



Rizzetta & Company

Sterling Hill Community Development District

**Financial Statements
(Unaudited)**

March 31, 2018

Prepared by: Rizzetta & Company, Inc.

sterlinghillcdd.org
rizzetta.com

Sterling Hill Community Development District

Balance Sheet
As of 3/31/2018
(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	149,527	0	0	149,527	0	0
Investments	503,033	0	914,277	1,417,310	0	0
Investments - Reserves	0	1,282,767	0	1,282,767	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	49,511	0	36,929	86,440	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>900,596</u>	<u>1,282,767</u>	<u>1,042,711</u>	<u>3,226,074</u>	<u>26,512,751</u>	<u>17,575,000</u>
Liabilities						
Accounts Payable	92,260	0	0	92,260	0	0
Sales Tax Payable	133	0	0	133	0	0
Accrued Expenses Payable	1,280	0	0	1,280	0	0
Due To Other Funds	36,929	49,511	0	86,440	0	0
Deferred Revenue	1,070	0	0	1,070	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>131,672</u>	<u>49,511</u>	<u>5,069,777</u>	<u>5,250,959</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	683,345	82,121	254,298	1,019,764	0	0
Total Fund Equity And Other Credits	<u>768,925</u>	<u>1,233,256</u>	<u>(4,027,066)</u>	<u>(2,024,885)</u>	<u>26,512,751</u>	<u>0</u>
Total Liabilities And Fund Equity	<u>900,596</u>	<u>1,282,767</u>	<u>1,042,711</u>	<u>3,226,074</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 3/31/2018

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	764	764	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	2,500	7,836	5,336	(56.71)%
RV & Boat Storage Rental	10,000	5,000	13,021	8,021	(30.20)%
Total Revenues	1,167,096	1,159,596	1,192,950	33,354	(2.22)%
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	3,324	1,676	66.76%
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	4,100	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	375	65	310	91.30%
Dues, Licenses & Fees	1,096	595	1,451	(856)	(32.41)%
Website Fees & Maintenance	2,100	1,050	600	450	71.42%
Legal Counsel					
District Counsel	20,000	10,000	8,513	1,488	57.43%
Special Counsel	0	0	7,027	(7,027)	0.00%
Law Enforcement					
Deputy	35,000	17,500	16,100	1,400	54.00%
Security Operations					
Security System Monitoring & Maintenance	18,000	9,000	7,238	1,762	59.78%
Electric Utility Services					
Utility Services	55,000	27,500	25,569	1,931	53.51%

Sterling Hill Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 3/31/2018

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Street Lights	60,000	30,000	29,415	585	50.97%
Garbage/Solid Waste Control Services					
Garbage - Recreational Facility	5,000	2,500	2,625	(125)	47.49%
Water-Sewer Combination Services					
Utility Services	7,000	3,500	2,377	1,123	66.04%
Stormwater Control					
Dry Retention Pond Repair	5,000	2,500	0	2,500	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	12,500	19,490	(6,990)	22.04%
Landscape Maintenance	136,000	68,000	78,521	(10,521)	42.26%
Irrigation Repairs	27,000	13,500	19,947	(6,447)	26.12%
Landscape - Mulch	58,800	29,400	0	29,400	100.00%
Landscape - Annual Color	2,100	1,050	1,181	(131)	43.75%
Landscape Fertilizer	24,023	12,012	6,867	5,145	71.41%
Landscape Pest Control	1,950	975	1,878	(903)	3.71%
Fire Ant Treatment	6,450	3,225	285	2,940	95.58%
Landscape Replacement Plants, Shrubs, Trees	45,000	22,500	1,103	21,398	97.55%
Sod Replacement	10,000	5,000	0	5,000	100.00%
Landscape Maintenance - Inspections	6,300	3,150	3,150	0	50.00%
Holiday Decorations	1,500	1,500	1,419	81	5.40%
Road & Street Facilities					
Gate Phone	9,000	4,500	2,796	1,704	68.92%
Gate Facility Maintenance	17,000	8,500	13,710	(5,209)	19.35%
Sidewalk Repair & Maintenance	10,000	5,000	7,080	(2,080)	29.20%
Street Light/Decorative Light Maintenance	4,000	2,000	0	2,000	100.00%
Street Sign Repairs & Replacement	5,000	2,500	88	2,412	98.23%
Pressure Washing Curbs and Sidewalk	12,000	6,000	0	6,000	100.00%
Parks & Recreation					
Management Contract	270,582	135,291	131,753	3,538	51.30%
Staff Cost of Living and Pay Increases	12,200	6,100	0	6,100	100.00%
Facility Maintenance & Repair	30,000	15,000	13,240	1,760	55.86%

