

Sterling Hill
Community Development District

Financial Statements
(Unaudited)

June 30, 2013

Prepared by
Rizzetta & Company, Inc.
District Manager

Sterling Hill Community Development District

Balance Sheet

As of 6/30/2013

(In Whole Numbers)

	General Fund	Debt Service Fund	Total Governmental Funds	General Fixed Assets Group	General Long Term Debt Group
Assets					
Cash In Bank	220,167	0	220,167	0	0
Investments	271,499	1,384,496	1,655,995	0	0
Investments - Reserves	662,319	0	662,319	0	0
Accounts Receivable	451,244	1,247,279	1,698,524	0	0
Allowance for Uncollectible Assessments	(258,631)	(1,247,279)	(1,505,910)	0	0
Bond Prepayments Receivable	0	0	0	0	0
Prepaid Expenses	0	0	0	0	0
Due From Other Funds	0	0	0	0	0
Amount Available - Debt Service	0	0	0	0	0
Amount To Be Provided-Debt Service	0	0	0	0	19,020,000
Fixed Assets	0	0	0	26,011,955	0
Total Assets	1,346,599	1,384,496	2,731,094	26,011,955	19,020,000
Liabilities					
Accounts Payable	37,541	0	37,541	0	0
Accrued Expenses Payable	10,847	0	10,847	0	0
Due To Other Funds	0	0	0	0	0
Due To Others	0	0	0	0	0
Debt Service Obligations - Current	0	5,191,992	5,191,992	0	0
Revenue Bonds Payable-Long-term	0	0	0	0	19,020,000
Total Liabilities	48,388	5,191,992	5,240,380	0	19,020,000
Fund Equity And Other Credits					
Beginning Fund Balance	838,416	(3,382,132)	(2,543,716)	26,011,955	0
Net Change in Fund Balance	459,794	(425,364)	34,431	0	0
Total Fund Equity And Other Credits	1,298,211	(3,807,496)	(2,509,286)	26,011,955	0
Total Liabilities And Fund Equity	1,346,599	1,384,496	2,731,094	26,011,955	19,020,000

Notes:

1. Trust statement activity has been recorded through 06/30/13.
2. This statement is unaudited.
3. \$662,319 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 a scheduled Series 2003 Debt Service payment that was not made in Nov 2010 and 2006 Debt Service payments that were not made May & Nov 2010, May & Nov 2011, May & Nov 2012, and May 2013.
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 EMMA (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 6/30/2013

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	2,667	2,667	0.00%
Special Assessments					
Tax Roll	1,109,466	1,109,466	1,118,118	8,653	(0.77)%
Off Roll	138,678	138,678	138,679	1	0.00%
Other Miscellaneous Revenues					
Miscellaneous	0	0	7,110	7,110	0.00%
Total Revenues	1,248,144	1,248,144	1,266,574	18,430	(1.48)%
Expenditures					
Legislative					
Supervisor Fees	12,000	9,000	9,000	0	25.00%
Financial & Administrative					
Administrative Services	8,400	6,300	6,300	0	25.00%
District Management	32,000	24,000	24,000	0	25.00%
District Engineer	12,000	9,000	4,486	4,514	62.61%
Disclosure Report	6,500	4,875	2,000	2,875	69.23%
Trustees Fees	14,300	14,300	0	14,300	100.00%
Financial Consulting Services	8,000	7,250	7,250	0	9.37%
Accounting Services	17,000	12,750	12,750	0	25.00%
Auditing Services	5,000	5,000	4,800	200	4.00%
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	563	374	189	50.17%
Bank Fees	500	375	556	(181)	(11.17)%
Dues, Licenses & Fees	1,000	1,000	675	325	32.50%
Legal Counsel					
District Counsel	10,000	7,500	9,670	(2,170)	3.30%
District Counsel Assessment Collection	5,000	3,750	0	3,750	100.00%
Foreclosure Legal Services	5,000	3,750	5,948	(2,198)	(18.95)%
Law Enforcement					
Off Duty Deputy Services	45,000	33,750	34,765	(1,015)	22.74%
Electric Utility Services					
Utility Services	52,056	39,042	39,125	(83)	24.84%
Street Lights	67,735	50,801	48,898	1,904	27.81%
Garbage/Solid Waste Control Services					

This statement is unaudited.

