Sterling Hill
Community Development District

Board of Supervisors’
Regular Meeting
February 17, 2022

District Office:
5844 Old Pasco Road, Suite 100
Pasco, Florida 33544
813.933.5571

www.sterlinghillcdd.org
All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.
February 10, 2022

Board of Supervisors
Sterling Hill Community
Development District

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Sterling Hill Community Development District will be held on Thursday, February 17, 2022 at 9:00 a.m. at the Sterling Hill North Clubhouse, located at 4411 Sterling Hill Boulevard, Spring Hill, FL 34609. The following is the final agenda for this meeting:

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. AUDIENCE COMMENTS ON AGENDA ITEMS
4. STAFF REPORTS
   A. District Counsel
   B. District Engineer
      1. HA5 Update
      2. Discussion of Forthcoming Developments
   C. Field Operations Manager
      1. Review of Field Inspection Report................................. Tab 1
      2. Juniper’s Response to Inspection.................................. USC
      3. Consideration of Juniper Proposals................................ Tab 2
   D. Amenity Management
      1. Review of Amenity Report.............................................. Tab 3
   E. District Manager
      1. Review of District Manager Report................................. Tab 4
5. BUSINESS ADMINISTRATION
   A. Consideration of Minutes of the Board of Supervisors
      Regular Meeting held on January 20, 2022.......................... Tab 5
6. AUDIENCE COMMENTS
7. SUPERVISOR REQUESTS
8. ADJOURNMENT

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 994-1001.

Sincerely,

Matthew Huber
Matthew Huber
Regional District Manager
January 31, 2022
Rizzetta & Company
John R. Toborg – Manager, Field Services
General Updates, Recent & Upcoming Maintenance Events

• During the month of March, all Bahia turf shall receive an application of 3388 lbs. (68 – 50 lb. bags) of 9-0-24 fertilizer with a pre-emergent herbicide. Additionally, all ornamentals shall receive an application of 2050 lbs. (41 – 50 lb. bags) of 8-10-10 fertilizer. And finally, all palms shall receive an application of 2050 lbs. (41 – 50 lb. bags) of 8-2-12+4Mg fertilizer.

• CLM to notify me and clubhouse staff at least five days prior to each application and check into the clubhouse on the day of application so on-site staff can verify quantities and type of fertilizer.

• I’ve been notified by Juniper that the mulch will commence 2-14-22. Juniper needs to ensure the edges of beds adjacent to sidewalks, particularly where there is a slope, there is a 4” x 12” bevel to help hold in mulch.

• Palm trimming shall commence the second week of February.

The following are action items for Juniper to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. Red text indicates deficient from previous report. Bold Red text indicates deficient for more than a month. Green text indicates a proposal has been requested. Blue indicates irrigation. Orange is for staff. Bold & underlined is info. or questions for the BOS.

1. Please be patient and tolerant with the amount of freeze damage. This unattractive material should stay in place until threat of freezing weather has passed.

2. Having said that above, I still would like Juniper to take approximately one (1) foot of dead material off the Dw. Firebush on the median to the left leaving North Park. This is strictly for visibility purposes. (Pic 2)

3. Provide a date as to when Louis Peters’ Live Oak tree will be replaced.

4. The Dw. India Hawthorn at Arborglades has red spots on the leaves, a lead-up to Entomosporium. Juniper to treat accordingly.

5. I feel since we’ve lost so much Anise between Arborglades and Edgemere in the past, as it dies, we should replace it with 3 Gal., FULL Sweet Viburnum. (Pic 5)
6. Juniper to properly remove a broken limb from a tree between Edgemere and North Park. (Pic 6)

7. Hand pull tall weeds from the Hawthorn on the median between Edgemere and Brightstone Place.

8. Juniper to provide a schedule in this response outlining the dates of demolition, irrigation retrofitting and turf replacement on the medians from Elgin to Glenburne entrance and Amersham Isles/Brackenwood entrances.