See Notes to Unaudited Financial Statements

Sterling Hill Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 3/31/2018

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Telephone, Fax, Internet	6,000	3,000	3,571	(571)	40.48%
Office Supplies	5,000	2,500	2,233	267	55.34%
Furniture Repair/Replacement	10,000	5,000	2,688	2,312	73.11%
Vehicle Maintenance	3,500	1,750	1,061	689	69.69%
Pool Service Contract - Supplies & Repairs	20,400	10,200	11,943	(1,743)	41.45%
Playground Equipment & Maintenance	10,000	5,000	0	5,000	100.00%
Athletic/Park Court/Field Repairs	12,500	6,250	0	6,250	100.00%
Miscellaneous Expense	15,000	7,500	947	6,553	93.68%
Wildlife Management Services	2,000	1,000	2,800	(1,800)	(40.00)%
Fitness Equipment Maintenance & Repairs	10,000	5,000	81	4,919	99.19%
Special Events					
Special Events	3,000	1,500	0	1,500	100.00%
Contingency					
Capital Outlay	55,000	27,500	0	27,500	100.00%
Total Expenditures	<u>1,230,871</u>	<u>643,758</u>	<u>509,605</u>	<u>134,153</u>	<u>58.60%</u>
Excess Of Revenues Over (Under) Expenditures	<u>(63,775)</u>	<u>515,838</u>	<u>683,345</u>	<u>167,507</u>	<u>1,171.49%</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>579,613</u>	<u>683,345</u>	<u>103,732</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	85,579	85,579	0.00%
Fund Balance, End of Period	<u>0</u>	<u>579,613</u>	<u>768,925</u>	<u>189,311</u>	<u>0.00%</u>

Sterling Hill Community Development District

Statement of Revenues and Expenditures

Reserve Fund - 005

From 10/1/2017 Through 3/31/2018

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	4,512	4,512	0.00%
Special Assessments				
Tax Roll	127,120	127,120	0	0.00%
Total Revenues	127,120	131,632	4,512	3.55%
Expenditures				
Contingency				
Road Reserve	95,382	49,511	45,871	48.09%
Asset Replacement Reserve	31,738	0	31,738	100.00%
Total Expenditures	127,120	49,511	77,609	61.05%
Excess Revenues Over (Under) Expenditures	0	82,121	82,121	0.00%
Excess of Rev./Other Sources Over/(Under) Expend./Other Uses	0	82,121	82,121	0.00%
Fund Balance, Beginning of Period	0	1,151,135	1,151,135	0.00%
Fund Balance, End of Period	0	1,233,256	1,233,256	0.00%

Sterling Hill Community Development District

Statement of Revenues and Expenditures

Debt Service Fund--Series 2003 - 200

From 10/1/2017 Through 3/31/2018

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	2,449	2,449	0.00%
Special Assessments				
Tax Roll	795,290	806,595	11,305	1.42%
Total Revenues	<u>795,290</u>	<u>809,044</u>	<u>13,754</u>	<u>1.73%</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>357,114</u>	<u>357,114</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over/(Under) Expend./Other Uses	<u>0</u>	<u>357,114</u>	<u>357,114</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>(2,775,506)</u>	<u>(2,775,506)</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 3/31/2018

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	98	98	0.00%
Special Assessments				
Tax Roll	4,971	5,047	76	1.53%
Total Revenues	<u>4,971</u>	<u>5,145</u>	<u>174</u>	<u>3.50%</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>(102,816)</u>	<u>(102,816)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over/(Under) Expend./Other Uses	<u>0</u>	<u>(102,816)</u>	<u>(102,816)</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>(1,251,561)</u>	<u>(1,251,561)</u>	<u>0.00%</u>

**Sterling Hill CDD
Investment Summary
March 31, 2018**

<u>Account</u>	<u>Investment</u>	<u>Balance as of March 31, 2018</u>
SunTrust	Business Money Market	\$ 9,970
The Bank of Tampa	Business Money Market	41,826
The Bank of Tampa ICS:		
EagleBank	Business Money Market	245,156
First Tennessee Bank	Business Money Market	11
Flushing Bank	Business Money Market	205,944
Pinnacle Bank	Business Money Market	2
United Bank	Business Money Market	9
Western Alliance Bank	Business Money Market	115
	Total General Fund Investments	\$ 503,033
The Bank of Tampa ICS Road Reserve		
Bank of China, New York, NY	Business Money Market	\$ 245,167
Capital Bank	Business Money Market	2
EagleBank	Business Money Market	10
Flushing Bank	Business Money Market	39,218
HarborOne Bank	Business Money Market	17,827
Pinnacle Bank	Business Money Market	14
The Park National Bank	Business Money Market	245,166
Union Bank	Business Money Market	75
United Bank	Business Money Market	212,943
West Gate Bank	Business Money Market	245,016
Western Alliance Bank	Business Money Market	13
	Subtotal	1,005,451
The Bank of Tampa ICS Asset Replacement Reserve		
Customers Bank	Business Money Market	245,022
Pinnacle Bank	Business Money Market	65
Union Bank	Business Money Market	1
United Bank	Business Money Market	32,217
Western Alliance Bank	Business Money Market	11
	Subtotal	277,316
	Total Reserve Fund Investments	\$ 1,282,767
US Bank Series 2003 Reserve A	US Bank Money Market Account Managed	\$ 143,053
US Bank Series 2003 Reserve B	US Bank Money Market Account Managed	654
US Bank Series 2003 Prepayment B	US Bank Money Market Account Managed	4
US Bank Series 2003 Revenue	US Bank Money Market Account Managed	726,350
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	27,375
	Total Debt Service Fund Investments	\$ 914,277

