

Sterling Hill  
Community Development District

Financial Statements  
(Unaudited)

March 31, 2013

Prepared by  
Rizzetta & Company, Inc.  
District Manager

**Sterling Hill Community Development District**

Balance Sheet

As of 3/31/2013

(In Whole Numbers)

	General Fund	Debt Service Fund	Total Governmental Funds	General Fixed Assets Group	General Long Term Debt Group
<b>Assets</b>					
Cash In Bank	175,889	0	175,889	0	0
Investments	371,162	1,971,843	2,343,004	0	0
Investments - Reserves	714,618	0	714,618	0	0
Accounts Receivable	581,803	1,379,843	1,961,646	0	0
Allowance for Uncollectible Assessments	(262,158)	(1,255,185)	(1,517,343)	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	19,250,000
Fixed Assets	0	0	0	26,011,955	0
<b>Total Assets</b>	<b>1,581,313</b>	<b>2,096,501</b>	<b>3,677,815</b>	<b>26,011,955</b>	<b>19,250,000</b>
<b>Liabilities</b>					
Accounts Payable	36,588	0	36,588	0	0
Accrued Expenses Payable	0	0	0	0	0
Due To Other Funds	0	0	0	0	0
Due To Others	0	0	0	0	0
Debt Service Obligations - Current	0	5,100,930	5,100,930	0	0
Revenue Bonds Payable-Long-term	0	0	0	0	19,250,000
<b>Total Liabilities</b>	<b>36,588</b>	<b>5,100,930</b>	<b>5,137,519</b>	<b>0</b>	<b>19,250,000</b>
<b>Fund Equity And Other Credits</b>					
Beginning Fund Balance	838,416	(3,382,132)	(2,543,716)	26,011,955	0
Net Change in Fund Balance	706,309	377,703	1,084,012	0	0
<b>Total Fund Equity And Other Credits</b>	<b>1,544,725</b>	<b>(3,004,429)</b>	<b>(1,459,704)</b>	<b>26,011,955</b>	<b>0</b>
<b>Total Liabilities And Fund Equity</b>	<b>1,581,313</b>	<b>2,096,501</b>	<b>3,677,815</b>	<b>26,011,955</b>	<b>19,250,000</b>

**Notes:**

- Trust statement activity has been recorded through 03/31/13.
- This statement is unaudited.
- \$714,618 is reserved for future Capital Expenditures as appropriated from the General Fund Budget. Current YTD funding is \$140,461.
- 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.
- 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.
- 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 3/31/2013