9. Clean up the beds underneath the large Crape Myrtles along the fence line on the back side of Amersham Isles. They are littered with a lot of broken branches.

10. Juniper to provide a date as to when ALL broken irrigation valve boxes/lids will be replaced. Some have, many haven’t.

11. As boxes have been replaced, Juniper needs to return at the proper time and replace the Bahia turf surrounding them.

12. When is the remaining Aztec Grass leading up to the south intersection on the Amersham Isles corner going to be removed?

13. The annual beds were not built up and elevated during this last rotation as they should have been per spec.

14. Eradicate a small-leaved weed in the plant beds in front of the signs on the Glenburne corner of the north intersection.

15. Much of the Petite Salmon Oleander at Barrington got hit by the freeze. Variegated Confederate Jasmine was also hit pretty good.

16. It appears a couple of the Ribbon Palms at Barrington have begun to push out new growth. Where we used to have three that I felt needed replaced, I feel we now have only one and it is on the rear median behind the gates. (Pic 16)

17. Remove scraggly Dw. India Hawthorn between the lift station on south SHBlvd. and Covey Run.

18. Juniper will need to replace the Purple Queens that were installed at Haverhill and froze. Juniper was instructed not to install plants until after threats of freezing weather has passed.
Tab 2
This Proposal is for The Rear Island at Edgemere, Replace Ligustrum with 45G Muskogee Crape Myrtle.

<table>
<thead>
<tr>
<th>ITEM</th>
<th>QTY</th>
<th>UOM</th>
<th>UNIT PRICE</th>
<th>EXT. PRICE</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>ME: Landscape Enhancements</td>
<td>$1,237.39</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Muskogee Crape Myrtle, Multi, 10-12' x 5-6', 4&quot; cal, MUL - 45G</td>
<td>1.00</td>
<td>45g</td>
<td>$579.86</td>
<td>$579.86</td>
<td></td>
</tr>
<tr>
<td>Pine Bark, 03CF bag - 03CF</td>
<td>2.00</td>
<td>03CF</td>
<td>$11.77</td>
<td>$23.53</td>
<td></td>
</tr>
<tr>
<td>Heavy Equipment Hours</td>
<td>2.00</td>
<td>1</td>
<td>$125.00</td>
<td>$250.00</td>
<td></td>
</tr>
<tr>
<td>Maintenance Division Labor</td>
<td>8.00</td>
<td>HR</td>
<td>$48.00</td>
<td>$384.00</td>
<td></td>
</tr>
<tr>
<td><strong>Total:</strong></td>
<td>$1,237.39</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty in not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement.

Juniper is not responsible for damage to non-located underground.

Residential Agreement: Any and all jobs $500.00 and below will require Juniper Landscaping to collect full payment before any work will begin. Any and all jobs $500.00 and above will require a 50% deposit before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

<table>
<thead>
<tr>
<th>Signature (Owner/Property Manager)</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Printed Name (Owner/Property Manager)</td>
<td></td>
</tr>
<tr>
<td>Signature - Representative</td>
<td>Date</td>
</tr>
</tbody>
</table>
Blank
This proposal is to reroute the drip above ground to PVC underground to prevent damage. Item #3 in the January Report

<table>
<thead>
<tr>
<th>ITEM</th>
<th>QTY</th>
<th>UOM</th>
<th>UNIT PRICE</th>
<th>EXT. PRICE</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Irrigation Enhancement</td>
<td></td>
<td></td>
<td></td>
<td>$322.86</td>
<td>$322.86</td>
</tr>
<tr>
<td>Misc Fittings - up to 1&quot;</td>
<td>8.00</td>
<td>EA</td>
<td>$2.86</td>
<td>$22.86</td>
<td></td>
</tr>
<tr>
<td>Maintenance Division Labor</td>
<td>4.00</td>
<td>HR</td>
<td>$75.00</td>
<td>$300.00</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td></td>
<td>$322.86</td>
<td></td>
</tr>
</tbody>
</table>
Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty in not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement.

