



Rizzetta & Company

Sterling Hill Community Development District

**Financial Statements
(Unaudited)**

August 31, 2018

Prepared by: Rizzetta & Company, Inc.

sterlinghillcdd.org
rizzetta.com

Sterling Hill Community Development District

Balance Sheet
As of 8/31/2018
(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	238,516	0	0	238,516	0	0
Investments	92,715	0	638,400	731,115	0	0
Investments - Reserves	0	727,456	0	727,456	0	0
Accounts Receivable	104,213	0	1,528,937	1,633,151	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	1,400	0	0	1,400	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>387,573</u>	<u>727,456</u>	<u>638,400</u>	<u>1,753,429</u>	<u>26,512,751</u>	<u>17,575,000</u>
Liabilities						
Accounts Payable	29,487	0	0	29,487	0	0
Sales Tax Payable	144	0	0	144	0	0
Accrued Expenses Payable	2,068	0	0	2,068	0	0
Due To Other Funds	0	1,400	0	1,400	0	0
Deferred Revenue	8,480	0	0	8,480	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>40,179</u>	<u>1,400</u>	<u>5,572,675</u>	<u>5,614,254</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	261,815	(425,079)	(652,911)	(816,176)	0	0
Total Fund Equity And Other Credits	<u>347,394</u>	<u>726,056</u>	<u>(4,934,275)</u>	<u>(3,860,825)</u>	<u>26,512,751</u>	<u>0</u>
Total Liabilities And Fund Equity	<u>387,573</u>	<u>727,456</u>	<u>638,400</u>	<u>1,753,429</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 8/31/2018

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	1,746	1,746	0.00%
Special Assessments					
Tax Roll	1,127,216	1,127,216	1,157,093	29,877	(2.65)%
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	4,583	14,822	10,238	(196.43)%
RV & Boat Storage Rental	10,000	9,167	17,151	7,984	(71.50)%
Total Revenues	1,167,096	1,165,846	1,215,746	49,900	(4.17)%
Expenditures					
Legislative					
Supervisor Fees	13,000	11,917	12,000	(83)	7.69%
Financial & Administrative					
Administrative Services	8,820	8,085	8,085	0	8.33%
District Management	35,000	32,083	32,215	(131)	7.95%
District Engineer	10,000	9,167	4,965	4,202	50.35%
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	4,813	4,813	0	8.33%
Accounting Services	20,000	18,333	18,333	0	8.33%
Auditing Services	4,100	4,100	4,200	(100)	(2.43)%
Arbitrage Rebate Calculation	1,150	1,150	1,000	150	13.04%
Public Officials Liability	3,500	3,500	3,250	250	7.14%
Insurance					
Legal Advertising	750	688	1,021	(334)	(36.15)%
Miscellaneous Mailings	0	0	23	(23)	0.00%
Dues, Licenses & Fees	1,096	1,015	1,951	(936)	(78.03)%
Website Fees & Maintenance	2,100	1,925	1,100	825	47.61%
Legal Counsel					
District Counsel	20,000	18,333	17,570	763	12.14%
Special Counsel	0	0	9,977	(9,977)	0.00%
Law Enforcement					
Deputy	35,000	32,083	28,630	3,453	18.20%
Security Operations					
Security System Monitoring & Maintenance	18,000	16,500	15,130	1,370	15.94%

See Notes to Unaudited Financial Statements

Sterling Hill Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 8/31/2018

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Electric Utility Services					
Utility Services	55,000	50,417	47,755	2,662	13.17%
Street Lights	60,000	55,000	56,994	(1,994)	5.00%
Garbage/Solid Waste Control Services					
Garbage - Recreational Facility	5,000	4,583	5,038	(454)	(0.75)%
Water-Sewer Combination Services					
Utility Services	7,000	6,417	4,439	1,978	36.58%
Stormwater Control					
Dry Retention Pond Repair	5,000	4,583	0	4,583	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	22,917	26,766	(3,849)	(7.06)%
Landscape Maintenance	136,000	124,667	134,375	(9,708)	1.19%
Irrigation Repairs	27,000	24,750	45,310	(20,560)	(67.81)%
Landscape - Mulch	58,800	53,900	0	53,900	100.00%
Landscape - Annual Color	2,100	1,925	1,181	744	43.75%
Landscape Fertilizer	24,023	22,021	23,421	(1,400)	2.50%
Landscape Pest Control	1,950	1,788	3,275	(1,488)	(67.94)%
Fire Ant Treatment	6,450	5,913	615	5,298	90.46%
Landscape Replacement Plants, Shrubs, Trees	45,000	41,250	19,404	21,846	56.87%
Sod Replacement	10,000	9,167	0	9,167	100.00%
Landscape Maintenance - Inspections	6,300	5,775	5,775	0	8.33%
Holiday Decorations	1,500	1,500	1,419	81	5.40%
Road & Street Facilities					
Gate Phone	9,000	8,250	5,214	3,036	42.07%
Gate Facility Maintenance	17,000	15,583	24,485	(8,901)	(44.02)%
Sidewalk Repair & Maintenance	10,000	9,167	7,080	2,087	29.20%
Street Light/Decorative Light Maintenance	4,000	3,667	2,172	1,495	45.70%
Street Sign Repairs & Replacement	5,000	4,583	88	4,495	98.23%
Pressure Washing Curbs and Sidewalk	12,000	11,000	7,487	3,513	37.60%
Parks & Recreation					
Management Contract	270,582	248,034	244,495	3,538	9.64%

