



Rizzetta & Company

Sterling Hill Community Development District

**Financial Statements
(Unaudited)**

February 28, 2018

Prepared by: Rizzetta & Company, Inc.

sterlinghillcdd.org
rizzetta.com

Sterling Hill Community Development District

Balance Sheet
As of 2/28/2018
(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	241,790	0	0	241,790	0	0
Investments	502,721	0	913,576	1,416,297	0	0
Investments - Reserves	0	1,281,896	0	1,281,896	0	0
Accounts Receivable	247,796	0	1,620,442	1,868,238	0	0
Allowance for Uncollectible Assessments	(79,333)	0	(1,528,937)	(1,608,271)	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	36,929	36,929	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>943,037</u>	<u>1,281,896</u>	<u>1,042,010</u>	<u>3,266,942</u>	<u>26,512,751</u>	<u>17,575,000</u>
Liabilities						
Accounts Payable	40,530	0	0	40,530	0	0
Accrued Expenses Payable	4,207	0	0	4,207	0	0
Due To Other Funds	36,929	0	0	36,929	0	0
Deferred Revenue	880	0	0	880	0	0
Debt Service Obligations - Current	0	0	5,069,777	5,069,777	0	0
Revenue Bonds Payable-Long-term	0	0	0	0	0	17,575,000
Total Liabilities	<u>82,547</u>	<u>0</u>	<u>5,069,777</u>	<u>5,152,324</u>	<u>0</u>	<u>17,575,000</u>
Fund Equity And Other Credits						
Beginning Fund Balance	85,579	1,151,135	(4,281,364)	(3,044,649)	26,512,751	0
Net Change in Fund Balance	774,910	130,761	253,597	1,159,268	0	0
Total Fund Equity And Other Credits	<u>860,490</u>	<u>1,281,896</u>	<u>(4,027,767)</u>	<u>(1,885,382)</u>	<u>26,512,751</u>	<u>0</u>
Total Liabilities And Fund Equity	<u>943,037</u>	<u>1,281,896</u>	<u>1,042,010</u>	<u>3,266,942</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 10/1/2017 Through 2/28/2018

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	452	452	0.00%
Special Assessments					
Tax Roll	1,127,216	1,127,216	1,146,449	19,233	(1.70)%
Off Roll	24,880	24,880	24,880	0	0.00%
Other Miscellaneous Revenues					
Miscellaneous	5,000	2,083	6,472	4,389	(29.44)%
RV & Boat Storage Rental	10,000	4,167	12,530	8,363	(25.29)%
Total Revenues	1,167,096	1,158,346	1,190,783	32,437	(2.03)%
Expenditures					
Legislative					
Supervisor Fees	13,000	5,417	5,000	417	61.53%
Financial & Administrative					
Administrative Services	8,820	3,675	3,675	0	58.33%
District Management	35,000	14,583	14,583	0	58.33%
District Engineer	10,000	4,167	2,779	1,388	72.21%
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	2,188	2,188	0	58.33%
Accounting Services	20,000	8,333	8,333	0	58.33%
Auditing Services	4,100	0	0	0	100.00%
Arbitrage Rebate Calculation	1,150	1,000	500	500	56.52%
Public Officials Liability	3,500	3,500	3,250	250	7.14%
Insurance					
Legal Advertising	750	313	0	313	100.00%
Dues, Licenses & Fees	1,096	511	1,451	(940)	(32.41)%
Website Fees & Maintenance	2,100	875	500	375	76.19%
Legal Counsel					
District Counsel	20,000	8,333	5,945	2,388	70.27%
Special Counsel	0	0	7,027	(7,027)	0.00%
Law Enforcement					
Deputy	35,000	14,583	13,135	1,448	62.47%
Security Operations					
Security System Monitoring & Maintenance	18,000	7,500	6,702	798	62.76%
Electric Utility Services					
Utility Services	55,000	22,917	21,658	1,258	60.62%