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
<b>Revenues</b>					
Interest Earnings					
Interest Earnings	0	0	1,736	1,736	0.00%
Special Assessments					
Tax Roll	1,109,466	1,109,466	1,080,651	(28,814)	2.59%
Off Roll	138,678	138,678	138,679	1	0.00%
Other Miscellaneous Revenues					
Miscellaneous	0	0	5,129	5,129	0.00%
<b>Total Revenues</b>	<b>1,248,144</b>	<b>1,248,144</b>	<b>1,226,195</b>	<b>(21,949)</b>	<b>1.76%</b>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	12,000	6,000	6,000	0	50.00%
Financial & Administrative					
Administrative Services	8,400	4,200	4,200	0	50.00%
District Management	32,000	16,000	16,000	0	50.00%
District Engineer	12,000	6,000	2,407	3,594	79.94%
Disclosure Report	6,500	3,250	2,000	1,250	69.23%
Trustees Fees	14,300	14,300	0	14,300	100.00%
Financial Consulting Services	8,000	6,500	6,500	0	18.75%
Accounting Services	17,000	8,500	8,500	0	50.00%
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	375	256	119	65.91%
Bank Fees	500	250	556	(306)	(11.17)%
Dues, Licenses & Fees	1,000	175	175	0	82.50%
Legal Counsel					
District Counsel	10,000	5,000	6,948	(1,948)	30.51%
District Counsel Assessment Collection	5,000	2,500	0	2,500	100.00%
Foreclosure Legal Services	5,000	2,500	3,669	(1,169)	26.62%
Law Enforcement					
Off Duty Deputy Services	45,000	22,500	23,506	(1,006)	47.76%
Electric Utility Services					
Utility Services	52,056	26,028	26,079	(51)	49.90%
Street Lights	67,735	33,867	31,876	1,992	52.94%
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 3/31/2013  
(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Garbage - Recreational Facility	4,400	2,200	2,330	(130)	47.03%
Water-Sewer Combination Services					
Utility Services	5,000	2,500	3,250	(750)	34.99%
Stormwater Control					
Lake/Pond Repair	35,000	17,500	7,537	9,963	78.46%
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	15,000	5,725	9,275	80.91%
Landscape Maintenance Contract	118,200	59,100	66,118	(7,018)	44.06%
Irrigation Repairs & Maintenance	28,000	14,000	18,255	(4,255)	34.80%
Mulch Installation	68,000	34,000	31,500	2,500	53.67%
Fertilization/Pesticide Applications	36,000	18,000	12,881	5,120	64.22%
Landscape Replacement Plants, Shrubs, Trees	55,000	27,500	28,330	(830)	48.49%
Sod Replacement	20,000	10,000	0	10,000	100.00%
Miscellaneous Expenses	1,500	750	2,443	(1,693)	(62.83)%
Road & Street Facilities					
Gate Phone	8,000	4,000	3,735	265	53.31%
Gate Maintenance	27,995	13,998	10,575	3,423	62.22%
Sidewalk Repair & Maintenance	4,000	2,000	0	2,000	100.00%
Street Light/Decorative Light Maintenance	5,200	2,600	0	2,600	100.00%
Street Sign Repairs	500	250	31	219	93.71%
Security Camera Maintenance & Repair	5,327	2,664	4,711	(2,048)	11.56%
Parks & Recreation					
Management Contract	220,392	110,196	110,496	(300)	49.86%
Clubhouse Facility Maintenance	40,000	20,000	15,520	4,479	61.19%
Clubhouse Telephone, Fax, Internet	9,300	4,650	3,685	965	60.37%
Clubhouse Office Supplies	5,000	2,500	934	1,566	81.31%
Pool Furniture Replacement/Repair	5,000	2,500	0	2,500	100.00%
Pool/Water Park/Fountain Maint	13,500	6,750	2,664	4,086	80.26%
Clubhouse Lighting Replacement	2,000	1,000	146	855	92.72%
Clubhouse Furniture Replacement	3,500	1,750	1,667	83	52.38%
Athletic/Park Court/Field Repairs	1,500	750	418	332	72.10%

This statement is unaudited.

**Sterling Hill Community Development District**  
Statement of Revenues and Expenditures  
001 - General Fund  
From 10/1/2012 Through 3/31/2013  
(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Miscellaneous Expenses	1,700	850	2,192	(1,342)	(28.94)%
Contingency					
Miscellaneous Contingency	14,743	7,371	8,201	(830)	44.37%
Road Reserve	95,382	47,691	0	47,691	100.00%
Asset Replacement Reserve	45,079	22,539	0	22,539	100.00%
Total Expenditures	<u>1,248,144</u>	<u>654,240</u>	<u>519,886</u>	<u>134,354</u>	<u>58.35%</u>
Excess Of Revenues Over (Under) Expenditures	0	593,904	706,309	112,405	0.00%
Exc. of Rev/Other Sources Over Expend/Other Uses	0	593,904	706,309	112,405	0.00%
Fund Balance, Beginning of Period	0	0	838,416	838,416	0.00%
Fund Balance, End of Period	<u>0</u>	<u>593,904</u>	<u>1,544,725</u>	<u>950,821</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 3/31/2013**  
(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	291	(291)	0.00%
Special Assessments				
Tax Roll	918,415	854,823	63,592	6.92%
Debt Service Prepayments	0	25,908	(25,908)	0.00%
<b>Total Revenues</b>	<b>918,415</b>	<b>881,022</b>	<b>(37,392)</b>	<b>(4.07)%</b>
<b>Expenditures</b>				
Financial & Administrative				
Trustees Fees	0	11,044	11,044	0.00%
Legal Counsel				
Bond Counsel	0	1,388	1,388	0.00%
Debt Service				
Interest	688,415	458,518	(229,897)	(33.39)%
Principal	230,000	0	(230,000)	(100.00)%
<b>Total Expenditures</b>	<b>918,415</b>	<b>470,950</b>	<b>447,465</b>	<b>48.72%</b>
Excess Of Revenues Over (Under) Expenditures	0	410,073	(410,073)	0.00%
Exc. of Rev/Other Sources Over Expend/Other Uses	0	410,073	(410,073)	0.00%
Fund Balance, Beginning of Period	0	(2,478,363)	(2,478,363)	0.00%
Fund Balance, End of Period	0	(2,068,290)	(2,068,290)	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 3/31/2013

