</b>	<u>1,148,766</u>	<u>1,148,766</u>	<u>1,131,045</u>	<u>(17,721)</u>	<u>1.54%</u>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	13,000	4,333	4,000	333	69.23%
Financial & Administrative					
Administrative Services	8,400	2,800	2,800	0	66.66%
District Management	32,000	10,667	10,667	0	66.66%
District Engineer	10,000	3,333	227	3,106	97.72%
Disclosure Report	6,000	2,000	0	2,000	100.00%
Trustees Fees	14,300	14,300	0	14,300	100.00%
Financial Consulting Services	10,000	6,667	6,667	0	33.33%
Accounting Services	17,000	5,667	5,667	0	66.66%
Auditing Services	4,000	0	0	0	100.00%
Arbitrage Rebate Calculation	650	217	0	217	100.00%
Public Officials Liability	10,000	10,000	3,250	6,750	67.50%
Insurance					
Legal Advertising	750	250	276	(26)	63.25%
Dues, Licenses & Fees	925	925	1,009	(84)	(9.09)%
Website Fees & Maintenance	2,200	733	400	333	81.81%
Legal Counsel					
District Counsel	12,000	4,000	7,089	(3,089)	40.92%
Foreclosure Expenses	25,000	8,333	6,431	1,902	74.27%
Law Enforcement					
Deputy	19,959	6,653	5,505	1,148	72.41%
Security Operations					
Security System Monitoring & Maintenance	8,000	2,667	1,628	1,039	79.65%
Electric Utility Services					
Utility Services	50,982	16,994	12,932	4,062	74.63%
Street Lights	68,018	22,673	21,606	1,067	68.23%

**Sterling Hill Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 1/31/2016

(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	1,722	1,246	476	75.87%
Water-Sewer Combination Services					
Utility Services	5,367	1,789	2,143	(354)	60.06%
Stormwater Control					
Dry Retention Pond Repair	9,000	3,000	0	3,000	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	6,667	49,940	(43,273)	(149.69)%
Landscape Maintenance	97,000	32,333	37,039	(4,706)	61.81%
Irrigation Repairs	26,200	8,733	9,386	(653)	64.17%
Landscape - Mulch	65,250	21,750	0	21,750	100.00%
Landscape - Annual Color Rotation	2,400	800	878	(78)	63.41%
Landscape Misc.-Fertilizer/Pesticide	41,600	13,867	10,693	3,174	74.29%
Landscape Replacement Plants, Shrubs, Trees	30,000	10,000	1,756	8,244	94.14%
Sod Replacement	6,000	2,000	0	2,000	100.00%
Landscape Maintenance - Inspections	6,000	2,000	2,000	0	66.66%
Holiday Decorations	2,000	667	0	667	100.00%
Miscellaneous Expense	50,000	16,667	227	16,440	99.54%
Road & Street Facilities					
Gate Phone	13,000	4,333	2,022	2,312	84.45%
Gate Facility Maintenance	30,000	10,000	4,174	5,827	86.08%
Sidewalk Repair & Maintenance	7,500	2,500	0	2,500	100.00%
Street Light/Decorative Light Maintenance	18,000	6,000	0	6,000	100.00%
Street Sign Repairs & Replacement	2,500	833	0	833	100.00%
Parks & Recreation					
Management Contract	270,000	90,000	82,434	7,566	69.46%
Facility Maintenance & Repair	38,000	12,667	6,272	6,394	83.49%
Security System Monitoring & Maintenance	1,000	333	597	(264)	40.30%
Telephone, Fax, Internet	7,500	2,500	2,560	(60)	65.86%
Office Supplies	4,000	1,333	744	589	81.39%