Sterling Hill Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 2/28/2018

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Street Lights	60,000	25,000	23,869	1,131	60.21%
Garbage/Solid Waste Control Services					
Garbage - Recreational Facility	5,000	2,083	2,154	(71)	56.92%
Water-Sewer Combination Services					
Utility Services	7,000	2,917	1,931	986	72.42%
Stormwater Control					
Dry Retention Pond Repair	5,000	2,083	0	2,083	100.00%
Other Physical Environment					
General Liability Insurance	4,250	4,250	3,750	500	11.76%
Property Insurance	25,000	25,000	22,186	2,814	11.25%
Entry & Walls Maintenance	25,000	10,417	19,490	(9,073)	22.04%
Landscape Maintenance	136,000	56,667	56,179	488	58.69%
Irrigation Repairs	27,000	11,250	11,936	(686)	55.79%
Landscape - Mulch	58,800	24,500	0	24,500	100.00%
Landscape - Annual Color	2,100	875	1,181	(306)	43.75%
Landscape Fertilizer	24,023	10,010	6,587	3,423	72.58%
Landscape Pest Control	1,950	813	1,403	(590)	28.07%
Fire Ant Treatment	6,450	2,688	285	2,403	95.58%
Landscape Replacement Plants, Shrubs, Trees	45,000	18,750	0	18,750	100.00%
Sod Replacement	10,000	4,167	0	4,167	100.00%
Landscape Maintenance - Inspections	6,300	2,625	2,625	0	58.33%
Holiday Decorations	1,500	1,500	1,419	81	5.40%
Road & Street Facilities					
Gate Phone	9,000	3,750	2,317	1,433	74.25%
Gate Facility Maintenance	17,000	7,083	6,451	633	62.05%
Sidewalk Repair & Maintenance	10,000	4,167	7,080	(2,913)	29.20%
Street Light/Decorative Light Maintenance	4,000	1,667	0	1,667	100.00%
Street Sign Repairs & Replacement	5,000	2,083	88	1,995	98.23%
Pressure Washing Curbs and Sidewalk	12,000	5,000	0	5,000	100.00%
Parks & Recreation					
Management Contract	270,582	112,743	111,289	1,453	58.87%
Staff Cost of Living and Pay Increases	12,200	5,083	0	5,083	100.00%
Facility Maintenance & Repair	30,000	12,500	9,436	3,064	68.54%

See Notes to Unaudited Financial Statements

Sterling Hill Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 2/28/2018

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Telephone, Fax, Internet	6,000	2,500	2,870	(370)	52.17%
Office Supplies	5,000	2,083	1,460	624	70.80%
Furniture Repair/Replacement	10,000	4,167	2,688	1,478	73.11%
Vehicle Maintenance	3,500	1,458	882	576	74.79%
Pool Service Contract - Supplies & Repairs	20,400	8,500	8,543	(43)	58.12%
Playground Equipment & Maintenance	10,000	4,167	0	4,167	100.00%
Athletic/Park Court/Field Repairs	12,500	5,208	0	5,208	100.00%
Miscellaneous Expense	15,000	6,250	917	5,333	93.88%
Wildlife Management Services	2,000	833	2,800	(1,967)	(40.00)%
Fitness Equipment Maintenance & Repairs	10,000	4,167	81	4,086	99.19%
Special Events					
Special Events	3,000	1,250	0	1,250	100.00%
Contingency					
Capital Outlay	55,000	22,917	0	22,917	100.00%
Total Expenditures	<u>1,230,871</u>	<u>546,613</u>	<u>415,873</u>	<u>130,740</u>	<u>66.21%</u>
Excess Of Revenues Over (Under) Expenditures	<u>(63,775)</u>	<u>611,733</u>	<u>774,910</u>	<u>163,178</u>	<u>1,315.06%</u>
Other Financing Sources (Uses)					
Carryforward From Prior Year	63,775	63,775	0	(63,775)	100.00%
Exc. of Rev/Other Sources Over/(Under) Expend/Other Uses	<u>0</u>	<u>675,508</u>	<u>774,910</u>	<u>99,403</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	85,579	85,579	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>675,508</u></u>	<u><u>860,490</u></u>	<u><u>184,982</u></u>	<u><u>0.00%</u></u>