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	7	(7)	0.00%
Special Assessments				
Tax Roll	0	4,971	(4,971)	0.00%
Off Roll	0	81,837	(81,837)	0.00%
<b>Total Revenues</b>	<u>0</u>	<u>86,814</u>	<u>86,814</u>	<u>0.00%</u>
<b>Expenditures</b>				
Financial & Administrative				
Trustees Fees	0	7,797	7,797	0.00%
Legal Counsel				
Trustee Counsel	0	3,489	3,489	0.00%
Debt Service				
Interest	0	107,898	107,898	0.00%
<b>Total Expenditures</b>	<u>0</u>	<u>119,184</u>	<u>(119,184)</u>	<u>0.00%</u>
Excess Of Revenues Over (Under) Expenditures	0	(32,370)	32,370	0.00%
Exc. of Rev/Other Sources Over Expend/Other Uses	0	(32,370)	32,370	0.00%
Fund Balance, Beginning of Period	0	(903,769)	(903,769)	0.00%
Fund Balance, End of Period	<u>0</u>	<u>(936,139)</u>	<u>(936,139)</u>	<u>0.00%</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**  
**March 31, 2013**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>March 31, 2013</u>
State Board of Administration	Local Government Investment Pool	\$ 4,505
State Board of Administration	Local Government Investment Pool B	2,623
SunTrust	Business Money Market	241,703
The Bank of Tampa	Business Money Market	122,331
	<b>Total General Fund Investments</b>	<b>\$ 371,162</b>
The Bank of Tampa ICS Road Reserve		
Southwest Bank	Business Money Market	\$ 245,073
BOKF, National Association	Business Money Market	224,472
Mutual of Omaha Bank	Business Money Market	109,399
The Bank of Tampa ICS Asset Replacement Reserve		
Mutual of Omaha Bank	Business Money Market	135,674
	<b>Total General Fund Investments - Reserves</b>	<b>\$ 714,618</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	66,442
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	831,427
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	109,687
	<b>Total Debt Service Fund Investments</b>	<b>\$ 1,971,843</b>

**Sterling Hill Community Development District**

Summary A/R Ledger

001 - General Fund

From 3/1/2013 Through 3/31/2013

<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	262,158.15
10/1/2012	Hernando County Tax Collector	FY 12-13	209,788.04
1/15/2013	Sterling Hills, Inc.	655-13-01	<u>109,856.65</u>
		Total 001 - General Fund	581,802.84

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 3/1/2013 Through 3/31/2013

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
3/24/2008	Lennar Homes	SAI0308-6	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	124,658.58
		Total 200 - Debt Service Fund--Series 2003	1,029,369.28

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 3/1/2013 Through 3/31/2013

<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	168,228.00
10/1/2009	Hernando Developers LLC/DEVCO	ORA-SH-09.10	182,246.12
		Total 201 - Debt Service Fund--Series 2006	350,474.12
			<hr/>
Report Balance			1,961,646.24
			<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 3/1/2013 Through 3/31/2013