Juniper is not responsible for damage to non-located underground.

Residential Agreement: Any and all jobs $500.00 and below will require Juniper Landscaping to collect full payment before any work will begin. Any and all jobs $500.00 and above will require a 50% deposit before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

_________________________________________________________ Date
Signature (Owner/Property Manager)

_________________________________________________________ Date
Printed Name (Owner/Property Manager)

_________________________________________________________ Date
Signature - Representative
Blank
Replace damaged Anise with Yellow Anise hit by car. Elgin at Glenburne Wall.

<table>
<thead>
<tr>
<th>ITEM</th>
<th>QTY</th>
<th>UOM</th>
<th>UNIT PRICE</th>
<th>EXT. PRICE</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Florida Anise, 07 gallon - 07G</td>
<td>4.00</td>
<td>07g</td>
<td>$53.33</td>
<td>$213.32</td>
<td></td>
</tr>
<tr>
<td>Maintenance Division Labor</td>
<td>8.00</td>
<td>HR</td>
<td>$48.00</td>
<td>$384.00</td>
<td></td>
</tr>
<tr>
<td>Pine Bark, 03CF bag - 03CF</td>
<td>4.00</td>
<td>03CF</td>
<td>$11.61</td>
<td>$46.43</td>
<td></td>
</tr>
<tr>
<td>**Total:</td>
<td></td>
<td></td>
<td></td>
<td><strong>$643.75</strong></td>
<td></td>
</tr>
</tbody>
</table>
Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement.

Residential Agreement: Any and all jobs $500.00 and below will require Juniper Landscaping to collect full payment before any work will begin. Any and all jobs $500.00 and above will require a 50% deposit before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

**DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE**

<table>
<thead>
<tr>
<th>Signature (Owner/Property Manager)</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>Printed Name (Owner/Property Manager)</em></td>
<td></td>
</tr>
<tr>
<td>Signature - Representative</td>
<td>Date</td>
</tr>
</tbody>
</table>
## Proposal

**Proposal No.:** 146037  
**Proposed Date:** 02/08/22

### PROPERTY:

| Sterling Hill CDD  
| For: Junction Box Brackenwood |
|--------------------------|--------------------------------|
| John Toborg  
| 4411 Sterling Hill Blvd  
| Spring Hill, FL 34609 |

<table>
<thead>
<tr>
<th>ITEM</th>
<th>QTY</th>
<th>UOM</th>
<th>UNIT PRICE</th>
<th>EXT. PRICE</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>ME: Landscape Enhancements</td>
<td>$565.28</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pineapple Guava, 03 gallon - 03G</td>
<td>13.00</td>
<td>03g</td>
<td>$23.33</td>
<td>$303.31</td>
<td></td>
</tr>
<tr>
<td>Maintenance Division Labor</td>
<td>4.00</td>
<td>HR</td>
<td>$48.00</td>
<td>$192.00</td>
<td></td>
</tr>
<tr>
<td>Pine Bark, 03CF bag - 03CF</td>
<td>6.00</td>
<td>03CF</td>
<td>$11.66</td>
<td>$69.97</td>
<td></td>
</tr>
</tbody>
</table>

**Total:** $565.28
Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty in not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: Any and all jobs $500.00 and below will require Juniper Landscaping to collect full payment before any work will begin. Any and all jobs $500.00 and above will require a 50% deposit before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

_____________________________  ___________________________
Signature (Owner/Property Manager)  Date

_____________________________  ___________________________
Printed Name (Owner/Property Manager)

_____________________________  ___________________________
Signature - Representative  Date
Tab 3
Operations Report – January 2022

Sterling Hill CDD
Phone: 352-686-5161 • Email: sterlinghillclub@live.com
Clubhouse Manager: Jason Pond

Clubhouse Maintenance and Improvements

- Monthly carpet and floor cleaning by Apex.
- Professionally cleaned mat flooring in north and south fitness centers and billiard room.
- North and south pool awnings were professionally cleaned.
- Rented a lift and replaced out lights on basketball and tennis courts.
- Trimmed back tree limbs at both courts and away from street lights at north clubhouse.
- Touch up painted wainscoting in north fitness center.
- Pressure washed sidewalks near courts at north clubhouse.
- Installed two new nets at basketball court,
- Installed chain and employee only sign at splash pad pump walkway area.
- Cleaned north and south clubhouse roof soffits.
- Pressure washed south clubhouse playground equipment.