Sterling Hill Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2012 Through 6/30/2013

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Garbage - Recreational Facility	4,400	3,300	3,546	(246)	19.41%
Water-Sewer Combination Services					
Utility Services	5,000	3,750	5,328	(1,578)	(6.55)%
Stormwater Control					
Lake/Pond Repair	35,000	26,250	17,967	8,283	48.66%
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	22,500	7,175	15,325	76.08%
Landscape Maintenance Contract	118,200	88,650	91,921	(3,271)	22.23%
Irrigation Repairs & Maintenance	28,000	21,000	36,751	(15,751)	(31.25)%
Mulch Installation	68,000	51,000	31,500	19,500	53.67%
Fertilization/Pesticide Applications	36,000	27,000	27,141	(141)	24.60%
Landscape Replacement Plants, Shrubs, Trees	55,000	41,250	28,720	12,530	47.78%
Sod Replacement	20,000	15,000	0	15,000	100.00%
Miscellaneous Expenses	1,500	1,125	7,044	(5,919)	(369.61)%
Road & Street Facilities					
Gate Phone	8,000	6,000	7,000	(1,000)	12.49%
Gate Maintenance	27,995	20,996	16,079	4,917	42.56%
Sidewalk Repair & Maintenance	4,000	3,000	2,777	223	30.57%
Street Light/Decorative Light Maintenance	5,200	3,900	0	3,900	100.00%
Street Sign Repairs	500	375	31	344	93.71%
Security Camera Maintenance & Repair	5,327	3,995	6,116	(2,121)	(14.80)%
Parks & Recreation					
Management Contract	220,392	165,294	165,744	(450)	24.79%
Clubhouse Facility Maintenance	40,000	30,000	21,214	8,786	46.96%
Clubhouse Telephone, Fax, Internet	9,300	6,975	5,639	1,336	39.36%
Clubhouse Office Supplies	5,000	3,750	1,513	2,237	69.74%
Pool Furniture Replacement/Repair	5,000	3,750	0	3,750	100.00%
Pool/Water Park/Fountain Maint	13,500	10,125	3,690	6,435	72.66%
Clubhouse Lighting Replacement	2,000	1,500	146	1,355	92.72%
Clubhouse Furniture Replacement	3,500	2,625	4,913	(2,288)	(40.37)%
Athletic/Park Court/Field Repairs	1,500	1,125	873	252	41.82%

This statement is unaudited.

Sterling Hill Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2012 Through 6/30/2013

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Miscellaneous Expenses	1,700	1,275	2,192	(917)	(28.94)%
Contingency					
Miscellaneous Contingency	14,743	11,057	8,201	2,856	44.37%
Road Reserve	95,382	71,537	0	71,537	100.00%
Asset Replacement Reserve	45,079	33,809	59,892	(26,083)	(32.86)%
Total Expenditures	<u>1,248,144</u>	<u>951,605</u>	<u>806,779</u>	<u>144,825</u>	<u>35.36%</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>296,539</u>	<u>459,794</u>	<u>163,255</u>	<u>0.00%</u>
Exc. of Rev/Other Sources Over Expend/Other Uses	<u>0</u>	<u>296,539</u>	<u>459,794</u>	<u>163,255</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	838,416	838,416	0.00%
Fund Balance, End of Period	<u>0</u>	<u>296,539</u>	<u>1,298,211</u>	<u>1,001,671</u>	<u>0.00%</u>

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 6/30/2013

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	451	(451)	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	918,415	881,182	(37,233)	(4.05)%
Expenditures				
Financial & Administrative				
Trustees Fees	0	11,044	11,044	0.00%
Legal Counsel				
Bond Counsel	0	2,416	2,416	0.00%
Debt Service				
Interest	688,415	917,035	228,620	33.20%
Principal	230,000	230,000	0	0.00%
Total Expenditures	918,415	1,160,495	(242,080)	(26.36)%
Excess Of Revenues Over (Under) Expenditures	0	(279,313)	279,313	0.00%
Exc. of Rev/Other Sources Over Expend/Other Uses	0	(279,313)	279,313	0.00%
Fund Balance, Beginning of Period	0	(2,478,363)	(2,478,363)	0.00%
Fund Balance, End of Period	0	(2,757,676)	(2,757,676)	0.00%

This statement is unaudited.