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Anthony Scarpati	3/30/2013	AS033013	Off Duty Deputy 03/30/13	103.50
Cari Smith	3/31/2013	CS033113	Off Duty Deputy 03/31/13	92.00
Daniel J Snyder	3/29/2013	DS032913	Off Duty Deputy 03/29/13	103.50
Edward Brandhuber	3/26/2013	EB032613	Off Duty Deputy 03/26/13	92.00
Florida Department of Revenue	3/31/2013	Sales Tax 03/13	Sales & Use Tax 03/13	33.14
Grau and Associates	3/1/2013	10189	Audit for FYE 09/30/12	4,800.00
Hernando County Utilities	3/25/2013	SS00001-00 03/13	North Clubhouse Water 03/13	192.84
Hernando County Utilities	3/25/2013	SS00013 - 00 03/13	South Clubhouse Water Bill 03/13	374.19
John Deere Landscapes/Lesco	3/28/2013	64038691	Pre-M/Polyplus	6,575.00
McCullough Water Services	3/31/2013	18006 03/13	Water Rental and Delivery 03/13	57.36
McCullough Water Services	3/31/2013	18007 03/13	Water Rental and Delivery 03/13	18.92
Michael A. Woodward	3/27/2013	MW032713	Off Duty Deputy 03/27/13	92.00
Michael Welshans	3/28/2013	MW032813	Off Duty Deputy 03/28/13	92.00
Murphy's Landscaping and Sod, LLC	3/29/2013	841	Install Shrubs & Irrigation Along Back of Fence	7,700.00
Outsmart Pest Management, Inc.	3/27/2013	5392	North Clubhouse Pest Control Treatment 03/13	45.00
Outsmart Pest Management, Inc.	3/27/2013	5393	South Clubhouse Fire Ant Treatment 03/27/13	285.00
Outsmart Pest Management, Inc.	3/27/2013	5394	South Clubhouse Pest Control Treatment 03/13	45.00
Piece By Peace Furniture, LLC	3/28/2013	032813	50% Downpayment on New Chairs and Tables	1,666.60
Shaun Duval	3/25/2013	SD032513	Off Duty Deputy 03/25/13	48.00
Shaun Duval	3/25/2013	SD032513B	Off Duty Deputy 03/25/13	44.00
Southern Automated Access Services	3/26/2013	571	Glenburne Gate Repair 03/13	85.00
Southern Automated Access Services	3/27/2013	573	Telephone Entry Display Repair 03/13	168.00
Stantec Consulting Services Inc	3/25/2013	673808	Engineering Services 03/13	329.00
Steven George	1/1/2012	SG010112	Off Duty Deputy 01/01/12	92.00
Straley & Robin	4/3/2013	9548	General/ Monthly Legal Services Through 03/15/13	2,191.20
Straley & Robin	4/3/2013	9549	Brown Investment Group, LLC/Foreclosure 03/13	215.00
Straley & Robin	4/3/2013	9550	Pasco Sawgrass Creek, LLC Foreclosure 03/13	125.00
Suncoast Pool Service	1/31/2013	1206	North Pool Chemical Supplies 01/13	255.50
Suncoast Pool Service	1/31/2013	1207	South Pool Chemical Service 01/13	124.50
Suncoast Pool Service	2/28/2013	1218	South Pool Chemical Service 02/13	93.25
Suncoast Pool Service	2/28/2013	1219	North Pool Chemical Supplies 02/13	259.00
Suncoast Pool Service	3/31/2013	1223	South Pool Chemical Service 03/13	125.13
Suncoast Pool Service	3/31/2013	1224	North Pool Chemical Supplies 03/13	331.75
Times Publishing Company	3/25/2013	I1003927598-0322	Acct # 1000424298 Legal Advertising 03/13	57.96

**Sterling Hill Community Development District**

Summary A/P Ledger

001 - General Fund

From 3/1/2013 Through 3/31/2013

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Vincent Spallino Jr	3/30/2013	VS033013	Off Duty Deputy 03/30/13	103.50
William Joseph Hillman Jr.	3/29/2013	WH032913	Off Duty Deputy 03/29/13	103.50
Withlacoochee River Electric Cooperative, Inc.	3/22/2013	Electric Summary Billing 03/13	Withlacoochee Electric Summary Billing 03/13	9,468.80
			Total 001 - General Fund	36,588.14
Report Balance				36,588.14