Gate Report

- Mandalay Place and Arborglades call box stopped working. Turned off and cycled power, all working properly at this time.
- Upgraded all the cellular controllers at each of the village entrances due to 3G being turned off.

Private Event Rentals

<table>
<thead>
<tr>
<th>North Clubhouse:</th>
<th>South Clubhouse:</th>
</tr>
</thead>
<tbody>
<tr>
<td>01/16/22 – Birthday Party</td>
<td>No rentals in January</td>
</tr>
</tbody>
</table>

Field Maintenance

- Trash clean-up in the DRA’s, wooded areas, and trash and debris clean up along Sterling Hill Blvd.
- Took down and cleaned up all the Christmas lights at clubhouses and main entrances.
- Cleaned and painted over graffiti on barrier wall in Brackenwood.
- Cleaned curbing at entrance of Brightstone and Arborglades.
- Replaced out six faulty up lights at village entrances.
- Installed replacement street signs around community, a total of 40 signs.
Tab 4
UPCOMING DATES TO REMEMBER

- **Next Meeting:** March 24, 2022 at 9:00 a.m.
- **FY 2020-2021 Audit Completion Deadline:** March 2022
- **Next Election:** November 8, 2022
  - Seats 1 – Sandra Manuele, 2 – Christina Miller, & 3 – Richard Massa

---

Distict Manager’s Report

February 17

2022

---

<table>
<thead>
<tr>
<th>Financial Summary</th>
<th>12/31/2021</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Fund Cash &amp; Investment Balance</td>
<td>$1,650,161</td>
</tr>
<tr>
<td>Reserve Fund Cash &amp; Investment Balance</td>
<td>$1,038,902</td>
</tr>
<tr>
<td>Debt Service Fund Investment Balance</td>
<td>$904,491</td>
</tr>
<tr>
<td><strong>Total Cash and Investment Balances:</strong></td>
<td><strong>$3,593,554</strong></td>
</tr>
<tr>
<td>General Fund Expense Variance:</td>
<td>$70,125</td>
</tr>
</tbody>
</table>

Under Budget
Sterling Hill
Community Development District

Financial Statements
(Unaudited)

December 31, 2021

Prepared by: Rizzetta & Company, Inc.

sterlinghillcdd.org
rizzetta.com
Sterling Hill Community Development District
Balance Sheet
As of 12/31/2021
(In Whole Numbers)