**Sterling Hill Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 1/31/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Furniture	20,000	6,667	0	6,667	100.00%
Repair/Replacement-Pool/CH					
Lighting Replacement	2,000	667	0	667	100.00%
Vehicle Maintenance	1,500	500	520	(20)	65.31%
Pool Service Contract - Supplies & Repairs	5,500	1,833	1,840	(7)	66.54%
Supply Storage	5,000	1,667	244	1,423	95.12%
Playground Equipment & Maintenance	1,000	333	276	58	72.43%
Athletic/Park Court/Field Repairs	1,700	567	0	567	100.00%
Miscellaneous Expense	2,500	833	1,630	(797)	34.80%
Fitness Equipment Maintenance & Repairs	15,000	5,000	812	4,188	94.58%
Special Events					
Special Events	3,000	1,000	178	822	94.06%
Contingency					
Capital Outlay	300,000	100,000	0	100,000	100.00%
Total Expenditures	<u>1,455,366</u>	<u>522,272</u>	<u>339,620</u>	<u>182,652</u>	<u>76.66%</u>
Excess Of Revenues Over (Under) Expenditures	<u>(306,600)</u>	<u>626,494</u>	<u>791,424</u>	<u>164,930</u>	<u>358.12%</u>
Other Financing Sources (Uses)					
Carryforward Fund Balance	306,600	306,600	0	(306,600)	100.00%
SPE Costs	0	0	(4,000)	(4,000)	0.00%
Total Other Financing Sources (Uses)	<u>306,600</u>	<u>306,600</u>	<u>(4,000)</u>	<u>(310,600)</u>	<u>101.30%</u>
Exc. of Rev/Other Sources Over/(Under) Expend/Other Uses	<u>0</u>	<u>933,094</u>	<u>787,424</u>	<u>(145,670)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	347,484	347,484	0.00%
Fund Balance, End of Period	<u>0</u>	<u>933,094</u>	<u>1,134,909</u>	<u>201,815</u>	<u>0.00%</u>

**Sterling Hill Community Development District**

Statement of Revenues and Expenditures

Reserve Fund - 005

From 10/1/2015 Through 1/31/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	608	608	0.00%
Special Assessments				
Tax Roll	127,366	127,366	0	0.00%
<b>Total Revenues</b>	<b>127,366</b>	<b>127,974</b>	<b>608</b>	<b>0.48%</b>
<b>Expenditures</b>				
Contingency				
Road Reserve	95,382	0	95,382	100.00%
Asset Replacement Reserve	31,984	0	31,984	100.00%
<b>Total Expenditures</b>	<b>127,366</b>	<b>0</b>	<b>127,366</b>	<b>100.00%</b>
Excess Revenues Over (Under) Expenditures	0	127,974	127,974	0.00%
Excess of Rev./Other Sources Over/(Under) Expend./Other Uses	0	127,974	127,974	0.00%
Fund Balance, Beginning of Period	0	882,668	882,668	0.00%
<b>Fund Balance, End of Period</b>	<b>0</b>	<b>1,010,642</b>	<b>1,010,642</b>	<b>0.00%</b>

**Sterling Hill Community Development District**

Statement of Revenues and Expenditures

Debt Service Fund--Series 2003 - 200

From 10/1/2015 Through 1/31/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	44	44	0.00%
Special Assessments				
Tax Roll	912,767	1,278,141	365,374	40.02%
Off Roll	4,112	0	(4,112)	(100.00)%
<b>Total Revenues</b>	<u>916,879</u>	<u>1,278,185</u>	<u>361,306</u>	<u>39.41%</u>
<b>Expenditures</b>				
Financial & Administrative				
Trustees Fees	0	21,860	(21,860)	0.00%
Legal Counsel				
Bond Counsel	0	31,660	(31,660)	0.00%
Debt Service				
Interest	641,879	443,706	198,174	30.87%
Principal	275,000	105,000	170,000	61.81%
Other Physical Environment				
General Liability Insurance	0	352	(352)	0.00%
<b>Total Expenditures</b>	<u>916,879</u>	<u>602,578</u>	<u>314,302</u>	<u>34.28%</u>
<b>Excess Revenues Over (Under) Expenditures</b>	<u>0</u>	<u>675,608</u>	<u>675,608</u>	<u>0.00%</u>
<b>Other Financing Sources (Uses)</b>				
SPE Costs	0	(3,650)	(3,650)	0.00%
<b>Excess of Rev./Other Sources Over/(Under) Expend./Other Uses</b>	<u>0</u>	<u>671,958</u>	<u>671,958</u>	<u>0.00%</u>
<b>Fund Balance, Beginning of Period</b>	0	(3,423,738)	(3,423,738)	0.00%
<b>Fund Balance, End of Period</b>	<u>0</u>	<u>(2,751,780)</u>	<u>(2,751,780)</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 1/31/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	45	45	0.00%
Special Assessments				
Tax Roll	4,971	4,971	0	0.00%
Debt Service Prepayments	0	130,526	130,526	0.00%
<b>Total Revenues</b>	<u>4,971</u>	<u>135,542</u>	<u>130,571</u>	<u>2,626.80%</u>
<b>Expenditures</b>				
Legal Counsel				
Bond Counsel	0	594	(594)	0.00%
Debt Service				
Interest	4,971	111,801	(106,831)	(2,149.20)%
<b>Total Expenditures</b>	<u>4,971</u>	<u>112,395</u>	<u>(107,425)</u>	<u>(2,161.15)%</u>
Excess Revenues Over (Under) Expenditures	0	23,146	23,146	0.00%
Excess of Rev./Other Sources Over/(Under) Expend./Other Uses	0	23,146	23,146	0.00%
Fund Balance, Beginning of Period	0	(671,162)	(671,162)	0.00%
Fund Balance, End of Period	<u>0</u>	<u>(648,015)</u>	<u>(648,015)</u>	<u>0.00%</u>



