

Sterling Hill
Community Development District

Financial Statements
(Unaudited)

October 31, 2013

Prepared by
Rizzetta & Company, Inc.
District Manager

Sterling Hill Community Development District

Balance Sheet

As of 10/31/2013

(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	84,097	0	0	84,097	0	0
Investments	141,569	0	1,466,294	1,607,863	0	0
Investments - Reserves	0	663,100	0	663,100	0	0
Accounts Receivable	1,500,473	0	2,039,115	3,539,588	0	0
Allowance for Uncollectible Assessments	(385,330)	0	(1,235,566)	(1,620,896)	0	0
Prepaid Expenses	0	0	0	0	0	0
Due From Other Funds	0	0	0	0	0	0
Amount To Be Provided-Debt Service	0	0	0	0	0	19,020,000
Fixed Assets	0	0	0	0	26,018,507	0
Total Assets	<u>1,340,809</u>	<u>663,100</u>	<u>2,269,844</u>	<u>4,273,753</u>	<u>26,018,507</u>	<u>19,020,000</u>
Liabilities						
Accounts Payable	39,710	0	0	39,710	0	0
Accrued Expenses Payable	0	0	0	0	0	0
Due To Other Funds	0	0	0	0	0	0
Debt Service Obligations - Current	0	0	5,191,992	5,191,992	0	0
Revenue Bonds Payable-Long-term	0	0	0	0	0	19,020,000
Total Liabilities	<u>39,710</u>	<u>0</u>	<u>5,191,992</u>	<u>5,231,702</u>	<u>0</u>	<u>19,020,000</u>
Fund Equity And Other Credits						
Beginning Fund Balance	295,455	662,903	(3,705,551)	(2,747,193)	26,018,507	0
Net Change in Fund Balance	1,005,644	197	783,403	1,789,245	0	0
Total Fund Equity And Other Credits	<u>1,301,099</u>	<u>663,100</u>	<u>(2,922,148)</u>	<u>(957,949)</u>	<u>26,018,507</u>	<u>0</u>
Total Liabilities And Fund Equity	<u>1,340,809</u>	<u>663,100</u>	<u>2,269,844</u>	<u>4,273,753</u>	<u>26,018,507</u>	<u>19,020,000</u>

See Notes to Unaudited Financial Statements

Sterling Hill Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2013 Through 10/31/2013

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	52	52	0.00%
Special Assessments					
Tax Roll	1,116,078	1,116,078	1,144,620	28,542	(2.55)%
Off Roll	0	0	2,569	2,569	0.00%
Off Roll	127,595	127,595	0	(127,595)	100.00%
Other Miscellaneous Revenues					
Miscellaneous	0	0	4,865	4,865	0.00%
Total Revenues	<u>1,243,673</u>	<u>1,243,673</u>	<u>1,152,107</u>	<u>(91,566)</u>	<u>7.36%</u>
Expenditures					
Legislative					
Supervisor Fees	12,000	1,000	1,000	0	91.66%
Financial & Administrative					
Administrative Services	8,400	700	700	0	91.66%
District Management	32,000	2,667	2,667	0	91.66%
District Engineer	12,000	1,000	823	178	93.14%
Disclosure Report	6,000	0	0	0	100.00%
Trustees Fees	14,300	1,192	0	1,192	100.00%
Financial Consulting Services	8,000	5,250	5,250	0	34.37%
Accounting Services	17,000	1,417	1,417	0	91.66%
Auditing Services	5,000	0	0	0	100.00%
Arbitrage Rebate Calculation	650	650	0	650	100.00%
Public Officials Liability	11,143	11,143	10,130	1,013	9.09%
Insurance					
Legal Advertising	750	63	0	63	100.00%
Bank Fees	0	0	20	(20)	0.00%
Dues, Licenses & Fees	1,000	175	175	0	82.50%
Legal Counsel					
District Counsel	15,000	1,250	484	766	96.77%
Foreclosure Expenses	10,000	833	6,154	(5,321)	38.45%
Law Enforcement					
Deputy	45,000	3,750	4,716	(966)	89.52%
Security Operations					
Security Camera Maintenance	9,884	824	407	417	95.88%
Electric Utility Services					
Utility Services	52,964	4,414	4,078	335	92.30%
Street Lights	66,303	5,525	5,674	(149)	91.44%