Sterling Hill Community Development District

Statement of Revenues and Expenditures

Debt Service Fund--Series 2006 - 201

From 10/1/2012 Through 6/30/2013

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	16	(16)	0.00%
Special Assessments				
Tax Roll	0	4,971	(4,971)	0.00%
Off Roll	0	142,702	(142,702)	0.00%
Total Revenues	0	147,689	147,689	0.00%
Expenditures				
Financial & Administrative				
Trustees Fees	0	7,797	7,797	0.00%
Legal Counsel				
Trustee Counsel	0	5,147	5,147	0.00%
Debt Service				
Interest	0	215,796	215,796	0.00%
Principal	0	65,000	65,000	0.00%
Total Expenditures	0	293,740	(293,740)	0.00%
Excess Of Revenues Over (Under) Expenditures	0	(146,051)	146,051	0.00%
Exc. of Rev/Other Sources Over Expend/Other Uses	0	(146,051)	146,051	0.00%
Fund Balance, Beginning of Period	0	(903,769)	(903,769)	0.00%
Fund Balance, End of Period	0	(1,049,820)	(1,049,820)	0.00%

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
June 30, 2013

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>June 30, 2013</u>
State Board of Administration	Local Government Investment Pool	\$ 5,630
State Board of Administration	Local Government Investment Pool B	1,659
SunTrust	Business Money Market	141,786
The Bank of Tampa	Business Money Market	122,424
	Total General Fund Investments	\$ 271,499
The Bank of Tampa ICS Road Reserve		
First Liberty Bank	Business Money Market	\$ 5
Morton Community Bank	Business Money Market	1
Traditional Bank, Inc.	Business Money Market	245,066
Mutual of Omaha Bank	Business Money Market	5
Bank of China	Business Money Market	245,009
Republic Bank & Trust	Business Money Market	89,324
Bank of Ann Arbor	Business Money Market	40
The Bank of Tampa ICS Asset Replacement Reserve		
Morton Community Bank	Business Money Market	1
Republic Bank & Trust	Business Money Market	82,868
	Total General Fund Investments - Reserves	\$ 662,319
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	65,421
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	267,721
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	87,067
	Total Debt Service Fund Investments	\$ 1,384,496

Sterling Hill Community Development District

Summary A/R Ledger

001 - General Fund

From 6/1/2013 Through 6/30/2013

<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
1/15/2013	Sterling Hills, Inc.	655-13-01	<u>65,914.01</u>
		Total 001 - General Fund	451,244.27

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 6/1/2013 Through 6/30/2013

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
Total 200 - Debt Service Fund--Series 2003			904,710.70

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 6/1/2013 Through 6/30/2013

<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	164,502.00
10/1/2009	Hernando Developers LLC/DEVCO	ORA-SH-09.10	178,066.64
		Total 201 - Debt Service Fund--Series 2006	342,568.64
			<hr/>
Report Balance			1,698,523.61
			<hr/> <hr/>

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 6/1/2013 Through 6/30/2013

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Bayonet Plumbing, Heating & A/C, Inc.	6/21/2013	126921	Fountain Bubbler Repair	75.00
Bayonet Plumbing, Heating & A/C, Inc.	6/26/2013	127243	Fountain Bubbler Repair	351.00
Cari Smith	6/18/2013	CS061813	Off Duty Deputy 06/18/13	92.00
Cari Smith	6/27/2013	CS062713	Off Duty Deputy 06/27/13	92.00
Charles Woodbury	6/19/2013	CW061913	Off Duty Deputy 06/19/13	92.00
DCSI Inc.	6/15/2013	13063	CCTV Gate Warranty	406.89
Derik Deso	6/28/2013	DD062813	Off Duty Deputy 06/28/13	103.50
Florida Department of Revenue	6/30/2013	Sales Tax 06/13	Sales & Use Tax 06/13	39.18
Hernando County Utilities	6/24/2013	SS00001-00 06/13	North Clubhouse Water 06/13	241.79
Hernando County Utilities	6/24/2013	SS00013 - 00 06/13	South Clubhouse Water Bill 06/13	565.00
Hertz Equipment Rental Corporation	6/12/2013	26869746-001	Weekly Rental of Watering Truck	1,724.16
Jo-Ann Polletta	6/11/2013	JP061113	Board of Supervisors Meeting 06/11/13	200.00
Kenneth Hayden	6/23/2013	KH062313	Off Duty Deputy 06/23/13	92.00
Lance Origon	6/30/2013	LO063013	Off Duty Deputy 06/30/13	92.00
Michael Welshans	6/26/2013	MW062613	Off Duty Deputy 06/26/13	92.00
Outsmart Pest Management, Inc.	6/24/2013	5920	North Clubhouse Pest Control Treatment 06/13	45.00
Outsmart Pest Management, Inc.	6/24/2013	5921	South Clubhouse Pest Control Treatment 06/13	45.00
Ramona C Fuhs	6/22/2013	RF062213	Off Duty Deputy 06/22/13	103.50
Richard Purchase	6/21/2013	RP062113	Off Duty Deputy 06/21/13	92.00
Roger E. Butts	6/29/2013	RB062913	Off Duty Deputy 06/29/13	103.50
Shaun Duval	6/21/2013	SD062113	Off Duty Deputy 06/21/13	103.50
Southern Automated Access Services	6/11/2013	656	Covey Run Gate Repair 06/13	107.50
Southern Automated Access Services	6/11/2013	657	Haverhill Gate Repair 06/13	500.00
Southern Automated Access Services	6/17/2013	661	Mandalay Gate Repair 06/13	75.00
Southern Automated Access Services	6/25/2013	680	Brightstone Gate Repair 06/13	75.00
Southern Automated Access Services	6/25/2013	681	Glenburne Gate Repair 06/13	150.00
Southern Automated Access Services	6/25/2013	682	Haverhill Gate Repair 06/13	75.00
Southern Automated Access Services	6/25/2013	683	Covey Gate Repair 06/13	75.00
Southern Automated Access Services	6/27/2013	686	Mandalay Gate Repair 06/13	150.00
Southern Automated Access Services	6/27/2013	687	Dunwoody Gate Repair 06/13	150.00