**Sterling Hill CDD**  
**Investment Summary**  
**January 31, 2016**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>January 31, 2016</u>
State Board of Administration	Local Government Investment Pool	\$ 299
SunTrust	Business Money Market	29,940
The Bank of Tampa	Business Money Market	120,975
	<b>Total General Fund Investments</b>	<b>\$ 151,214</b>
The Bank of Tampa ICS Road Reserve		
BB&T	Business Money Market	\$ 64,937
Bank of China, New York, NY	Business Money Market	245,042
EagleBank	Business Money Market	213,027
Iberiabank	Business Money Market	245,032
Western Alliance Bank	Business Money Market	30,514
	Sub Total	798,552
The Bank of Tampa ICS Asset Replacement Reserve		
BB&T	Business Money Market	180,100
EagleBank	Business Money Market	31,988
Iberiabank	Business Money Market	2
	Sub Total	212,090
	<b>Total Reserve Fund Investments</b>	<b>\$ 1,010,642</b>
US Bank Series 2003 Reserve A	US Bank Money Market Account Managed	\$ 258,949
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	812,921
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	32,614
	<b>Total Debt Service Fund Investments</b>	<b>\$ 1,113,618</b>

**Sterling Hill Community Development District**

Summary A/R Ledger

001 - General Fund

From 1/1/2016 Through 1/31/2016

<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	258,630.98
10/1/2012	Hernando County Tax Collector	FY 12-13	126,699.28
10/1/2013	Hernando County Tax Collector	FY13-14	71,487.09
11/18/2013	Sterling Hills 2, Inc.	655-14-03	5,278.05
10/1/2014	Hernando County Tax Collector	FY14-15	72,988.65
11/19/2014	Sterling Hills 2, Inc.	655-15-03	5,341.29
10/1/2015	Hernando County Tax Collector	FY15-16	422,462.38
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	1,021,609.33

**Sterling Hill Community Development District**

Summary A/R Ledger

200 - Debt Service Fund--Series 2003

From 1/1/2016 Through 1/31/2016

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	Hernando County Tax Collector	FY11-12	2,629.34
10/1/2011	Pasco Sawgrass Creek, LLC	655-12-04	88,762.66
10/1/2013	Hernando County Tax Collector	FY13-14	51,193.47
10/1/2014	Hernando County Tax Collector	FY14-15	51,636.86
10/1/2015	Hernando County Tax Collector	FY15-16	319,119.39
10/1/2015	Hernando County Tax Collector	FY15-16 -Del	146,621.34
		Total 200 - Debt Service Fund--Series 2003	1,472,108.69

**Sterling Hill Community Development District**

Summary A/R Ledger

201 - Debt Service Fund--Series 2006

From 1/1/2016 Through 1/31/2016

<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
10/1/2013	Hernando County Tax Collector	FY13-14	318.64
10/1/2014	Hernando County Tax Collector	FY14-15	321.41
10/1/2015	Hernando County Tax Collector	FY15-16	1,811.28
		Total 201 - Debt Service Fund--Series 2006	318,668.37
			<hr/>
Report Balance			2,812,386.39
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**Sterling Hill Community Development District**

