

Sterling Hill
Community Development District

Financial Statements
(Unaudited)

February 28, 2013

Prepared by
Rizzetta & Company, Inc.
District Manager

Sterling Hill Community Development District

Balance Sheet

As of 2/28/2013

(In Whole Numbers)

	General Fund	Debt Service Fund	Total Governmental Funds	General Fixed Assets Group	General Long Term Debt Group
Assets					
Cash In Bank	349,009	0	349,009	0	0
Investments	371,106	1,720,040	2,091,147	0	0
Investments - Reserves	714,405	0	714,405	0	0
Accounts Receivable	625,840	1,429,158	2,054,998	0	0
Allowance for Uncollectible Assessments	0	(1,263,096)	(1,263,096)	0	0
Accounts Receivable - Other	0	0	0	0	0
Bond Prepayments Receivable	0	0	0	0	0
Prepaid Expenses	0	0	0	0	0
Due From Other Funds	0	133,220	133,220	0	0
Amount Available - Debt Service	0	0	0	0	0
Amount To Be Provided-Debt Service	0	0	0	0	19,250,000
Fixed Assets	0	0	0	26,011,955	0
Total Assets	2,060,360	2,019,322	4,079,682	26,011,955	19,250,000
Liabilities					
Accounts Payable	37,249	0	37,249	0	0
Accrued Expenses Payable	890	0	890	0	0
Due To Other Funds	133,220	0	133,220	0	0
Due To Others	0	0	0	0	0
Debt Service Obligations - Current	0	5,100,930	5,100,930	0	0
Revenue Bonds Payable-Long-term	0	0	0	0	19,250,000
Total Liabilities	171,359	5,100,930	5,272,290	0	19,250,000
Fund Equity And Other Credits					
Beginning Fund Balance	1,072,690	(3,379,503)	(2,306,813)	26,011,955	0
Net Change in Fund Balance	816,311	297,895	1,114,206	0	0
Total Fund Equity And Other Credits	1,889,001	(3,081,608)	(1,192,607)	26,011,955	0
Total Liabilities And Fund Equity	2,060,360	2,019,322	4,079,682	26,011,955	19,250,000

Notes:

1. Trust statement activity has been recorded through 02/28/13.
2. This statement is unaudited.
3. \$714,405 is reserved for future Capital Expenditures as appropriated from the General Fund Budget. Current YTD funding is \$140,461.
4. Debt Service Obligations-Current, recorded above, represent scheduled Series 2003/2006 Debt Service payments that were not made May & Nov 2010, May & Nov 2011, and May & Nov 2012.
5. The District utilized funds from the Debt Service Reserve Fund for the May & Nov 2009, and May 2010 Series 2006 Bond payments and the Nov 2012 Series 2003 Bond payment.
6. See EIMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.

Sterling Hill Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2012 Through 2/28/2013

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	1,468	1,468	0.00%
Special Assessments					
Tax Roll	1,109,466	1,109,466	1,108,535	(930)	0.08%
Off Roll	138,678	138,678	138,679	1	0.00%
Other Miscellaneous Revenues					
Miscellaneous	0	0	4,419	4,419	0.00%
Total Revenues	1,248,144	1,248,144	1,253,102	4,958	(0.40)%
Expenditures					
Legislative					
Supervisor Fees	12,000	5,000	5,000	0	58.33%
Financial & Administrative					
Administrative Services	8,400	3,500	3,500	0	58.33%
District Management	32,000	13,333	13,333	0	58.33%
District Engineer	12,000	5,000	2,078	2,923	82.68%
Disclosure Report	6,500	2,708	2,000	708	69.23%
Trustees Fees	14,300	14,300	0	14,300	100.00%
Financial Consulting Services	8,000	6,250	6,250	0	21.87%
Accounting Services	17,000	7,083	7,083	0	58.33%
Auditing Services	5,000	0	0	0	100.00%
Arbitrage Rebate Calculation	650	650	650	0	0.00%
Public Officials Liability Insurance	11,650	11,650	10,130	1,520	13.04%
Legal Advertising	750	313	198	115	73.64%
Bank Fees	500	208	469	(261)	6.11%
Dues, Licenses & Fees	1,000	175	175	0	82.50%
Legal Counsel					
District Counsel	10,000	4,167	4,757	(591)	52.42%
District Counsel Assessment Collection	5,000	2,083	0	2,083	100.00%
Foreclosure Legal Services	5,000	2,083	3,329	(1,245)	33.42%
Law Enforcement					
Off Duty Deputy Services	45,000	18,750	19,504	(754)	56.65%
Electric Utility Services					
Utility Services	52,056	21,690	22,284	(594)	57.19%
Street Lights	67,735	28,223	26,202	2,021	61.31%
Garbage/Solid Waste Control Services					
Garbage - Recreational Facility	4,400	1,833	1,926	(93)	56.22%
Water-Sewer Combination Services					