<table>
<thead>
<tr>
<th></th>
<th>General Fund</th>
<th>Reserve Fund</th>
<th>Debt Service Fund</th>
<th>Total Governmental Funds</th>
<th>General Fixed Assets Account Group</th>
<th>General Long-Term Debt Account Group</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Assets</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cash In Bank</td>
<td>1,268,529</td>
<td>0</td>
<td>0</td>
<td>1,268,529</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Investments</td>
<td>381,632</td>
<td>0</td>
<td>904,491</td>
<td>1,286,124</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Investments - Reserves</td>
<td>0</td>
<td>1,038,902</td>
<td>0</td>
<td>1,038,902</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Accounts Receivable</td>
<td>96,983</td>
<td>128,562</td>
<td>118,415</td>
<td>343,960</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Allowance for Uncollectable Accounts</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Prepaid Expenses</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Deposits</td>
<td>30,663</td>
<td>0</td>
<td>0</td>
<td>30,663</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Due From Other Funds</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Amount Available - Debt Service</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Amount To Be Provided-Debt Service</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>13,630,000</td>
</tr>
<tr>
<td>Fixed Assets</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>27,219,590</td>
</tr>
<tr>
<td><strong>Total Assets</strong></td>
<td>1,777,808</td>
<td>1,167,464</td>
<td>1,022,906</td>
<td>3,968,177</td>
<td>27,219,590</td>
<td>13,630,000</td>
</tr>
<tr>
<td><strong>Liabilities</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accounts Payable</td>
<td>26,152</td>
<td>0</td>
<td>0</td>
<td>26,152</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Sales Tax Payable</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Accrued Expenses Payable</td>
<td>395</td>
<td>0</td>
<td>0</td>
<td>395</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Due To Other Funds</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Deferred Revenue</td>
<td>760</td>
<td>0</td>
<td>0</td>
<td>760</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Debt Service Obligations - Current</td>
<td>0</td>
<td>0</td>
<td>5,155,000</td>
<td>5,155,000</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Revenue Bonds Payable-Long-term</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>13,630,000</td>
</tr>
<tr>
<td><strong>Total Liabilities</strong></td>
<td>27,307</td>
<td>0</td>
<td>5,155,000</td>
<td>5,182,307</td>
<td>0</td>
<td>13,630,000</td>
</tr>
<tr>
<td><strong>Fund Equity And Other Credits</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Beginning Fund Balance</td>
<td>627,841</td>
<td>1,038,876</td>
<td>(4,522,974)</td>
<td>(2,856,257)</td>
<td>27,219,590</td>
<td>0</td>
</tr>
<tr>
<td>Net Change in Fund Balance</td>
<td>1,122,659</td>
<td>128,588</td>
<td>390,880</td>
<td>1,642,127</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total Fund Equity And Other Credits</strong></td>
<td>1,750,500</td>
<td>1,167,464</td>
<td>(4,132,094)</td>
<td>(1,214,130)</td>
<td>27,219,590</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total Liabilities And Fund Equity</strong></td>
<td>1,777,808</td>
<td>1,167,464</td>
<td>1,022,906</td>
<td>3,968,177</td>
<td>27,219,590</td>
<td>13,630,000</td>
</tr>
</tbody>
</table>

See Notes to Unaudited Financial Statements
Sterling Hill Community Development District
Statement of Revenues and Expenditures
001 - General Fund
From 10/1/2021 Through 12/31/2021
(In Whole Numbers)

<table>
<thead>
<tr>
<th></th>
<th>Annual Budget</th>
<th>YTD Budget</th>
<th>YTD Actual</th>
<th>YTD Variance</th>
<th>Percent Annual Budget Remaining</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Revenues</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interest Earnings</td>
<td>0</td>
<td>0</td>
<td>12</td>
<td>12</td>
<td>0.00%</td>
</tr>
<tr>
<td><strong>Special Assessments</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tax Roll</td>
<td>1,357,157</td>
<td>1,357,157</td>
<td>1,393,889</td>
<td>36,732</td>
<td>(2.70)%</td>
</tr>
<tr>
<td><strong>Other Miscellaneous Revenues</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Miscellaneous</td>
<td>0</td>
<td>0</td>
<td>2,606</td>
<td>2,606</td>
<td>0.00%</td>
</tr>
<tr>
<td>RV &amp; Boat Storage Rental</td>
<td>20,000</td>
<td>5,000</td>
<td>18,841</td>
<td>13,841</td>
<td>5.79%</td>
</tr>
<tr>
<td>Insurance Proceeds</td>
<td>0</td>
<td>0</td>
<td>20,253</td>
<td>20,253</td>
<td>0.00%</td>
</tr>
<tr>
<td>Total Revenues</td>
<td>1,377,157</td>
<td>1,362,157</td>
<td>1,435,600</td>
<td>73,443</td>
<td>(4.24)%</td>
</tr>
</tbody>
</table>