Sterling Hill Community Development District

Summary A/P Ledger

001 - General Fund

From 6/1/2013 Through 6/30/2013

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Southern Automated Access Services	6/27/2013	688	Amersham Gate Repair 06/13	140.00
Southern Automated Access Services	6/27/2013	689	Arboglades Gate Repair 06/13	140.00
Southern Automated Access Services	6/27/2013	690	Edgemere Gate Repair 06/13	150.00
Southern Automated Access Services	6/27/2013	691	Brackenwood Gate Repair 06/13	355.00
Southern Automated Access Services	6/27/2013	692	Windance Gate Repair 06/13	140.00
Stantec Consulting Services Inc	6/21/2013	698198	Engineering Services 06/13	233.00
Steven George	1/1/2012	SG010112	Off Duty Deputy 01/01/12	92.00
Straley & Robin	6/19/2013	9751	General/ Monthly Legal Services Through 06/15/13	704.00
Straley & Robin	6/19/2013	9752	Grant Homes Foreclosure Legal Services 06/13	28.00
Straley & Robin	6/19/2013	9753	Brown Investment Group, LLC/Foreclosure 06/13	174.00
Straley & Robin	6/19/2013	9754	Mahfuz One Family Trust Foreclosure Legal Services 06/13	28.00
Straley & Robin	6/19/2013	9755	SH Burns Land Trust Foreclosure Legal Services 06/13	28.00
Straley & Robin	6/19/2013	9756	Pasco Sawgrass Creek, LLC Foreclosure 06/13	444.19
Times Publishing Company	7/1/2013	11003982355-0628	Acct # 1000424298 Legal Advertising 06/13	57.25
ValleyCrest Landscape Maintenance	6/24/2013	4275231	Irrigation Maintenance 06/13	480.00
ValleyCrest Landscape Maintenance	6/26/2013	4276601	Irrigation Maintenance 06/13	425.00
ValleyCrest Landscape Maintenance	6/26/2013	4276807	Landscape Maintenance Contract 06/13	17,110.83
William Cooper	6/20/2013	WC062013	Off Duty Deputy 06/20/13	92.00
William Joseph Hillman Jr.	6/22/2013	WH062213	Off Duty Deputy 06/22/13	103.50
William L Boettger	6/25/2013	WB062513	Off Duty Deputy 06/25/13	92.00
William Martinez	6/24/2013	WM062413	Off Duty Deputy 06/24/13	92.00
William Power	6/28/2013	WP062813	Off Duty Deputy 06/28/13	103.50
William Power	6/29/2013	WP062913	Off Duty Deputy 06/29/13	103.50
Withlacoochee River Electric Cooperative, Inc.	6/24/2013	Electric Summary Billing 06/13	Withlacoochee Electric Summary Billing 06/13	10,116.41
Total 001 - General Fund				37,540.70
Report Balance				37,540.70