Sterling Hill Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2013 Through 10/31/2013

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Garbage/Solid Waste Control Services					
Garbage - Recreational Facility	4,896	408	408	0	91.66%
Water-Sewer Combination Services					
Utility Services	7,315	610	671	(62)	90.82%
Stormwater Control					
Dry Retention Pond Repair	25,000	2,083	0	2,083	100.00%
Other Physical Environment					
General Liability Insurance	8,490	8,490	6,421	2,069	24.37%
Property Insurance	16,080	16,080	16,663	(583)	(3.62)%
Entry & Walls Maintenance	20,000	1,667	2,350	(683)	88.25%
Landscape Maintenance	107,103	8,925	10,051	(1,126)	90.61%
Irrigation Repairs	25,000	2,083	4,007	(1,924)	83.97%
Landscape - Mulch	60,876	5,073	0	5,073	100.00%
Landscape	33,603	2,800	6,805	(4,005)	79.74%
Misc.-Fertilizer/Pesticide					
Landscape Replacement Plants, Shrubs, Trees	26,500	2,208	0	2,208	100.00%
Sod Replacement	10,000	833	0	833	100.00%
Holiday Decorations	3,000	100	0	100	100.00%
Miscellaneous Expense	5,000	417	953	(537)	80.93%
Road & Street Facilities					
Gate Phone	9,800	817	944	(128)	90.36%
Gate Facility Maintenance	69,962	5,830	5,271	559	92.46%
Sidewalk Repair & Maintenance	4,420	368	0	368	100.00%
Street Light/Decorative Light Maintenance	5,000	417	0	417	100.00%
Street Sign Repairs & Replacement	500	42	0	42	100.00%
Parks & Recreation					
Management Contract	220,992	18,416	18,416	0	91.66%
Facility Maintenance & Repair	29,700	2,475	2,466	9	91.69%
Telephone, Fax, Internet	7,500	625	590	35	92.13%
Office Supplies	3,000	250	55	195	98.17%
Furniture	5,000	417	0	417	100.00%
Repair/Replacement-Pool/CH					
Pool/Water Park/Fountain Maint	7,500	625	0	625	100.00%
Lighting Replacement	1,000	83	0	83	100.00%
Vehicle Maintenance	1,500	125	251	(126)	83.27%
Athletic/Park Court/Field Repairs	1,500	125	0	125	100.00%

Sterling Hill Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2013 Through 10/31/2013

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Clubhouse Miscellaneous Expense	4,000	333	0	333	100.00%
Special Events					
Special Events	1,000	83	0	83	100.00%
Contingency					
Capital Outlay	66,000	5,500	26,446	(20,946)	59.93%
Total Expenditures	<u>1,118,631</u>	<u>130,160</u>	<u>146,462</u>	<u>(16,302)</u>	<u>86.91%</u>
Excess Of Revenues Over (Under) Expenditures	<u>125,042</u>	<u>1,113,513</u>	<u>1,005,644</u>	<u>(107,868)</u>	<u>(704.24)%</u>
Other Financing Sources (Uses)					
Transfer of Asset Repl. Reserve	(95,382)	0	0	0	100.00%
Transfer of Road Reserve	(29,660)	0	0	0	100.00%
Total Other Financing Sources (Uses)	<u>(125,042)</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>100.00%</u>
Exc. of Rev/Other Sources Over Expend/Other Uses	<u>0</u>	<u>1,113,513</u>	<u>1,005,644</u>	<u>(107,868)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	295,455	295,455	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>1,113,513</u></u>	<u><u>1,301,099</u></u>	<u><u>187,586</u></u>	<u><u>0.00%</u></u>

