

Sterling Hill
Community Development District

Financial Statements
(Unaudited)

May 31, 2013

Prepared by
Rizzetta & Company, Inc.
District Manager

Sterling Hill Community Development District

Balance Sheet

As of 5/31/2013

(In Whole Numbers)

	General Fund	Debt Service Fund	Total Governmental Funds	General Fixed Assets Group	General Long Term Debt Group
Assets					
Cash In Bank	129,854	0	129,854	0	0
Investments	371,397	1,304,133	1,675,530	0	0
Investments - Reserves	662,128	0	662,128	0	0
Accounts Receivable	491,430	1,330,283	1,821,713	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	1,396,178	1,387,137	2,783,315	26,011,955	19,020,000
Liabilities					
Accounts Payable	22,096	0	22,096	0	0
Accrued Expenses Payable	400	0	400	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	22,496	5,191,992	5,214,488	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	535,266	(422,722)	112,544	0	0
Total Fund Equity And Other Credits	1,373,682	(3,804,855)	(2,431,173)	26,011,955	0
Total Liabilities And Fund Equity	1,396,178	1,387,137	2,783,315	26,011,955	19,020,000

Notes:

1. Trust statement activity has been recorded through 05/31/13.
2. This statement is unaudited.
3. \$662,128 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, 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 5/31/2013

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	2,374	2,374	0.00%
Special Assessments					
Tax Roll	1,109,466	1,109,466	1,109,911	446	(0.04)%
Off Roll	138,678	138,678	138,679	1	0.00%
Other Miscellaneous Revenues					
Miscellaneous	0	0	6,412	6,412	0.00%
Total Revenues	1,248,144	1,248,144	1,257,376	9,232	(0.74)%
Expenditures					
Legislative					
Supervisor Fees	12,000	8,000	8,000	0	33.33%
Financial & Administrative					
Administrative Services	8,400	5,600	5,600	0	33.33%
District Management	32,000	21,333	21,333	0	33.33%
District Engineer	12,000	8,000	4,253	3,747	64.55%
Disclosure Report	6,500	4,333	2,000	2,333	69.23%
Trustees Fees	14,300	14,300	0	14,300	100.00%
Financial Consulting Services	8,000	7,000	7,000	0	12.50%
Accounting Services	17,000	11,333	11,333	0	33.33%
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	500	316	184	57.80%
Bank Fees	500	333	556	(223)	(11.17)%
Dues, Licenses & Fees	1,000	1,000	175	825	82.50%
Legal Counsel					
District Counsel	10,000	6,667	8,966	(2,299)	10.34%
District Counsel Assessment Collection	5,000	3,333	0	3,333	100.00%
Foreclosure Legal Services	5,000	3,333	5,246	(1,912)	(4.91)%
Law Enforcement					
Off Duty Deputy Services	45,000	30,000	31,073	(1,073)	30.94%
Electric Utility Services					
Utility Services	52,056	34,704	34,683	21	33.37%
Street Lights	67,735	45,157	43,224	1,933	36.18%
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 5/31/2013

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Garbage - Recreational Facility	4,400	2,933	3,140	(207)	28.63%
Water-Sewer Combination Services					
Utility Services	5,000	3,333	4,521	(1,188)	9.57%
Stormwater Control					
Lake/Pond Repair	35,000	23,333	17,967	5,366	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	20,000	7,175	12,825	76.08%
Landscape Maintenance Contract	118,200	78,800	83,038	(4,238)	29.74%
Irrigation Repairs & Maintenance	28,000	18,667	24,665	(5,998)	11.91%
Mulch Installation	68,000	45,333	31,500	13,833	53.67%
Fertilization/Pesticide Applications	36,000	24,000	19,759	4,241	45.11%
Landscape Replacement Plants, Shrubs, Trees	55,000	36,667	28,720	7,947	47.78%
Sod Replacement	20,000	13,333	0	13,333	100.00%
Miscellaneous Expenses	1,500	1,000	5,320	(4,320)	(254.66)%
Road & Street Facilities					
Gate Phone	8,000	5,333	5,368	(34)	32.90%
Gate Maintenance	27,995	18,663	13,797	4,867	50.71%
Sidewalk Repair & Maintenance	4,000	2,667	0	2,667	100.00%
Street Light/Decorative Light Maintenance	5,200	3,467	0	3,467	100.00%
Street Sign Repairs	500	333	31	302	93.71%
Security Camera Maintenance & Repair	5,327	3,551	5,525	(1,974)	(3.71)%
Parks & Recreation					
Management Contract	220,392	146,928	147,328	(400)	33.15%
Clubhouse Facility Maintenance	40,000	26,667	20,239	6,428	49.40%
Clubhouse Telephone, Fax, Internet	9,300	6,200	4,904	1,296	47.26%
Clubhouse Office Supplies	5,000	3,333	1,452	1,881	70.95%
Pool Furniture Replacement/Repair	5,000	3,333	0	3,333	100.00%
Pool/Water Park/Fountain Maint	13,500	9,000	3,064	5,936	77.30%
Clubhouse Lighting Replacement	2,000	1,333	146	1,188	92.72%
Clubhouse Furniture Replacement	3,500	2,333	1,667	667	52.38%
Athletic/Park Court/Field Repairs	1,500	1,000	873	127	41.82%

This statement is unaudited.