Sterling Hill Community Development District

Statement of Revenues and Expenditures

Reserve Fund - 005

From 10/1/2017 Through 2/28/2018

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	3,641	3,641	0.00%
Special Assessments				
Tax Roll	127,120	127,120	0	0.00%
Total Revenues	127,120	130,761	3,641	2.86%
Expenditures				
Contingency				
Road Reserve	95,382	0	95,382	100.00%
Asset Replacement Reserve	31,738	0	31,738	100.00%
Total Expenditures	127,120	0	127,120	100.00%
Excess Revenues Over (Under) Expenditures	0	130,761	130,761	0.00%
Excess of Rev./Other Sources Over/(Under) Expend./Other Uses	0	130,761	130,761	0.00%
Fund Balance, Beginning of Period	0	1,151,135	1,151,135	0.00%
Fund Balance, End of Period	0	1,281,896	1,281,896	0.00%

Sterling Hill Community Development District

Statement of Revenues and Expenditures

Debt Service Fund--Series 2003 - 200

From 10/1/2017 Through 2/28/2018

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	1,769	1,769	0.00%
Special Assessments				
Tax Roll	795,290	806,595	11,305	1.42%
Total Revenues	<u>795,290</u>	<u>808,364</u>	<u>13,074</u>	<u>1.64%</u>
Expenditures				
Financial & Administrative				
Trustees Fees	0	18,010	(18,010)	0.00%
Legal Counsel				
Bond Counsel	0	25,813	(25,813)	0.00%
Debt Service				
Interest	485,290	408,108	77,183	15.90%
Principal	310,000	0	310,000	100.00%
Total Expenditures	<u>795,290</u>	<u>451,930</u>	<u>343,360</u>	<u>43.17%</u>
Excess Revenues Over (Under) Expenditures	<u>0</u>	<u>356,433</u>	<u>356,433</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over/(Under) Expend./Other Uses	<u>0</u>	<u>356,433</u>	<u>356,433</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	(3,132,619)	(3,132,619)	0.00%
Fund Balance, End of Period	<u>0</u>	<u>(2,776,186)</u>	<u>(2,776,186)</u>	<u>0.00%</u>

Sterling Hill Community Development District

Statement of Revenues and Expenditures

Debt Service Fund--Series 2006 - 201

From 10/1/2017 Through 2/28/2018

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	77	77	0.00%
Special Assessments				
Tax Roll	4,971	5,047	76	1.53%
Total Revenues	<u>4,971</u>	<u>5,124</u>	<u>153</u>	<u>3.08%</u>
Expenditures				
Legal Counsel				
Bond Counsel	0	63	(63)	0.00%
Debt Service				
Interest	4,971	107,898	(102,927)	(2,070.67)%
Total Expenditures	<u>4,971</u>	<u>107,961</u>	<u>(102,990)</u>	<u>(2,071.93)%</u>
Excess Revenues Over (Under) Expenditures	<u>0</u>	<u>(102,837)</u>	<u>(102,837)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over/(Under) Expend./Other Uses	<u>0</u>	<u>(102,837)</u>	<u>(102,837)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	(1,148,745)	(1,148,745)	0.00%
Fund Balance, End of Period	<u>0</u>	<u>(1,251,582)</u>	<u>(1,251,582)</u>	<u>0.00%</u>