Sterling Hill Community Development District

Summary A/R Ledger

001 - General Fund

From 3/1/2018 Through 3/31/2018

<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 3/1/2018 Through 3/31/2018

<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 3/1/2018 Through 3/31/2018

<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 - 2/1/2018

001 - General Fund

From 3/1/2018 Through 3/31/2018

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Robert Saliva	2/19/2018	4389	Installed Door King Circuit Board, Haverhill 02/18	2,205.00
Nico Vargas	3/16/2018	NV 031618	Off Duty Patrol 03/16/18	125.00
Hernando County Sheriff's Office	3/16/2018	HCSO 031618	Vehicle Usage 03/18	20.00
Christopher Davey	3/17/2018	CD 031718	Off Duty Patrol 03/17/18	100.00
Paul Barretto	3/17/2018	PB 031718	Off Duty Patrol 03/17/18	125.00
Kyle Wilson	3/18/2018	KW 031818	Off Duty Patrol 03/18/18	100.00
Bright House Networks	3/21/2018	065067801032118	4411 Sterling Hill Blvd Office 04/18	104.92
Christina Miller	3/22/2018	CM 032218	Board Of Supervisors Meeting 03/22/18	200.00
Louis E. Peters	3/22/2018	LP 032218	Board Of Supervisors Meeting 03/22/18	200.00
Sandra Manuele	3/22/2018	SM 032218	Board Of Supervisors Meeting 03/22/18	200.00
Richard P. Massa Jr.	3/22/2018	RM 032218	Board Of Supervisors Meeting 03/22/18	200.00
Thomas Castiglione	3/22/2018	TC 032218	Off Duty Patrol 03/22/18	240.00
Withlacoochee River Electric Cooperative, Inc.	3/22/2018	Electric Summary Billing 03/18	Withlacoochee Electric Summary Billing 03/18	9,455.83
Michael Dimos, Jr.	3/22/2018	MD 032218	Board Of Supervisors Meeting 03/22/18	200.00
Rizzetta Amenity Services, Inc.	3/23/2018	INV00000000004752	Amenity Management Services Payroll 03/18	9,220.61
Stantec Consulting Services Inc	3/23/2018	1333226	Engineering Services 03/18	845.00
Shawn Duval	3/23/2018	SD 032318	Off Duty Patrol 03/23/18	125.00
Matthew G. LaPalme	3/23/2018	ML 032318	Off Duty Patrol 03/23/18	125.00
Hernando County Utilities	3/23/2018	SS00001-00 03/18	North Clubhouse Water Bill 03/18	281.30
Hernando County Utilities	3/23/2018	SS00013-00 03/18	South Clubhouse Water Bill 03/18	165.26
Karrin Harp	3/24/2018	KH 032418	Off Duty Patrol 03/24/18	100.00
Hernando County Sheriff's Office	3/24/2018	HCSO 032418	Vehicle Usage 03/18	20.00
Sunrise Landcare, Inc.	3/24/2018	C-3397	Landscape Maintenance 04/18	13,583.33
Tommy Harris	3/25/2018	TH 032518	Off Duty Patrol 03/25/18	100.00
Sunrise Landcare, Inc.	3/26/2018	C-3426	Quartely Service - OTC Injections & Lethal Yellowing 03/18	280.00
Sunrise Landcare, Inc.	3/26/2018	C-3432	Install Spring Annuals 03/18	1,102.50
Thomas Castiglione	3/27/2018	TC 032618	Off Duty Patrol 03/26/18	240.00
Whitaker Contracting Corp	3/27/2018	032718	10% Down Payment on Pavement Project 03/18	49,510.80

Sterling Hill Community Development District

Aged Payables by Invoice Date

Aging Date - 2/1/2018

001 - General Fund

From 3/1/2018 Through 3/31/2018

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Sunrise Landscape	3/29/2018	S-1705	Replaced Rotor Z4 & Solenoid Z6, Added Drip Line Z8 03/18	122.50
Sunrise Landscape	3/29/2018	S-1721	Replaced Faulty Solenoid Zone 15 03/18	122.50
Sunrise Landscape	3/29/2018	S-1722	Repaired Main Line , Pump 4 & South Side Clubhouse 03/18	770.18
Hernando County Sheriff's Office	3/30/2018	HCSO 033018	Vehicle Usage 03/18	20.00
Edward Brandhuber	3/30/2018	ED 033018	Off Duty Patrol 03/30/18	125.00
Shore Commercial Services, Inc	3/30/2018	180540	Pool Maintenance 04/18	1,700.00
Paul Barretto	3/31/2018	PB 033118	Off Duty Patrol 03/31/18	100.00
Yannis Hantzis	3/31/2018	YH 033118	Off Duty Patrol 03/31/18	125.00
			Total 001 - General Fund	92,259.73
Report Total				92,259.73

Sterling Hill Community Development District
Notes to Unaudited Financial Statements
March 31, 2018

Balance Sheet

1. Trust statement activity has been recorded through 03/31/18.
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 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.