Sterling Hill Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2012 Through 5/31/2013

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Miscellaneous Expenses	1,700	1,133	2,192	(1,059)	(28.94)%
Contingency					
Miscellaneous Contingency	14,743	9,829	8,201	1,628	44.37%
Road Reserve	95,382	63,588	0	63,588	100.00%
Asset Replacement Reserve	45,079	30,053	59,892	(29,839)	(32.86)%
Total Expenditures	<u>1,248,144</u>	<u>852,758</u>	<u>722,110</u>	<u>130,648</u>	<u>42.15%</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>395,386</u>	<u>535,266</u>	<u>139,880</u>	<u>0.00%</u>
Exc. of Rev/Other Sources Over Expend/Other Uses	<u>0</u>	<u>395,386</u>	<u>535,266</u>	<u>139,880</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>395,386</u>	<u>1,373,682</u>	<u>978,296</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 5/31/2013

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	0	410	(410)	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>881,141</u>	<u>(37,274)</u>	<u>(4.06)%</u>
Expenditures				
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	917,035	228,620	33.20%
Principal	230,000	230,000	0	0.00%
Total Expenditures	<u>918,415</u>	<u>1,159,467</u>	<u>(241,052)</u>	<u>(26.25)%</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>(278,326)</u>	<u>278,326</u>	<u>0.00%</u>
Exc. of Rev/Other Sources Over Expend/Other Uses	<u>0</u>	<u>(278,326)</u>	<u>278,326</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	(2,478,363)	(2,478,363)	0.00%
Fund Balance, End of Period	<u>0</u>	<u>(2,756,689)</u>	<u>(2,756,689)</u>	<u>0.00%</u>

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 5/31/2013

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	0	13	(13)	0.00%
Special Assessments				
Tax Roll	0	4,971	(4,971)	0.00%
Off Roll	0	142,702	(142,702)	0.00%
Total Revenues	<u>0</u>	<u>147,686</u>	<u>147,686</u>	<u>0.00%</u>
Expenditures				
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	215,796	215,796	0.00%
Principal	0	65,000	65,000	0.00%
Total Expenditures	<u>0</u>	<u>292,082</u>	<u>(292,082)</u>	<u>0.00%</u>
Excess Of Revenues Over (Under) Expenditures	0	(144,396)	144,396	0.00%
Exc. of Rev/Other Sources Over Expend/Other Uses	0	(144,396)	144,396	0.00%
Fund Balance, Beginning of Period	0	(903,769)	(903,769)	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>(1,048,165)</u></u>	<u><u>(1,048,165)</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
May 31, 2013

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>May 31, 2013</u>
State Board of Administration	Local Government Investment Pool	\$ 5,248
State Board of Administration	Local Government Investment Pool B	1,990
SunTrust	Business Money Market	241,763
The Bank of Tampa	Business Money Market	122,396
	Total General Fund Investments	\$ 371,397
The Bank of Tampa ICS Road Reserve		
First Liberty Bank	Business Money Market	\$ 245,044
Morton Community Bank	Business Money Market	89,111
Mutual of Omaha Bank	Business Money Market	245,073
Kansas State Bank of Manhattan	Business Money Market	53
Home Federal Bank	Business Money Market	1
The Bank of Tampa ICS Asset Replacement Reserve		
Morton Community Bank	Business Money Market	82,822
First Liberty Bank	Business Money Market	23
Home Federal Bank	Business Money Market	1
	Total General Fund Investments - Reserves	\$ 662,128
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	66,446
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	184,678
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	88,722
	Total Debt Service Fund Investments	\$ 1,304,133

Sterling Hill Community Development District

Summary A/R Ledger

001 - General Fund

From 5/1/2013 Through 5/31/2013

<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	166,884.78
1/15/2013	Sterling Hills, Inc.	655-13-01	<u>65,914.01</u>
		Total 001 - General Fund	491,429.77

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 5/1/2013 Through 5/31/2013

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	83,004.12
Total 200 - Debt Service Fund--Series 2003			987,714.82

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 5/1/2013 Through 5/31/2013

<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	164,502.00
10/1/2009	Hernando Developers LLC/DEVCO	ORA-SH-09.10	<u>178,066.64</u>
		Total 201 - Debt Service Fund--Series 2006	342,568.64
			<u>1,821,713.23</u>
Report Balance			<u><u>1,821,713.23</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 5/1/2013 Through 5/31/2013

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Florida Department of Revenue	5/31/2013	Sales Tax 05/13	Sales & Use Tax 05/13	36.62
Hertz Equipment Rental Corporation	5/30/2013	26872129-001	Hose for Watering Truck	862.50
Jay Edward Weber	5/31/2013	JW053113	Off Duty Deputy 05/31/13	103.50
Lance Origon	5/28/2013	LO052813	Off Duty Deputy 05/28/13	92.00
McCullough Water Services	5/31/2013	18006 05/13	Water Rental and Delivery 05/13	61.80
McCullough Water Services	5/31/2013	18007 05/13	Water Rental and Delivery 05/13	61.06
Michael Welshans	5/30/2013	MW053013	Off Duty Deputy 05/30/13	92.00
Shawn Michael Liebler	5/29/2013	SL052913	Off Duty Deputy 05/29/13	92.00
Steven George	1/1/2012	SG010112	Off Duty Deputy 01/01/12	92.00
Steven Johnson	5/31/2013	SJ053113	Off Duty Deputy 05/31/13	103.50
ValleyCrest Landscape Maintenance	5/21/2013	4253110	Irrigation Maintenance 05/13	65.00
ValleyCrest Landscape Maintenance	5/21/2013	4253437	Irrigation Maintenance 05/13	295.00
ValleyCrest Landscape Maintenance	5/29/2013	4256365	Landscape Maintenance Contract 05/13	9,778.83
Withlacoochee River Electric Cooperative, Inc.	5/23/2013	Electric Summary Billing 05/13	Withlacoochee Electric Summary Billing 05/13	10,360.13
			Total 001 - General Fund	22,095.94
Report Balance				22,095.94