

Sterling Hill  
Community Development District

Financial Statements  
(Unaudited)

November 30, 2013

Prepared by  
Rizzetta & Company, Inc.  
District Manager

**Sterling Hill Community Development District**

Balance Sheet

As of 11/30/2013

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
<b>Assets</b>						
Cash In Bank	319,126	0	0	319,126	0	0
Investments	41,672	0	1,417,586	1,459,258	0	0
Investments - Reserves	0	663,291	0	663,291	0	0
Accounts Receivable	1,494,976	0	1,947,586	3,442,562	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	91,529	91,529	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
<b>Total Assets</b>	<u>1,470,445</u>	<u>663,291</u>	<u>2,221,135</u>	<u>4,354,871</u>	<u>26,018,507</u>	<u>19,020,000</u>
<b>Liabilities</b>						
Accounts Payable	27,780	0	0	27,780	0	0
Accrued Expenses Payable	0	0	0	0	0	0
Due To Other Funds	91,529	0	0	91,529	0	0
Due To Others	0	0	81,278	81,278	0	0
Debt Service Obligations - Current	0	0	5,621,398	5,621,398	0	0
Revenue Bonds Payable-Long-term	0	0	0	0	0	19,020,000
<b>Total Liabilities</b>	<u>119,308</u>	<u>0</u>	<u>5,702,676</u>	<u>5,821,984</u>	<u>0</u>	<u>19,020,000</u>
<b>Fund Equity And Other Credits</b>						
Beginning Fund Balance	293,440	662,903	(3,705,551)	(2,749,208)	26,018,507	0
Net Change in Fund Balance	1,057,697	388	224,011	1,282,095	0	0
<b>Total Fund Equity And Other Credits</b>	<u>1,351,136</u>	<u>663,291</u>	<u>(3,481,541)</u>	<u>(1,467,113)</u>	<u>26,018,507</u>	<u>0</u>
<b>Total Liabilities And Fund Equity</b>	<u>1,470,445</u>	<u>663,291</u>	<u>2,221,135</u>	<u>4,354,871</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 11/30/2013

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
<b>Revenues</b>					
Interest Earnings					
Interest Earnings	0	0	121	121	0.00%
Special Assessments					
Tax Roll	1,116,078	1,116,078	1,144,620	28,542	(2.55)%
Off Roll	127,595	127,595	124,094	(3,501)	2.74%
Other Miscellaneous Revenues					
Miscellaneous	0	0	5,447	5,447	0.00%
<b>Total Revenues</b>	<u>1,243,673</u>	<u>1,243,673</u>	<u>1,274,282</u>	<u>30,609</u>	<u>(2.46)%</u>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	12,000	2,000	2,000	0	83.33%
Financial & Administrative					
Administrative Services	8,400	1,400	1,400	0	83.33%
District Management	32,000	5,333	5,333	0	83.33%
District Engineer	12,000	2,000	1,984	17	83.47%
Disclosure Report	6,000	0	0	0	100.00%
Trustees Fees	14,300	2,383	0	2,383	100.00%
Financial Consulting Services	8,000	5,500	5,500	0	31.25%
Accounting Services	17,000	2,833	2,833	0	83.33%
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	125	0	125	100.00%
Dues, Licenses & Fees	1,000	175	221	(46)	77.90%
Legal Counsel					
District Counsel	15,000	2,500	1,354	1,146	90.97%
Foreclosure Expenses	10,000	1,667	8,474	(6,807)	15.26%
Law Enforcement					
Deputy	45,000	7,500	8,947	(1,447)	80.11%
Security Operations					
Security Camera Maintenance	9,884	1,647	814	834	91.76%
Electric Utility Services					
Utility Services	52,964	8,827	10,763	(1,936)	79.67%
Street Lights	66,303	11,051	17,827	(6,777)	73.11%
Garbage/Solid Waste Control Services					
Garbage - Recreational Facility	4,896	816	814	2	83.36%

