



Rizzetta & Company

Sterling Hill Community Development District

**Financial Statements
(Unaudited)**

May 31, 2018

Prepared by: Rizzetta & Company, Inc.

sterlinghillcdd.org
rizzetta.com

Sterling Hill Community Development District

Balance Sheet
As of 5/31/2018
(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	132,848	0	0	132,848	0	0
Investments	428,291	0	602,394	1,030,685	0	0
Investments - Reserves	0	729,505	0	729,505	0	0
Accounts Receivable	146,679	0	1,556,001	1,702,680	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	3,905	0	0	3,905	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>662,452</u>	<u>729,505</u>	<u>629,458</u>	<u>2,021,415</u>	<u>26,512,751</u>	<u>17,575,000</u>
Liabilities						
Accounts Payable	46,247	0	0	46,247	0	0
Sales Tax Payable	4	0	0	4	0	0
Accrued Expenses Payable	1,000	0	0	1,000	0	0
Due To Other Funds	0	3,905	0	3,905	0	0
Deferred Revenue	3,160	0	0	3,160	0	0
Debt Service Obligations - Current	0	0	5,572,675	5,572,675	0	0
Revenue Bonds Payable-Long-term	0	0	0	0	0	17,575,000
Total Liabilities	<u>50,411</u>	<u>3,905</u>	<u>5,572,675</u>	<u>5,626,991</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	526,462	(425,535)	(661,853)	(560,926)	0	0
Total Fund Equity And Other Credits	<u>612,041</u>	<u>725,600</u>	<u>(4,943,217)</u>	<u>(3,605,576)</u>	<u>26,512,751</u>	<u>0</u>
Total Liabilities And Fund Equity	<u>662,452</u>	<u>729,505</u>	<u>629,458</u>	<u>2,021,415</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 5/31/2018

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	1,227	1,227	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					
Interest Earnings	0	0	54	54	0.00%
Miscellaneous	5,000	3,333	11,032	7,699	(120.63)%
RV & Boat Storage Rental	10,000	6,667	14,846	8,180	(48.46)%
Total Revenues	1,167,096	1,162,096	1,198,489	36,393	(2.69)%
Expenditures					
Legislative					
Supervisor Fees	13,000	8,667	9,000	(333)	30.76%
Financial & Administrative					
Administrative Services	8,820	5,880	5,880	0	33.33%
District Management	35,000	23,333	23,465	(131)	32.95%
District Engineer	10,000	6,667	4,121	2,545	58.78%
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	3,500	3,500	0	33.33%
Accounting Services	20,000	13,333	13,333	0	33.33%
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	500	390	110	47.98%
Dues, Licenses & Fees	1,096	763	1,451	(688)	(32.41)%
Website Fees & Maintenance	2,100	1,400	800	600	61.90%
Legal Counsel					
District Counsel	20,000	13,333	14,008	(674)	29.96%
Special Counsel	0	0	8,181	(8,181)	0.00%
Law Enforcement					
Deputy	35,000	23,333	20,820	2,513	40.51%
Security Operations					
Security System Monitoring & Maintenance	18,000	12,000	8,310	3,690	53.83%
Electric Utility Services					

Sterling Hill Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 5/31/2018

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Utility Services	55,000	36,667	33,659	3,008	38.80%
Street Lights	60,000	40,000	40,511	(511)	32.48%
Garbage/Solid Waste Control Services					
Garbage - Recreational Facility	5,000	3,333	3,569	(236)	28.62%
Water-Sewer Combination Services					
Utility Services	7,000	4,667	3,245	1,422	53.64%
Stormwater Control					
Dry Retention Pond Repair	5,000	3,333	0	3,333	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	16,667	19,490	(2,823)	22.04%
Landscape Maintenance	136,000	90,667	100,862	(10,196)	25.83%
Irrigation Repairs	27,000	18,000	30,639	(12,639)	(13.47)%
Landscape - Mulch	58,800	39,200	0	39,200	100.00%
Landscape - Annual Color	2,100	1,400	1,181	219	43.75%
Landscape Fertilizer	24,023	16,015	16,644	(629)	30.71%
Landscape Pest Control	1,950	1,300	2,443	(1,143)	(25.25)%
Fire Ant Treatment	6,450	4,300	570	3,730	91.16%
Landscape Replacement Plants, Shrubs, Trees	45,000	30,000	1,103	28,898	97.55%
Sod Replacement	10,000	6,667	0	6,667	100.00%
Landscape Maintenance - Inspections	6,300	4,200	4,200	0	33.33%
Holiday Decorations	1,500	1,500	1,419	81	5.40%
Road & Street Facilities					
Gate Phone	9,000	6,000	3,795	2,205	57.82%
Gate Facility Maintenance	17,000	11,333	19,016	(7,683)	(11.85)%
Sidewalk Repair & Maintenance	10,000	6,667	7,080	(413)	29.20%
Street Light/Decorative Light Maintenance	4,000	2,667	2,014	653	49.64%
Street Sign Repairs & Replacement	5,000	3,333	88	3,245	98.23%
Pressure Washing Curbs and Sidewalk	12,000	8,000	3,970	4,030	66.91%
Parks & Recreation					
Management Contract	270,582	180,388	173,296	7,092	35.95%
Staff Cost of Living and Pay Increases	12,200	8,133	0	8,133	100.00%