This statement is unaudited.

Sterling Hill Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2012 Through 2/28/2013

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Utility Services	5,000	2,083	2,683	(600)	46.33%
Stormwater Control					
Lake/Pond Repair	35,000	14,583	7,216	7,367	79.38%
Other Physical Environment					
General Liability Insurance	8,891	8,891	7,673	1,218	13.69%
Property Casualty Insurance	15,494	15,494	14,618	876	5.65%
Entry & Walls Maintenance	30,000	12,500	4,325	8,175	85.58%
Landscape Maintenance Contract	118,200	49,250	56,268	(7,018)	52.39%
Irrigation Repairs & Maintenance	28,000	11,667	13,569	(1,902)	51.53%
Mulch Installation	68,000	28,333	31,500	(3,167)	53.67%
Fertilization/Pesticide Applications	36,000	15,000	6,306	8,695	82.48%
Landscape Replacement Plants, Shrubs, Trees	55,000	22,917	20,630	2,287	62.49%
Sod Replacement	20,000	8,333	0	8,333	100.00%
Miscellaneous Expenses	1,500	625	2,443	(1,818)	(62.83)%
Road & Street Facilities					
Gate Phone	8,000	3,333	2,920	414	63.50%
Gate Maintenance	27,995	11,665	10,069	1,596	64.03%
Sidewalk Repair & Maintenance	4,000	1,667	0	1,667	100.00%
Street Light/Decorative Light Maintenance	5,200	2,167	0	2,167	100.00%
Street Sign Repairs	500	208	31	177	93.71%
Security Camera Maintenance & Repair	5,327	2,220	4,304	(2,085)	19.19%
Parks & Recreation					
Management Contract	220,392	91,830	92,080	(250)	58.21%
Clubhouse Facility Maintenance	40,000	16,667	14,113	2,554	64.71%
Clubhouse Telephone, Fax, Internet	9,300	3,875	3,085	790	66.82%
Clubhouse Office Supplies	5,000	2,083	858	1,225	82.83%
Pool Furniture Replacement/Repair	5,000	2,083	0	2,083	100.00%
Pool/Water Park/Fountain Maint	13,500	5,625	2,275	3,350	83.15%
Clubhouse Lighting Replacement	2,000	833	146	688	92.72%
Clubhouse Furniture Replacement	3,500	1,458	0	1,458	100.00%
Athletic/Park Court/Field Repairs	1,500	625	418	207	72.10%
Miscellaneous Expenses	1,700	708	2,192	(1,484)	(28.94)%
Contingency					
Miscellaneous Contingency	14,743	6,143	8,201	(2,058)	44.37%
Road Reserve	95,382	39,743	0	39,743	100.00%

This statement is unaudited.

Sterling Hill Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2012 Through 2/28/2013

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Asset Replacement Reserve	45,079	18,783	0	18,783	100.00%
Total Expenditures	1,248,144	550,393	436,790	113,603	65.00%
Excess Of Revenues Over (Under) Expenditures	0	697,751	816,311	118,560	0.00%
Exc. of Rev/Other Sources Over Expend/Other Uses	0	697,751	816,311	118,560	0.00%
Fund Balance, Beginning of Period	0	0	1,072,690	1,072,690	0.00%
Fund Balance, End of Period	0	697,751	1,889,001	1,191,250	0.00%

This statement is unaudited.