**Sterling Hill Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2013 Through 11/30/2013

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Water-Sewer Combination Services					
Utility Services	7,315	1,219	1,066	153	85.42%
Stormwater Control					
Dry Retention Pond Repair	25,000	4,167	0	4,167	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	3,333	2,350	983	88.25%
Landscape Maintenance	107,103	17,851	16,272	1,579	84.80%
Irrigation Repairs	25,000	4,167	5,875	(1,708)	76.50%
Landscape - Mulch	60,876	10,146	0	10,146	100.00%
Landscape	33,603	5,601	7,382	(1,782)	78.03%
Misc.-Fertilizer/Pesticide					
Landscape Replacement Plants, Shrubs, Trees	26,500	4,417	455	3,962	98.28%
Sod Replacement	10,000	1,667	420	1,247	95.80%
Holiday Decorations	3,000	1,100	410	690	86.34%
Miscellaneous Expense	5,000	833	953	(120)	80.93%
Road & Street Facilities					
Gate Phone	9,800	1,633	1,889	(255)	80.72%
Gate Facility Maintenance	69,962	11,660	5,346	6,315	92.35%
Sidewalk Repair & Maintenance	4,420	737	0	737	100.00%
Street Light/Decorative Light Maintenance	5,000	833	0	833	100.00%
Street Sign Repairs & Replacement	500	83	0	83	100.00%
Parks & Recreation					
Management Contract	220,992	36,832	36,832	0	83.33%
Facility Maintenance & Repair	29,700	4,950	3,753	1,197	87.36%
Telephone, Fax, Internet	7,500	1,250	1,181	69	84.25%
Office Supplies	3,000	500	425	75	85.83%
Furniture	5,000	833	0	833	100.00%
Repair/Replacement-Pool/CH					
Pool/Water Park/Fountain Maint	7,500	1,250	802	448	89.30%
Lighting Replacement	1,000	167	0	167	100.00%
Vehicle Maintenance	1,500	250	251	(1)	83.27%
Athletic/Park Court/Field Repairs	1,500	250	0	250	100.00%
Clubhouse Miscellaneous Expense	4,000	667	0	667	100.00%
Special Events					

**Sterling Hill Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2013 Through 11/30/2013

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Special Events	1,000	167	0	167	100.00%
Contingency					
Capital Outlay	66,000	11,000	29,446	(18,446)	55.38%
Total Expenditures	<u>1,118,631</u>	<u>219,683</u>	<u>216,585</u>	<u>3,098</u>	<u>80.64%</u>
Excess Of Revenues Over (Under) Expenditures	125,042	1,023,990	1,057,697	33,706	(745.87)%
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	0	1,023,990	1,057,697	33,706	0.00%
Fund Balance, Beginning of Period	0	0	293,440	293,440	0.00%
Fund Balance, End of Period	<u>0</u>	<u>1,023,990</u>	<u>1,351,136</u>	<u>327,146</u>	<u>0.00%</u>

**Sterling Hill Community Development District**

Statement of Revenues and Expenditures

Reserve Fund - 005

From 10/1/2013 Through 11/30/2013

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	388	(388)	0.00%
<b>Total Revenues</b>	<b>0</b>	<b>388</b>	<b>388</b>	<b>0.00%</b>
<b>Expenditures</b>				
Contingency				
Road Reserve	95,382	0	(95,382)	(100.00)%
Asset Replacement Reserve	29,660	0	(29,660)	(100.00)%
<b>Total Expenditures</b>	<b>125,042</b>	<b>0</b>	<b>125,042</b>	<b>100.00%</b>
Excess Of Revenues Over (Under) Expenditures	(125,042)	388	(125,430)	100.31%
<b>Other Financing Sources (Uses)</b>				
Transfer of Asset Repl. Reserve	95,382	0	95,382	100.00%
Transfer of Road Reserve	29,660	0	29,660	100.00%
<b>Total Other Financing Sources (Uses)</b>	<b>125,042</b>	<b>0</b>	<b>(125,042)</b>	<b>(100.00)%</b>
Exc. of Rev/Other Sources Over Expend/Other Uses	0	388	(388)	0.00%
Fund Balance, Beginning of Period	0	662,903	662,903	0.00%
Fund Balance, End of Period	0	663,291	663,291	0.00%

**Sterling Hill Community Development District**

Statement of Revenues and Expenditures

Debt Service Fund--Series 2003 - 200

From 10/1/2013 Through 11/30/2013

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	34	(34)	0.00%
Special Assessments				
Tax Roll	918,415	798,578	119,836	13.04%
<b>Total Revenues</b>	<u>918,415</u>	<u>798,612</u>	<u>(119,803)</u>	<u>(13.04)%</u>
<b>Expenditures</b>				
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	451,508	(221,907)	(32.95)%
Principal	245,000	0	(245,000)	(100.00)%
<b>Total Expenditures</b>	<u>918,415</u>	<u>464,611</u>	<u>453,804</u>	<u>49.41%</u>
Excess Of Revenues Over (Under) Expenditures	0	334,001	(334,001)	0.00%
Exc. of Rev/Other Sources Over Expend/Other Uses	0	334,001	(334,001)	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>(2,401,007)</u>	<u>(2,401,007)</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 11/30/2013