Sterling Hill CDD
Investment Summary
February 28, 2018

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>February 28, 2018</u>
SunTrust	Business Money Market	\$ 9,970
The Bank of Tampa	Business Money Market	41,821
The Bank of Tampa ICS:		
Capital Bank	Business Money Market	16
EagleBank	Business Money Market	4
First Tennessee Bank	Business Money Market	245,029
Flushing Bank	Business Money Market	188,903
Pinnacle Bank	Business Money Market	16,904
Western Alliance Bank	Business Money Market	74
	Total General Fund Investments	\$ 502,721
The Bank of Tampa ICS Road Reserve		
Bank of China, New York, NY	Business Money Market	\$ 245,151
Capital Bank	Business Money Market	95
EagleBank	Business Money Market	5
Flushing Bank	Business Money Market	56,247
New York Community Bank	Business Money Market	16,764
Pinnacle Bank	Business Money Market	228,246
Stifel Bank and Trust	Business Money Market	12
The Park National Bank	Business Money Market	245,086
United Bank	Business Money Market	213,150
Western Alliance Bank	Business Money Market	13
	Sub Total	1,004,769
The Bank of Tampa ICS Asset Replacement Reserve		
BOKF, National Association	Business Money Market	245,150
Pinnacle Bank	Business Money Market	1
United Bank	Business Money Market	31,975
Western Alliance Bank	Business Money Market	1
	Sub Total	277,127
	Total Reserve Fund Investments	\$ 1,281,896
US Bank Series 2003 Reserve A	US Bank Money Market Account Managed	\$ 143,054
US Bank Series 2003 Reserve B	US Bank Money Market Account Managed	653
US Bank Series 2003 Prepayment B	US Bank Money Market Account Managed	4
US Bank Series 2003 Revenue	US Bank Money Market Account Managed	725,670
US Bank Series 2003 Prepayment A	US Bank Money Market Account Managed	16,799
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	31
US Bank Series 2006 Revenue	US Bank Money Market Account Managed	27,354
	Total Debt Service Fund Investments	\$ 913,576

Sterling Hill Community Development District

Summary A/R Ledger

001 - General Fund

From 2/1/2018 Through 2/28/2018

<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
10/1/2017	Hernando County Tax Collector	FY17-18	143,582.48
12/8/2017	Maxcy Development Group Holdings-Sterling Hills Inc	655-18-01	24,879.89
			<hr/>
		Total 001 - General Fund	247,795.76

Sterling Hill Community Development District

Summary A/R Ledger
200 - Debt Service Fund--Series 2003
From 2/1/2018 Through 2/28/2018

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2017	Hernando County Tax Collector	FY17-18	<u>90,935.70</u>
		Total 200 - Debt Service Fund--Series 2003	90,935.70

Sterling Hill Community Development District

Summary A/R Ledger

201 - Debt Service Fund--Series 2006

From 2/1/2018 Through 2/28/2018

<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
10/1/2017	Hernando County Tax Collector	FY17-18	569.00
		Total 201 - Debt Service Fund--Series 2006	1,529,506.36
Report Balance			1,868,237.82