Sterling Hill Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 8/31/2018

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Staff Cost of Living and Pay Increases	12,200	11,183	0	11,183	100.00%
Facility Maintenance & Repair	30,000	27,500	22,744	4,756	24.18%
Telephone, Fax, Internet	6,000	5,500	6,574	(1,074)	(9.56)%
Office Supplies	5,000	4,583	2,631	1,953	47.38%
Furniture Repair/Replacement	10,000	9,167	2,688	6,478	73.11%
Vehicle Maintenance	3,500	3,208	2,893	316	17.34%
Pool Service Contract - Supplies & Repairs	20,400	18,700	26,681	(7,981)	(30.78)%
Playground Equipment & Maintenance	10,000	9,167	310	8,857	96.90%
Athletic/Park Court/Field Repairs	12,500	11,458	10,190	1,268	18.48%
Miscellaneous Expense	15,000	13,750	2,239	11,511	85.07%
Wildlife Management Services	2,000	1,833	3,950	(2,117)	(97.50)%
Fitness Equipment Maintenance & Repairs	10,000	9,167	1,327	7,840	86.73%
Special Events					
Special Events	3,000	2,750	2,307	443	23.09%
Contingency					
Capital Outlay	55,000	50,417	5,269	45,148	90.42%
Total Expenditures	<u>1,230,871</u>	<u>1,133,730</u>	<u>954,037</u>	<u>179,692</u>	<u>22.49%</u>
Excess Of Revenues Over (Under) Expenditures	<u>(63,775)</u>	<u>32,116</u>	<u>261,709</u>	<u>229,592</u>	<u>510.36%</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>95,891</u>	<u>261,815</u>	<u>165,923</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>95,891</u>	<u>347,394</u>	<u>251,503</u>	<u>0.00%</u>

Sterling Hill Community Development District

Statement of Revenues and Expenditures

Reserve Fund - 005

From 10/1/2017 Through 8/31/2018

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	7,901	7,901	0.00%
Special Assessments				
Tax Roll	127,120	127,120	0	0.00%
Total Revenues	<u>127,120</u>	<u>135,021</u>	<u>7,901</u>	<u>6.22%</u>
Expenditures				
Contingency				
Road Reserve	95,382	560,100	(464,718)	(487.21)%
Asset Replacement Reserve	31,738	0	31,738	100.00%
Total Expenditures	<u>127,120</u>	<u>560,100</u>	<u>(432,980)</u>	<u>(340.61)%</u>
Excess Revenues Over (Under) Expenditures	<u>0</u>	<u>(425,079)</u>	<u>(425,079)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over/(Under) Expend./Other Uses	<u>0</u>	<u>(425,079)</u>	<u>(425,079)</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>726,056</u>	<u>726,056</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 8/31/2018

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	6,312	6,312	0.00%
Special Assessments				
Tax Roll	795,290	813,335	18,045	2.26%
Prepayments	0	9,194	9,194	0.00%
Total Revenues	<u>795,290</u>	<u>828,841</u>	<u>33,551</u>	<u>4.22%</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>(357,395)</u>	<u>(357,395)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over/(Under) Expend./Other Uses	<u>0</u>	<u>(357,395)</u>	<u>(357,395)</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>(3,490,014)</u>	<u>(3,490,014)</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 8/31/2018

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	256	256	0.00%
Special Assessments				
Tax Roll	4,971	5,086	116	2.32%
Total Revenues	<u>4,971</u>	<u>5,343</u>	<u>372</u>	<u>7.48%</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>(295,516)</u>	<u>(295,516)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over/(Under) Expend./Other Uses	<u>0</u>	<u>(295,516)</u>	<u>(295,516)</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>(1,444,261)</u></u>	<u><u>(1,444,261)</u></u>	<u><u>0.00%</u></u>