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	4	(4)	0.00%
Special Assessments				
Tax Roll	4,971	4,971	0	0.00%
<b>Total Revenues</b>	<u>4,971</u>	<u>4,975</u>	<u>4</u>	<u>0.08%</u>
<b>Expenditures</b>				
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	107,898	102,927	2,070.67%
<b>Total Expenditures</b>	<u>4,971</u>	<u>114,966</u>	<u>(109,995)</u>	<u>(2,212.85)%</u>
Excess Of Revenues Over (Under) Expenditures	0	(109,991)	109,991	0.00%
Exc. of Rev/Other Sources Over Expend/Other Uses	0	(109,991)	109,991	0.00%
Fund Balance, Beginning of Period	0	(970,543)	(970,543)	0.00%
Fund Balance, End of Period	<u>0</u>	<u>(1,080,534)</u>	<u>(1,080,534)</u>	<u>0.00%</u>



**Sterling Hill CDD**  
**Investment Summary**  
**November 30, 2013**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>November 30, 2013</u>
State Board of Administration	Local Government Investment Pool	\$ 5,977
State Board of Administration	Local Government Investment Pool B	1,312
SunTrust	Business Money Market	11,814
The Bank of Tampa	Business Money Market	22,569
	<b>Total General Fund Investments</b>	<b>\$ 41,672</b>
The Bank of Tampa ICS Road Reserve		
Bank of China	Business Money Market	\$ 245,070
Mutual of Omaha Bank	Business Money Market	162,072
Happy State Bank	Business Money Market	173,158
The Bank of Tampa ICS Asset Replacement Reserve		
Mutual of Omaha Bank	Business Money Market	82,991
	<b>Total Reserve Fund Investments</b>	<b>\$ 663,291</b>
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	48,305
US Bank Series 2003 Prepayment B	US Bank Managed Money Market Account	409,798
US Bank Series 2003 Revenue	US Bank Managed Money Market Account	269,220
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	110,558
	<b>Total Debt Service Fund Investments</b>	<b>\$ 1,417,586</b>

**Sterling Hill Community Development District**

Summary A/R Ledger

001 - General Fund

From 11/1/2013 Through 11/30/2013

<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	988,121.75
11/18/2013	Sterling Hills 2, Inc.	655-14-03	5,278.05
11/18/2013	Sterling Hills, Inc.	655-14-01	<u>116,246.27</u>
		Total 001 - General Fund	1,494,976.33

**Sterling Hill Community Development District**

Summary A/R Ledger

200 - Debt Service Fund--Series 2003

From 11/1/2013 Through 11/30/2013

Invoice Date	Customer Name	Invoice Number	Current Balance
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	707,615.84
		Total 200 - Debt Service Fund--Series 2003	1,611,153.47

**Sterling Hill Community Development District**

Summary A/R Ledger

201 - Debt Service Fund--Series 2006

From 11/1/2013 Through 11/30/2013

<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>4,404.53</u>
		Total 201 - Debt Service Fund--Series 2006	<u>336,432.53</u>
Report Balance			<u><u>3,442,562.33</u></u>