Sterling Hill Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 5/31/2018

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Facility Maintenance & Repair	30,000	20,000	17,812	2,188	40.62%
Entry & Walls Maintenance	0	0	226	(226)	0.00%
Telephone, Fax, Internet	6,000	4,000	5,268	(1,268)	12.19%
Office Supplies	5,000	3,333	2,353	980	52.93%
Furniture Repair/Replacement	10,000	6,667	2,688	3,978	73.11%
Vehicle Maintenance	3,500	2,333	1,432	902	59.08%
Pool Service Contract - Supplies & Repairs	20,400	13,600	17,736	(4,136)	13.05%
Playground Equipment & Maintenance	10,000	6,667	310	6,357	96.90%
Athletic/Park Court/Field Repairs	12,500	8,333	0	8,333	100.00%
Miscellaneous Expense	15,000	10,000	1,487	8,513	90.08%
Wildlife Management Services	2,000	1,333	2,800	(1,467)	(40.00)%
Fitness Equipment Maintenance & Repairs	10,000	6,667	81	6,586	99.19%
Special Events					
Special Events	3,000	2,000	950	1,050	68.33%
Contingency					
Capital Outlay	55,000	36,667	0	36,667	100.00%
Total Expenditures	<u>1,230,871</u>	<u>838,046</u>	<u>672,133</u>	<u>165,914</u>	<u>45.39%</u>
Excess Of Revenues Over (Under) Expenditures	<u>(63,775)</u>	<u>324,050</u>	<u>526,356</u>	<u>202,307</u>	<u>925.33%</u>
Other Financing Sources (Uses)					
Carryforward From Prior Year	63,775	63,775	0	(63,775)	100.00%
SPE Costs	0	0	106	106	0.00%
Total Other Financing Sources (Uses)	<u>63,775</u>	<u>63,775</u>	<u>106</u>	<u>(63,669)</u>	<u>99.83%</u>
Exc. of Rev/Other Sources Over/(Under) Expend/Other Uses	<u>0</u>	<u>387,825</u>	<u>526,462</u>	<u>138,638</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>387,825</u>	<u>612,041</u>	<u>224,217</u>	<u>0.00%</u>

Sterling Hill Community Development District

Statement of Revenues and Expenditures

Reserve Fund - 005

From 10/1/2017 Through 5/31/2018

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	6,045	6,045	0.00%
Special Assessments				
Tax Roll	127,120	127,120	0	0.00%
Total Revenues	<u>127,120</u>	<u>133,165</u>	<u>6,045</u>	<u>4.76%</u>
Expenditures				
Contingency				
Road Reserve	95,382	558,700	(463,318)	(485.75)%
Asset Replacement Reserve	31,738	0	31,738	100.00%
Total Expenditures	<u>127,120</u>	<u>558,700</u>	<u>(431,580)</u>	<u>(339.51)%</u>
Excess Revenues Over (Under) Expenditures	<u>0</u>	<u>(425,535)</u>	<u>(425,535)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over/(Under) Expend./Other Uses	<u>0</u>	<u>(425,535)</u>	<u>(425,535)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	1,151,135	1,151,135	0.00%
Fund Balance, End of Period	<u>0</u>	<u>725,600</u>	<u>725,600</u>	<u>0.00%</u>