Sterling Hill Community Development District

Statement of Revenues and Expenditures

Reserve Fund - 005

From 10/1/2013 Through 10/31/2013

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	197	(197)	0.00%
Total Revenues	<u>0</u>	<u>197</u>	<u>197</u>	<u>0.00%</u>
Expenditures				
Contingency				
Road Reserve	95,382	0	(95,382)	(100.00)%
Asset Replacement Reserve	29,660	0	(29,660)	(100.00)%
Total Expenditures	<u>125,042</u>	<u>0</u>	<u>125,042</u>	<u>100.00%</u>
Excess Of Revenues Over (Under) Expenditures	<u>(125,042)</u>	<u>197</u>	<u>(125,239)</u>	<u>100.15%</u>
Other Financing Sources (Uses)				
Transfer of Asset Repl. Reserve	95,382	0	95,382	100.00%
Transfer of Road Reserve	29,660	0	29,660	100.00%
Total Other Financing Sources (Uses)	<u>125,042</u>	<u>0</u>	<u>(125,042)</u>	<u>(100.00)%</u>
Exc. of Rev/Other Sources Over Expend/Other Uses	<u>0</u>	<u>197</u>	<u>(197)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	662,903	662,903	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>663,100</u></u>	<u><u>663,100</u></u>	<u><u>0.00%</u></u>

Sterling Hill Community Development District

Statement of Revenues and Expenditures

Debt Service Fund--Series 2003 - 200

From 10/1/2013 Through 10/31/2013

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	22	(22)	0.00%
Special Assessments				
Tax Roll	918,415	798,578	119,836	13.04%
Total Revenues	<u>918,415</u>	<u>798,600</u>	<u>(119,815)</u>	<u>(13.05)%</u>
Expenditures				
Financial & Administrative				
Trustees Fees	0	12,006	12,006	0.00%
Legal Counsel				
Bond Counsel	0	1,097	1,097	0.00%
Debt Service				
Interest	673,415	0	(673,415)	(100.00)%
Principal	245,000	0	(245,000)	(100.00)%
Total Expenditures	<u>918,415</u>	<u>13,103</u>	<u>905,312</u>	<u>98.57%</u>
Excess Of Revenues Over (Under) Expenditures	0	785,498	(785,498)	0.00%
Exc. of Rev/Other Sources Over Expend/Other Uses	0	785,498	(785,498)	0.00%
Fund Balance, Beginning of Period	0	(2,735,008)	(2,735,008)	0.00%
Fund Balance, End of Period	<u>0</u>	<u>(1,949,511)</u>	<u>(1,949,511)</u>	<u>0.00%</u>

Sterling Hill Community Development District

Statement of Revenues and Expenditures

Debt Service Fund--Series 2006 - 201

From 10/1/2013 Through 10/31/2013

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	2	(2)	0.00%
Special Assessments				
Tax Roll	4,971	4,971	0	0.00%
Total Revenues	<u>4,971</u>	<u>4,973</u>	<u>2</u>	<u>0.05%</u>
Expenditures				
Financial & Administrative				
Trustees Fees	0	5,993	5,993	0.00%
Legal Counsel				
Trustee Counsel	0	1,075	1,075	0.00%
Debt Service				
Interest	4,971	0	(4,971)	(100.00)%
Total Expenditures	<u>4,971</u>	<u>7,068</u>	<u>(2,097)</u>	<u>(42.18)%</u>
Excess Of Revenues Over (Under) Expenditures	0	(2,094)	2,094	0.00%
Exc. of Rev/Other Sources Over Expend/Other Uses	0	(2,094)	2,094	0.00%
Fund Balance, Beginning of Period	0	(970,543)	(970,543)	0.00%
Fund Balance, End of Period	<u>0</u>	<u>(972,638)</u>	<u>(972,638)</u>	<u>0.00%</u>