**Sterling Hill Community Development District**

Summary A/P Ledger

001 - General Fund

From 11/1/2013 Through 11/30/2013

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Abraham Dowdell	11/23/2013	AD 112313	Off Duty Deputy Extra Patrol 11/23/13	108.00
Chris Croft	11/19/2013	CC 111913	Off Duty Deputy Extra Patrol 11/19/13	96.00
Dave Vargas	11/22/2013	DV 112213	Off Duty Deputy Extra Patrol 11/22/13	108.00
Derik Deso	11/27/2013	DD 112713	Off Duty Deputy Extra Patrol 11/27/13	96.00
Dustin Adkins	11/26/2013	DA 112613	Off Duty Deputy Extra Patrol 11/26/13	96.00
Florida Department of Revenue	11/30/2013	37-8015579013-3 11/13	Sales & Use Tax 11/13	37.84
Hernando County Clerk	11/22/2013	112213	Recording Fees 11/13	61.00
Hernando County Sheriff's Office	11/21/2013	HC 112113	Vehicle Usage 11/21/13	10.00
Hernando County Sheriff's Office	11/28/2013	HC 112813	Vehicle Usage 11/28/13	10.00
Hernando County Utilities	11/25/2013	SS00001-00 11/13	North Clubhouse Water 11/13	290.21
Hernando County Utilities	11/25/2013	SS00013 - 00 11/13	South Clubhouse Water Bill 11/13	105.02
Keith Joseph McCabe	11/22/2013	KM 112213	Off Duty Deputy Extra Patrol 11/22/13	108.00
Kellis Jernigan	11/29/2013	KAJ 112913	Off Duty Deputy Extra Patrol 11/29/13	108.00
McCullough Water Services	11/30/2013	18006 11/13	Water Rental and Delivery 11/13	25.42
McCullough Water Services	11/30/2013	18007 11/13	Water Rental and Delivery 11/13	18.92
Michael Welshans	11/21/2013	MW 112113	Off Duty Deputy Extra Patrol 11/21/13	120.00
Murphy's Landscaping and Sod, LLC	11/22/2013	1284	Remove Debris & Haul Away 11/22/13	200.00
Outsmart Pest Management, Inc.	11/25/2013	6869	North Clubhouse Pest Control Treatment 11/13	45.00
Outsmart Pest Management, Inc.	11/25/2013	6870	South Clubhouse Pest Control Treatment 11/13	45.00
Ramona C Fuhs	11/24/2013	RF 112413	Off Duty Deputy Extra Patrol 11/24/13	103.50
Scott D. Schulz	11/29/2013	SS 112913	Off Duty Deputy Extra Patrol 11/29/13	108.00
Sean Reynolds	11/28/2013	SR 112813	Off Duty Deputy Extra Patrol 11/28/13	120.00
Southern Automated Access Services	11/27/2013	885	Gate Panels/Brackets Entrance& Exit - Amersham 11/13	75.00
Stantec Consulting Services Inc	11/15/2013	742199	Engineering Services 11/13	1,161.00
Steven George	11/30/2013	SG 113013	Off Duty Deputy Extra Patrol 11/30/13	108.00
Straley & Robin	11/21/2013	10364	General/ Monthly Legal Services Through 11/15/13	870.00
Straley & Robin	11/21/2013	10365	Brown Investment Group, LLC/Foreclosure 11/13	412.00
Straley & Robin	11/21/2013	10366	SH Burns Land Trust Foreclosure Legal Services 11/13	1,879.21
Straley & Robin	11/21/2013	10367	Pasco Sawgrass Creek, LLC Foreclosure 11/13	28.00
Suncoast Pool Service	10/31/2013	1574	South Pool Chemical Service 10/13	241.50
Suncoast Pool Service	10/31/2013	1575	North Pool Chemical Supplies 10/13	391.70
Tommy Harris	11/23/2013	TH 112313	Off Duty Deputy Extra Patrol 11/23/13	108.00
Tony Aguiar	11/25/2013	TA 112513	Off Duty Deputy Extra Patrol 11/25/13	96.00
ValleyCrest Landscape Maintenance	11/19/2013	4378091	Landscape Maintenance Fert/Irrig/Pest Control 11/13	9,457.83

**Sterling Hill Community Development District**

Summary A/P Ledger

001 - General Fund

From 11/1/2013 Through 11/30/2013

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
ValleyCrest Landscape Maintenance	11/22/2013	4380028	Remove & Install Bahia - 11/13	420.00
ValleyCrest Landscape Maintenance	11/22/2013	4380029	Install Annuals to Beds-Red/White Phlox 11/13	455.00
William Joseph Hillman Jr.	11/30/2013	WH 113013	Off Duty Deputy Extra Patrol 11/30/13	108.00
William Martinez	11/20/2013	BM 112013	Off Duty Deputy Extra Patrol 11/20/13	96.00
Withlacoochee River Electric Cooperative, Inc.	11/21/2013	Electric Summary Billing 12/13	Withlacoochee Electric Summary Billing 12/13	9,852.39
			Total 001 - General Fund	27,779.54
Report Balance				27,779.54

**Sterling Hill Community Development District**  
**Notes to Unaudited Financial Statements**  
**November 30, 2013**

**Balance Sheet**

1. Trust statement activity has been recorded through 11/30/13.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. \$663,291 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 – Nov 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.
7. Payment for Invoice #FY13-14 for \$1,171,271.79 was received in December 2013.