Sterling Hill Community Development District

Aged Payables by Invoice Date

Aging Date - 1/1/2018

001 - General Fund

From 2/1/2018 Through 2/28/2018

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Sunrise Landcare, Inc.	1/24/2018	C-2979	Landscape Maintenance 02/18	13,583.33
Apex Floor & Furniture Care	2/12/2018	4506	North & South Clubhouse Carpet & Vinyl Tile 02/18	160.00
DCSI Inc.	2/15/2018	23366	CCTV Gate Warranty 02/18	406.89
Hernando County Sheriff's Office	2/16/2018	HCSO 021618	Vehicle Usage 02/18	20.00
William Cooper	2/16/2018	WC 021618	Off Duty Patrol 02/16/18	125.00
Robert Saliva	2/16/2018	4382	Cycled Power on Gate, Edgemere 02/18	95.00
Shawn Duval	2/17/2018	SD 021718	Off Duty Patrol 02/17/18	125.00
Derik Deso	2/17/2018	DD 021718	Off Duty Patrol 02/17/18	100.00
Marcie Prather Alford	2/18/2018	MA 021817	Off Duty Patrol 02/18/18	100.00
Aqua Chill of Tampa, Inc.	2/20/2018	1268528	Monthly Rental Coolers South Clubhouse 02/18	30.00
Robert Saliva	2/21/2018	Southern Phone Summary 02/18	Southern Phone Summary 02/18	479.45
Outsmart Pest Management, Inc.	2/21/2018	19772	North Clubhouse Rodent Control 02/18	75.00
Thomas Castiglione	2/21/2018	TC 022118	Off Duty Police 02/18	120.00
Withlacoochee River Electric Cooperative, Inc.	2/22/2018	Electric Summary Billing 02/18	Withlacoochee Electric Summary Billing 02/18	9,992.62
Sandra Manuele	2/22/2018	SM 022218	Board Of Supervisors Meeting 02/22/18	200.00
Richard P. Massa Jr.	2/22/2018	RM 022218	Board Of Supervisors Meeting 02/22/18	200.00
Christina Miller	2/22/2018	CM 022218	Board Of Supervisors Meeting 02/22/18	200.00
Louis E. Peters	2/22/2018	LP 022218	Board Of Supervisors Meeting 02/22/18	200.00
Michael Dimos, Jr.	2/22/2018	MD 022218	Board Of Supervisors Meeting 02/22/18	200.00
Norman E. Burburan	2/23/2018	EB 022318	Off Duty Patrol 02/23/18	125.00
Hernando County Sheriff's Office	2/23/2018	HCSO 022318	Vehicle Usage 02/18	20.00
Hernando County Utilities	2/23/2018	SS00001-00 02/18	North Clubhouse Water Bill 02/18	274.93
Hernando County Utilities	2/23/2018	SS00013-00 02/18	South Clubhouse Water Bill 02/18	115.46
Rizzetta Amenity Services, Inc.	2/23/2018	INV00000000004649	Amenity Management Services Payroll 02/18	8,977.05
Straley Robin Vericker	2/23/2018	15417	General/Monthly Legal Services 01/18	1,292.50
Thomas Castiglione	2/23/2018	TC 022318	Off Duty Police 02/18	120.00
Cory Hauenstein	2/24/2018	CH 022418	Off Duty Patrol 02/24/18	125.00
Matthew G. LaPalme	2/24/2018	ML 022418	Off Duty Patrol 02/24/18	100.00

Sterling Hill Community Development District

Aged Payables by Invoice Date

Aging Date - 1/1/2018

001 - General Fund

From 2/1/2018 Through 2/28/2018

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Marcie Prather Alford	2/25/2018	MA 022518	Off Duty Patrol 02/25/18	100.00
Robert Saliva	2/26/2018	4449	Changed Settings Tele Entry Board, Edgemere 02/18	142.50
Stantec Consulting Services Inc	2/26/2018	1321381	Engineering Services 01/18	1,670.00
Thomas Castiglione	2/27/2018	TC 022718	Off Duty Police 02/18	120.00
Sunrise Landscape	2/28/2018	S-1434	Repair Main Line North Clubhouse, Irrigation 02/18	685.57
Rizzetta Amenity Services, Inc.	2/28/2018	INV00000000004700	Out Of Pocket Expenses 02/18	115.75
Florida Department of Revenue	2/28/2018	Sales & Use Tax 02/18	Sales & Use Tax 02/18	134.39
			Total 001 - General Fund	40,530.44
Report Total				40,530.44

Sterling Hill Community Development District
Notes to Unaudited Financial Statements
February 28, 2018

Balance Sheet

1. Trust statement activity has been recorded through 02/28/18.
2. See EMMA (Electronic Municipal Market Access) at <http://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 November 2017 and scheduled Series 2006 Debt Service payments that were not made May 2010 through November 2017.
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 FY17-18 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.