Sterling Hill Community Development District

Statement of Revenues and Expenditures

Debt Service Fund--Series 2003 - 200

From 10/1/2012 Through 2/28/2013

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	0	239	(239)	0.00%
Special Assessments				
Tax Roll	918,415	854,823	63,592	6.92%
Debt Service Prepayments	0	25,908	(25,908)	0.00%
Total Revenues	<u>918,415</u>	<u>880,970</u>	<u>(37,444)</u>	<u>(4.08)%</u>
Expenditures				
Financial & Administrative				
Trustees Fees	0	11,044	11,044	0.00%
Legal Counsel				
Bond Counsel	0	1,237	1,237	0.00%
Debt Service				
Interest	688,415	458,518	(229,897)	(33.39)%
Principal	230,000	0	(230,000)	(100.00)%
Total Expenditures	<u>918,415</u>	<u>470,799</u>	<u>447,616</u>	<u>48.74%</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>410,171</u>	<u>(410,171)</u>	<u>0.00%</u>
Exc. of Rev/Other Sources Over Expend/Other Uses	<u>0</u>	<u>410,171</u>	<u>(410,171)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	(2,475,734)	(2,475,734)	0.00%
Fund Balance, End of Period	<u>0</u>	<u>(2,065,563)</u>	<u>(2,065,563)</u>	<u>0.00%</u>

Sterling Hill Community Development District

Statement of Revenues and Expenditures

Debt Service Fund--Series 2006 - 201

From 10/1/2012 Through 2/28/2013

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	6	(6)	0.00%
Special Assessments				
Tax Roll	0	4,971	(4,971)	0.00%
Total Revenues	<u>0</u>	<u>4,977</u>	<u>4,977</u>	<u>0.00%</u>
Expenditures				
Financial & Administrative				
Trustees Fees	0	7,797	7,797	0.00%
Legal Counsel				
Trustee Counsel	0	1,559	1,559	0.00%
Debt Service				
Interest	0	107,898	107,898	0.00%
Total Expenditures	<u>0</u>	<u>117,253</u>	<u>(117,253)</u>	<u>0.00%</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>(112,277)</u>	<u>112,277</u>	<u>0.00%</u>
Exc. of Rev/Other Sources Over Expend/Other Uses	<u>0</u>	<u>(112,277)</u>	<u>112,277</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	(903,769)	(903,769)	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>(1,016,046)</u></u>	<u><u>(1,016,046)</u></u>	<u><u>0.00%</u></u>

Notes:

1. The scheduled Series 2006 Debt Service payments, that were not made, have been accrued and are reflected in the accompanying Balance Sheet.
2. This statement is unaudited.

Sterling Hill CDD
Investment Summary
February 28, 2013

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>February 28, 2013</u>
State Board of Administration	Local Government Investment Pool	\$ 4,469
State Board of Administration	Local Government Investment Pool B	2,663
SunTrust	Business Money Market	241,672
The Bank of Tampa	Business Money Market	122,302
	Total General Fund Investments	\$ 371,106
The Bank of Tampa ICS Road Reserve		
Morton Community Bank	Business Money Market	\$ 245,059
Stonegate Bank	Business Money Market	241,541
Great Southern Bank	Business Money Market	92,171
The Bank of Tampa ICS Asset Replacement Reserve		
Stonegate Bank	Business Money Market	3,524
Great Southern Bank	Business Money Market	132,110
	Total General Fund Investments - Reserves	\$ 714,405
US Bank Series 2003 Reserve A	US Bank Managed Money Market Account	\$ 576,048
US Bank Series 2003 Reserve B	US Bank Managed Money Market Account	66,590
US Bank Series 2003 Prepayment B	US Bank Managed Money Market Account	384,582
US Bank Series 2003 Revenue	US Bank Managed Money Market Account	661,150
US Bank Series 2003 Prepayment A	US Bank Managed Money Market Account	3,530
US Bank Series 2003 Principal	US Bank Managed Money Market Account	23
US Bank Series 2006 Prepayment B	US Bank Managed Money Market Account	11
US Bank Series 2006 Reserve A	US Bank Managed Money Market Account	93
US Bank Series 2006 Revenue	US Bank Managed Money Market Account	28,013
	Total Debt Service Fund Investments	\$ 1,720,040

Sterling Hill Community Development District

Summary A/R Ledger

001 - General Fund

From 2/1/2013 Through 2/28/2013

<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	262,791.57
10/1/2012	Hernando County Tax Collector	FY 12-13	247,482.16
1/15/2013	Sterling Hills, Inc.	655-13-01	115,566.01
		Total 001 - General Fund	625,839.74