Sterling Hill CDD
Investment Summary
October 31, 2013

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>October 31, 2013</u>
State Board of Administration	Local Government Investment Pool	\$ 5,788
State Board of Administration	Local Government Investment Pool B	1,452
SunTrust	Business Money Market	11,779
The Bank of Tampa	Business Money Market	122,550
	Total General Fund Investments	\$ 141,569
The Bank of Tampa ICS Road Reserve		
Bank of China	Business Money Market	\$ 245,073
Kirkpatrick Bank	Business Money Market	172,963
Happy State Bank	Business Money Market	162,097
The Bank of Tampa ICS Asset Replacement Reserve		
Happy State Bank	Business Money Market	82,967
	Total Reserve Fund Investments	\$ 663,100
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	48,304
US Bank Series 2003 Prepayment B	US Bank Managed Money Market Account	409,797
US Bank Series 2003 Revenue	US Bank Managed Money Market Account	269,209
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	159,279
	Total Debt Service Fund Investments	\$ 1,466,294

Sterling Hill Community Development District

Summary A/R Ledger

001 - General Fund

From 10/1/2013 Through 10/31/2013

<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	258,630.98
10/1/2012	Hernando County Tax Collector	FY 12-13	126,699.28
10/1/2013	Hernando County Tax Collector	FY13-14	<u>1,115,142.84</u>
		Total 001 - General Fund	1,500,473.10

Sterling Hill Community Development District

Summary A/R Ledger

200 - Debt Service Fund--Series 2003

From 10/1/2013 Through 10/31/2013

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
3/24/2008	Lennar Homes	SAI0308-6	610.01
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
10/1/2013	Hernando County Tax Collector	FY13-14	798,578.45
		Total 200 - Debt Service Fund--Series 2003	1,702,116.08

Sterling Hill Community Development District

Summary A/R Ledger

201 - Debt Service Fund--Series 2006

From 10/1/2013 Through 10/31/2013

<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	159,534.00
10/1/2009	Hernando Developers LLC/DEVCO	ORA-SH-09.10	172,494.00
10/1/2013	Hernando County Tax Collector	FY13-14	<u>4,970.72</u>
		Total 201 - Debt Service Fund--Series 2006	<u>336,998.72</u>
Report Balance			<u><u>3,539,587.90</u></u>

Sterling Hill Community Development District

Summary A/P Ledger

001 - General Fund

From 10/1/2013 Through 10/31/2013

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Apex Floor & Furniture Care	10/14/2013	3076	North & South Clubhouse Carpet Maintenance 10/13	160.00
Cari Smith	10/22/2013	CS 102213	Off Duty Deputy 10/22/13	96.00
Christopher Owens	10/30/2013	CO 103013	Off Duty Deputy 10/30/13	120.00
Daniel J Snyder	10/25/2013	DS 102513	Off Duty Deputy 10/25/13	108.00
Daniel J Snyder	10/26/2013	DS 102613	Off Duty Deputy 10/26/13	108.00
Dave Vargas	10/24/2013	DV 102413	Off Duty Deputy 10/24/13	96.00
Dave Vargas	10/24/2013	DV 102413-1	Off Duty Deputy 10/24/13	24.00
Department of Economic Opportunity	11/1/2013	30336	Special District Fee FY 2013/2014	175.00
Douglas Campbell	10/25/2013	DC 102513	Off Duty Deputy 10/25/13	108.00
Florida Department of Revenue	10/31/2013	37-8015579013-3 10/13	Sales & Use Tax 10/13	38.45
Hernando County Sheriff's Office	10/24/2013	HC 102413	Vehicle Usage 10/24/13	10.00
Hernando County Sheriff's Office	10/30/2013	HC 103013	Vehicle Usage 10/30/13	10.00
Hernando County Sheriff's Office	10/31/2013	HC 103113	Vehicle Usage 10/31/13	10.00
Hernando County Utilities	10/24/2013	SS00001-00 10/13	North Clubhouse Water 10/13	259.42
Hernando County Utilities	10/24/2013	SS00013 - 00 10/13	South Clubhouse Water Bill 10/13	411.75
James Tyler Baker	10/31/2013	JB 103113	Off Duty Deputy 10/31/13	96.00
James Tyler Baker	10/31/2013	JB 103113B	Off Duty Deputy 10/31/13	96.00
Jeffrey Lamondra	10/23/2013	JL 102313	Off Duty Deputy 10/23/13	96.00
Julio Escoda	10/21/2013	JE 102113	Off Duty Deputy 10/21/13	96.00
McCullough Water Services	10/31/2013	18006 10/13	Water Rental and Delivery 10/13	35.91
McCullough Water Services	10/31/2013	18007 10/13	Water Rental and Delivery 10/13	18.92
Nicole Bucaria NeJame	10/29/2013	NN 102913	Off Duty Deputy 10/29/13	96.00
Outsmart Pest Management, Inc.	10/23/2013	6708	North Clubhouse Pest Control Treatment 10/13	45.00
Outsmart Pest Management, Inc.	10/23/2013	6709	South Clubhouse Pest Control Treatment 10/13	45.00
Outsmart Pest Management, Inc.	10/23/2013	6710	South Clubhouse Fire Ant Treatment 10/13	285.00
Robert Santoro	10/31/2013	RS 103113	Off Duty Deputy 10/31/13	96.00
Roger E. Butts	10/31/2013	RB 103113	Off Duty Deputy 10/31/13	96.00
Sean Reynolds	10/26/2013	SR 102613	Off Duty Deputy 10/26/13	108.00
Shaun Duval	10/31/2013	SD 103113	Off Duty Deputy 10/31/13	96.00
Shawn Michael Liebler	10/27/2013	SL 102713	Off Duty Deputy 10/27/13	96.00
Southern Automated Access Services	10/29/2013	860	Gate Operator Installation-Exit Gates-Mandalay 10/13	500.00
Straley & Robin	10/17/2013	10236	General/ Monthly Legal Services Through 10/15/13	484.00
Straley & Robin	10/17/2013	10237	Grant Homes Forclosure Legal Services 10/13	666.00
Straley & Robin	10/17/2013	10238	Mahfuz One Family Trust Foreclosure Legal Services 10/13	3,493.85