Sterling Hill Community Development District

Statement of Revenues and Expenditures

Debt Service Fund--Series 2003 - 200

From 10/1/2017 Through 5/31/2018

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	4,252	4,252	0.00%
Special Assessments				
Tax Roll	795,290	806,595	11,305	1.42%
Debt Service Prepayments	0	9,194	9,194	0.00%
Total Revenues	<u>795,290</u>	<u>820,041</u>	<u>24,751</u>	<u>3.11%</u>
Expenditures				
Financial & Administrative				
Trustees Fees	0	18,010	(18,010)	0.00%
Legal Counsel				
Bond Counsel	0	42,011	(42,011)	0.00%
Debt Service				
Interest	485,290	816,215	(330,925)	(68.19)%
Principal	310,000	310,000	0	0.00%
Total Expenditures	<u>795,290</u>	<u>1,186,236</u>	<u>(390,946)</u>	<u>(49.16)%</u>
Excess Revenues Over (Under) Expenditures	<u>0</u>	<u>(366,195)</u>	<u>(366,195)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over/(Under) Expend./Other Uses	<u>0</u>	<u>(366,195)</u>	<u>(366,195)</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>(3,498,814)</u>	<u>(3,498,814)</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 5/31/2018

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	153	153	0.00%
Special Assessments				
Tax Roll	4,971	5,047	76	1.53%
Total Revenues	<u>4,971</u>	<u>5,200</u>	<u>229</u>	<u>4.61%</u>
Expenditures				
Legal Counsel				
Bond Counsel	0	63	(63)	0.00%
Debt Service				
Interest	4,971	215,796	(210,825)	(4,241.34)%
Principal	0	85,000	(85,000)	0.00%
Total Expenditures	<u>4,971</u>	<u>300,859</u>	<u>(295,888)</u>	<u>(5,952.61)%</u>
Excess Revenues Over (Under) Expenditures	<u>0</u>	<u>(295,658)</u>	<u>(295,658)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over/(Under) Expend./Other Uses	<u>0</u>	<u>(295,658)</u>	<u>(295,658)</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><u>0</u></u>	<u><u>(1,444,403)</u></u>	<u><u>(1,444,403)</u></u>	<u><u>0.00%</u></u>

Sterling Hill CDD
Investment Summary
May 31, 2018

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>May 31, 2018</u>
SunTrust	Business Money Market	\$ 9,971
The Bank of Tampa	Business Money Market	5,013
The Bank of Tampa ICS:		
First Tennessee Bank National Association	Business Money Market	89,340
Morton Community Bank	Business Money Market	245,059
Pinnacle Bank	Business Money Market	38
Western Alliance Bank	Business Money Market	78,870
	Total General Fund Investments	\$ 428,291
The Bank of Tampa ICS Road Reserve		
Flushing Bank	Business Money Market	\$ 123,304
Morton Community Bank	Business Money Market	73
Pinnacle Bank	Business Money Market	57
The Park National Bank	Business Money Market	245,138
United Bank	Business Money Market	87
Western Alliance Bank	Business Money Market	83,160
	Subtotal	451,819
The Bank of Tampa ICS Asset Replacement Reserve		
Capital Bank a Division of First Tennessee	Business Money Market	65
First Tennessee Bank National Association	Business Money Market	155,758
Flushing Bank	Business Money Market	121,845
Morton Community Bank	Business Money Market	14
Western Alliance Bank	Business Money Market	4
	Subtotal	277,686
	Total Reserve Fund Investments	\$ 729,505
US Bank Series 2003 Reserve A	Fidelity Government Portfolio Class III	\$ 126,855
US Bank Series 2003 Reserve B	Fidelity Government Portfolio Class III	655
US Bank Series 2003 Prepayment B	Fidelity Government Portfolio Class III	4
US Bank Series 2003 Revenue	Fidelity Government Portfolio Class III	420,784
US Bank Series 2003 Prepayment A	Fidelity Government Portfolio Class III	25,993
US Bank Series 2006 Prepayment B	Fidelity Government Portfolio Class III	11
US Bank Series 2006 Reserve A	Fidelity Government Portfolio Class III	31
US Bank Series 2006 Revenue	Fidelity Government Portfolio Class III	28,061
	Total Debt Service Fund Investments	\$ 602,394

Sterling Hill Community Development District

Summary A/R Ledger

001 - General Fund

From 5/1/2018 Through 5/31/2018

<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	42,465.81
12/8/2017	Maxcy Development Group Holdings-Sterling Hills Inc	655-18-01	24,879.89
			<hr/>
		Total 001 - General Fund	146,679.09