Payment terms for landowner assessments are (a) defined in the FY12-13 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Sterling Hill Community Development District

Summary A/R Ledger

200 - Debt Service Fund--Series 2003

From 2/1/2013 Through 2/28/2013

Invoice Date	Customer Name	Invoice Number	Current Balance
3/24/2008	Lennar Homes	SAI0308-6	1,220.02
3/24/2008	US Homes	SAI0308-8	563.06
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
10/1/2012	Hernando County Tax Collector	FY 12-13	163,432.75
		Total 200 - Debt Service Fund--Series 2003	1,068,143.45

Payment terms for landowner assessments are (a) defined in the FY12-13 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Sterling Hill Community Development District

Summary A/R Ledger

201 - Debt Service Fund--Series 2006

From 2/1/2013 Through 2/28/2013

<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	173,196.00
10/1/2009	Hernando Developers LLC/DEVCO	ORA-SH-09.10	<u>187,818.76</u>
		Total 201 - Debt Service Fund--Series 2006	361,014.76
			<u>2,054,997.95</u>
Report Balance			<u><u>2,054,997.95</u></u>

Payment terms for landowner assessments are (a) defined in the FY12-13 Assessment Resolution adopted by the Board of Supervisors,
(b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Sterling Hill Community Development District

Summary A/P Ledger

001 - General Fund

From 2/1/2013 Through 2/28/2013

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Cardinal Landscaping Services of Tampa, Inc.	2/26/2013	16435	Landscape & Irrigation Maintenance 02/13	11,432.00
DCSI Inc.	2/15/2013	12460	CCTV Gate Warranty	406.89
DCSI Inc.	2/20/2013	12512	Relocate Basketball Camera to Dedicated Pole	876.88
DCSI Inc.	2/27/2013	12551	100 Access Cards	369.00
E.C. Electrical Contractors, Inc.	2/15/2013	452587	Electrical Repairs 02/13	85.00
Florida Department of Revenue	2/28/2013	Sales Tax 02/13	Sales & Use Tax 02/13	44.92
Hernando County Utilities	2/25/2013	SS00001-00 02/13	North Clubhouse Water 02/13	200.40
Hernando County Utilities	2/25/2013	SS00013 - 00 02/13	South Clubhouse Water Bill 02/13	358.23
McCullough Water Services	2/28/2013	18006 02/13	Water Rental and Delivery 02/13	26.16
McCullough Water Services	2/28/2013	18007 02/13	Water Rental and Delivery 02/13	16.70
Oldcastle Precast, Inc.	2/18/2013	374111501	Replace Damaged Duratek Wall System	6,631.00
Outsmart Pest Management, Inc.	2/28/2013	5214	North Clubhouse Pest Control Treatment 02/13	45.00
Outsmart Pest Management, Inc.	2/28/2013	5215	South Clubhouse Pest Control Treatment 02/13	45.00
Shaun Duval	2/26/2013	SD022613	Off Duty Deputy 02/26/13	92.00
Southern Automated Access Services	2/27/2013	539	Gate Repair 02/13	75.00
Straley & Robin	2/28/2013	9411	General/ Monthly Legal Services Through 02/15/13	1,662.20
Straley & Robin	2/28/2013	9412	Brown Investment Group, LLC/Foreclosure 02/13	640.00
Straley & Robin	2/28/2013	9413	Pasco Sawgrass Creek, LLC Foreclosure 02/13	250.00
T & R Painting Specialists, Inc.	2/12/2013	12959	Repaint Inside Privacy Wall at Windance	3,700.00
Vincent Spallino Jr	2/25/2013	VS022513	Off Duty Deputy 02/25/13	92.00
William Farias	2/27/2013	WF022713	Off Duty Deputy 02/27/13	92.00
William Martinez	2/28/2013	WM022813	Off Duty Deputy 02/28/13	92.00
Withlacoochee River Electric Cooperative, Inc.	2/22/2013	Electric Summary Billing 02/13	Withlacoochee Electric Summary Billing 02/13	10,016.91
Total 001 - General Fund				37,249.29
Report Balance				37,249.29