Sterling Hill Community Development District

Summary A/P Ledger

001 - General Fund

From 10/1/2013 Through 10/31/2013

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Straley & Robin	10/17/2013	10239	SH Burns Land Trust Foreclosure Legal Services 10/13	1,994.60
T & R Painting Specialists, Inc.	10/21/2013	13028	Wall Repairs 10/13	2,350.00
Tommy Harris	10/30/2013	TH 103013	Off Duty Deputy 10/30/13	96.00
ValleyCrest Landscape Maintenance	10/22/2013	4357718	Irrigation Repairs- Elgin Rd 10/13	375.00
ValleyCrest Landscape Maintenance	10/22/2013	4357721	Irrigation Repairs 10/13	960.00
ValleyCrest Landscape Maintenance	10/30/2013	4361672	Landscape Maintenance Fert/Irrig 10/13	15,685.83
Vincent Spallino Jr	10/31/2013	VS 103113	Off Duty Deputy 10/31/13	120.00
Willard Stephens	10/28/2013	WS 102813	Off Duty Deputy 10/28/13	96.00
Withlacochee River Electric Cooperative, Inc.	10/23/2013	Electric Summary Billing 10/13	Withlacochee Electric Summary Billing 10/13	9,752.09
			Total 001 - General Fund	39,709.82
Report Balance				39,709.82

Sterling Hill Community Development District
Notes to Unaudited Financial Statements
October 31, 2013

Balance Sheet

1. Trust statement activity has been recorded through 10/31/13.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. \$663,100 of the General Fund Balance is reserved for future Capital Expenditures as appropriated from the General Fund Budget and is reflected in the Reserve Fund. Current YTD funding is \$0.
4. Debt Service Obligations-Current, represents a scheduled Series 2003 Debt Service payment that was not made Nov 2010 and scheduled Series 2006 Debt Service payments that were not made May 2010 - May 2013.
5. The District utilized funds from the Debt Service Reserve Fund for the May 2009-May 2010 Series 2006 Bond payments and the Nov 2012 Series 2003 Bond payment.

Summary A/R Ledger

6. Payment terms for landowner assessments are (a) defined in the FY13-14 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.