Sterling Hill CDD
Investment Summary
August 31, 2018

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>August 31, 2018</u>
SunTrust	Business Money Market	\$ 9,972
The Bank of Tampa	Business Money Market	5,090
The Bank of Tampa ICS:		
EagleBank	Business Money Market	77,629
First Tennessee Bank National Association	Business Money Market	2
Flushing Bank	Business Money Market	22
	Total General Fund Investments	\$ 92,715
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The Bank of Tampa ICS Road Reserve		
EagleBank	Business Money Market	\$ 167,570
First Tennessee Bank National Association	Business Money Market	4
Flushing Bank	Business Money Market	36,268
United Bank	Business Money Market	245,218
	Subtotal	449,060
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The Bank of Tampa ICS Asset Replacement Reserve		
EagleBank	Business Money Market	11
First Tennessee Bank National Association	Business Money Market	1
Flushing Bank	Business Money Market	33,181
The Huntington National Bank	Business Money Market	245,203
	Subtotal	278,396
	Total Reserve Fund Investments	\$ 727,456
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US Bank Series 2003 Reserve A	Fidelity Government Portfolio Class III	\$ 126,855
US Bank Series 2003 Reserve B	Fidelity Government Portfolio Class III	658
US Bank Series 2003 Prepayment B	Fidelity Government Portfolio Class III	4
US Bank Series 2003 Revenue	Fidelity Government Portfolio Class III	456,477
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	28,371
	Total Debt Service Fund Investments	\$ 638,400

Sterling Hill Community Development District

Summary A/R Ledger

001 - General Fund

From 8/1/2018 Through 8/31/2018

<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
12/8/2017	Maxcy Development Group Holdings-Sterling Hills Inc	655-18-01	24,879.89
		Total 001 - General Fund	104,213.28

Sterling Hill Community Development District

Summary A/R Ledger

201 - Debt Service Fund--Series 2006

From 8/1/2018 Through 8/31/2018

<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
		Total 201 - Debt Service Fund--Series 2006	1,528,937.36
			<hr/>
Report Balance			1,633,150.64
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Sterling Hill Community Development District

Aged Payables by Invoice Date

Aging Date - 8/1/2018

001 - General Fund

From 8/1/2018 Through 8/31/2018

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Aaron Cochrane	8/21/2018	55103	Off Duty Patrol 08/21/18	75.00
Bright House Networks	8/21/2018	065067801082118	4411 Sterling Hill Blvd Office 09/18	104.92
Karrin Harp	8/21/2018	55106	Off Duty Patrol 08/21/18	75.00
Cory Hauenstein	8/22/2018	55110	Off Duty Patrol 08/22/18	75.00
DCSI Inc.	8/22/2018	24340	Repaired Storage Lot Cameras 08/18	355.50
DCSI Inc.	8/22/2018	24344	Camera Installation at 2 Light Poles 08/18	2,150.00
Carlos Santana	8/23/2018	55123	Off Duty Patrol 08/23/18	75.00
Brandon Cox	8/23/2018	55119	Off Duty Patrol 08/23/18	75.00
Aaron Cochrane	8/23/2018	55114	Off Duty Patrol 08/23/18	75.00
Aaron Cochrane	8/23/2018	55122	Off Duty Patrol 08/23/18	75.00
Withlacoochee River Electric Cooperative, Inc.	8/23/2018	Electric Summary Billing 08/18	Withlacoochee Electric Summary Billing 08/18	10,277.67
Sunrise Landcare, Inc.	8/24/2018	103809	Landscape Maintenance 09/18	13,583.33
Robert Saliva	8/24/2018	5181	Replaced Kant Slams on Gates 08/18	221.25
Robert Saliva	8/24/2018	5182	Replaced Kant Slams on Gates 08/18	221.25
Brett F. Croft	8/24/2018	55128	Off Duty Patrol 08/24/18	100.00
Hernando County Utilities	8/24/2018	SS00001-00 08/18	North Clubhouse Water Bill 08/18	199.87
Hernando County Utilities	8/24/2018	SS00013-00 08/18	South Clubhouse Water Bill 08/18	127.90
Derek Origon	8/25/2018	55147	Off Duty Patrol 08/25/18	100.00
Jeffrey Lamondra	8/26/2018	55167	Off Duty Patrol 08/26/18	75.00
John Fremer	8/28/2018	55192	Off Duty Patrol 08/27/18	75.00
Aaron Cochrane	8/28/2018	55195	Off Duty Patrol 08/24/18	75.00
Sunrise Homes & Renovations, Inc.	8/28/2018	082818	Repaired South Clubhouse Vinyl Siding 08/18	1,295.00
			Total 001 - General Fund	29,486.69
Report Total				29,486.69

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

Balance Sheet

1. Trust statement activity has been recorded through 08/31/18.
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.