Sterling Hill Community Development District

Summary A/R Ledger
200 - Debt Service Fund--Series 2003
From 5/1/2018 Through 5/31/2018

<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>26,895.06</u>
		Total 200 - Debt Service Fund--Series 2003	26,895.06

Sterling Hill Community Development District

Summary A/R Ledger

201 - Debt Service Fund--Series 2006

From 5/1/2018 Through 5/31/2018

<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	168.29
		Total 201 - Debt Service Fund--Series 2006	1,529,105.65
Report Balance			1,702,679.80

Sterling Hill Community Development District

Aged Payables by Invoice Date

Aging Date - 3/1/2018

001 - General Fund

From 5/1/2018 Through 5/31/2018

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Thomas Castiglione	3/25/2018	TC 032518	Off Duty Patrol 03/25/18	480.00
Apex Floor & Furniture Care	4/17/2018	4580	North & South Clubhouse Carpet & Vinyl Tile 04/18	160.00
Rizzetta Amenity Services, Inc.	5/18/2018	INV0000000004912	Amenity Management Services Payroll 05/18	9,436.77
Aqua Chill of Tampa, Inc.	5/20/2018	1270994	Monthly Rental Coolers South Clubhouse 05/18	30.00
Bright House Networks	5/21/2018	065067801052118	4411 Sterling Hill Blvd Office 06/18	104.92
Shore Commercial Services, Inc	5/22/2018	182752	North Clubhouse-Installed Rail Covers 05/18	946.54
Withlacoochee River Electric Cooperative, Inc.	5/22/2018	Electric Summary Billing 05/18	Withlacoochee Electric Summary Billing 05/18	9,533.01
Straley Robin Vericker	5/23/2018	15745	General/Monthly Legal Services 05/18	5,022.53
Sunrise Landcare, Inc.	5/24/2018	103061	Landscape Maintenance 06/18	13,583.33
Hernando County Utilities	5/24/2018	SS00001-00 05/18	North Clubhouse Water Bill 05/18	267.40
Hernando County Utilities	5/24/2018	SS00013-00 05/18	South Clubhouse Water Bill 05/18	201.73
DCSI Inc.	5/25/2018	23886	100 Clamshell HID Access Cards 05/18	369.00
Hernando County Sheriff's Office	5/25/2018	HCSO 052518	Vehicle Usage 05/18	20.00
Tommy Harris	5/25/2018	TH 052518	Off Duty Patrol 05/25/18	125.00
William Cooper	5/26/2018	WC 052618	Off Duty Patrol 05/26/18	125.00
Carlos Santana	5/26/2018	CS 052618	Off Duty Patrol 05/26/18	100.00
Kyle Wilson	5/27/2018	KW 052718	Off Duty Patrol 05/27/18	100.00
Robert Saliva	5/28/2018	4793	Repaired Entrance Gate not Opening 05/18	95.00
Bright House Networks	5/28/2018	051149801052818	North Clubhouse Cable 06/18	262.66
Bright House Networks	5/28/2018	051150701052818	South Clubhouse Cable 06/18	232.93
Sunrise Landscape	5/29/2018	61602	Repaired Wires & Replaces Solenoids 05/18	375.00
Sunrise Landscape	5/29/2018	61604	Repaired Main Line Leak 05/18	738.24
Sunrise Landscape	5/30/2018	61637	Replaced Faulty Valve 05/18	82.50
Sunrise Landscape	5/30/2018	61638	Replaced Rain Sensor 05/18	177.00
Sunrise Landscape	5/30/2018	61643	Replaced Valve Irritrol Zone 6 & 9 05/18	629.08
Shore Commercial Services, Inc	5/30/2018	182364	Removed Phosphate 05/18	250.00
Shore Commercial Services, Inc	5/31/2018	182501	Pool Maintenance 06/18	1,700.00

Sterling Hill Community Development District

Aged Payables by Invoice Date

Aging Date - 3/1/2018

001 - General Fund

From 5/1/2018 Through 5/31/2018

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Stantec Consulting Services Inc	6/1/2018	1363973	Engineering Services 05/18	797.50
Florida Department of Revenue	6/1/2018	37-8015579013-3 05/18	Sales & Use Tax 05/18	302.35
			Total 001 - General Fund	46,247.49
Report Total				46,247.49

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

Balance Sheet

1. Trust statement activity has been recorded through 05/31/18.
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 May 2018 and scheduled Series 2006 Debt Service payments that were not made May 2010 through May 2018.
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.