Summary A/P Ledger

001 - General Fund

From 1/1/2016 Through 1/31/2016

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
AT&T	1/16/2016	ATT 352 688-5907 001 1987 01/16	Edgmere Gate Phone 01/16	59.85
Cassi Harbuck	1/28/2016	CH 012816	Board Of Supervisor Meeting 01/28/16	200.00
Christina Miller	1/28/2016	CM 012816	Board Of Supervisor Meeting 01/28/16	200.00
Dave Vargas	1/29/2016	DV 012916	Off Duty Deputy 01/29/16	125.00
Fitness Logic, Inc.	12/29/2015	65178	Replace Speed Sensor Vision Fitness Treadmill 12/15	112.21
Florida Department of Revenue	1/31/2016	37-8015579013-3 01/16	Sales & Use Tax 01/16	292.50
Frances E Krause	1/28/2016	FK 012816	Board Of Supervisor Meeting 01/28/16	200.00
Hernando County Sheriff's Office	1/22/2016	HCSO 012216	Vehicle Usage 01/22/16	10.00
Hernando County Sheriff's Office	1/23/2016	HCSO 012316	Vehicle Usage 01/23/16	10.00
Hernando County Sheriff's Office	1/29/2016	HCSO 012916	Vehicle Usage 01/29/16	10.00
Hernando County Sheriff's Office	1/30/2016	HCSO 013016	Vehicle Usage 01/30/16	10.00
Hernando County Utilities	1/25/2016	SS00001-00 01/16	North Clubhouse Water Bill 01/16	428.68
Hernando County Utilities	1/25/2016	SS00013 - 00 01/16	South Clubhouse Water Bill 01/16	124.15
John M. Cameron IV	1/22/2016	JC 012216	Off Duty Deputy 01/22/16	125.00
Johnny Felicione	1/18/2016	0004005	Inspection/Set Up Traps/Caught Gophers 01/16	400.00
Johnny Felicione	1/25/2016	0004007	Trapping & Removal of 5 Pocket Gophers 01/16	500.00
Louis E. Peters	1/28/2016	LP 012816	Board Of Supervisor Meeting 01/28/16	200.00
Luke Brothers Inc.	1/4/2016	00016469	Monthly Maint & Irrig 01/16	10,266.66
Outsmart Pest Management, Inc.	1/19/2016	12353	North Clubhouse Pest Control Treatment 01/16	45.00
Outsmart Pest Management, Inc.	1/19/2016	12354	South Clubhouse Pest Control Treatment 01/16	45.00
Sandra Manuele	1/28/2016	SM 012816	Board Of Supervisor Meeting 01/28/16	200.00
Straley & Robin	1/25/2016	12915	General/ Monthly Legal Services Through 01/16	1,818.70
Straley & Robin	1/25/2016	12916	Brown Investment Group, LLC/Foreclosure 01/16	1,773.60
Tommy Harris	1/23/2016	TH 012316	Off Duty Deputy 01/23/16	125.00
William Cooper	1/30/2016	WC 013016	Off Duty Deputy 01/30/16	125.00
Withlacoochee River Electric Cooperative, Inc.	1/25/2016	Electric Summary Billing 01/16	Withlacoochee Electric Summary Billing 01/16	9,769.82
			Total 001 - General Fund	27,176.17
Report Balance				27,176.17

**Sterling Hill Community Development District**  
**Notes to Unaudited Financial Statements**  
**January 31, 2015**

**Balance Sheet**

1. Trust statement activity has been recorded through 01/31/16.
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 payment that were not made November 2010 to November 2015 and scheduled Series 2006 Debt Service payments that were not made May 2010 – November 2015.
5. The District utilized funds from the Debt Service Reserve Fund for the May 2009-May 2010 Series 2006 Bond payments and the November 2012- May 2015 Series 2003 Bond payment.

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

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

**Summary A/R Ledger – Payment Terms**

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.