| **Expenditures**    |               |            |            |              |                                 |
| Legislative         |               |            |            |              |                                 |
| Supervisor Fees     | 13,000        | 3,250      | 3,000      | 250          | 76.92%                          |
| Financial & Administrative |         |            |            |              |                                 |
| Administrative Services | 8,727   | 2,182      | 2,182      | 0            | 75.00%                          |
| District Management | 34,629        | 8,657      | 8,657      | 0            | 75.00%                          |
| District Engineer   | 12,000        | 3,000      | 1,895      | 1,105        | 84.20%                          |
| Disclosure Report   | 2,000         | 0          | 0          | 0            | 100.00%                         |
| Tax Collector/Property Appraiser Fees | 2,750  | 2,750      | 2,675      | 75           | 2.74%                           |
| Assessment Roll     | 5,093         | 5,093      | 5,093      | 0            | 0.00%                           |
| Financial & Revenue Collections | 5,093   | 1,273      | 1,273      | 0            | 74.99%                          |
| Accounting Services | 19,400        | 4,850      | 4,850      | 0            | 74.99%                          |
| Auditing Services   | 3,865         | 0          | 0          | 0            | 100.00%                         |
| Arbitrage Rebate Calculation | 1,000 | 1,000      | 500        | 500          | 50.00%                          |
| Public Officials Liability Insurance | 3,850 | 3,850      | 3,673      | 177          | 4.59%                           |
| Legal Advertising   | 800           | 200        | 0          | 200          | 100.00%                         |
| Dues, Licenses & Fees | 750         | 175        | 175        | 0            | 76.66%                          |
| Website Hosting, Maintenance, Backup | 3,500 | 1,986      | 1,838      | 149          | 47.50%                          |
| Legal Counsel       |               |            |            |              |                                 |
| District Counsel    | 20,000        | 5,000      | 3,394      | 1,606        | 83.03%                          |
| Law Enforcement     |               |            |            |              |                                 |
| Deputy              | 35,000        | 8,750      | 5,820      | 2,930        | 83.37%                          |
| Security Operations |               |            |            |              |                                 |
| Security Monitoring & Maintenance | 14,000 | 3,500      | 732        | 2,768        | 94.77%                          |
| Electric Utility Services |       |            |            |              |                                 |

See Notes to Unaudited Financial Statements
Sterling Hill Community Development District  
Statement of Revenues and Expenditures  
001 - General Fund  
From 10/1/2021 Through 12/31/2021  
(In Whole Numbers)

<table>
<thead>
<tr>
<th></th>
<th>Annual Budget</th>
<th>YTD Budget</th>
<th>YTD Actual</th>
<th>YTD Variance</th>
<th>Percent Annual Budget Remaining</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Utility Services</strong></td>
<td>50,000</td>
<td>12,500</td>
<td>10,757</td>
<td>1,743</td>
<td>78.48%</td>
</tr>
<tr>
<td><strong>Street Lights</strong></td>
<td>75,000</td>
<td>18,750</td>
<td>16,188</td>
<td>2,562</td>
<td>78.41%</td>
</tr>
<tr>
<td><strong>Garbage/Solid Waste Control Services</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Garbage - Recreational Facility</td>
<td>6,500</td>
<td>1,625</td>
<td>1,394</td>
<td>231</td>
<td>78.55%</td>
</tr>
<tr>
<td><strong>Water-Sewer Combination Services</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Utility Services</td>
<td>7,000</td>
<td>1,750</td>
<td>1,855</td>
<td>(105)</td>
<td>73.50%</td>
</tr>
<tr>
<td><strong>Stormwater Control</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dry Retention Pond Repair</td>
<td>3,000</td>
<td>750</td>
<td>0</td>
<td>750</td>
<td>100.00%</td>
</tr>
<tr>
<td><strong>Other Physical Environment</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>General Liability Insurance</td>
<td>5,500</td>
<td>5,500</td>
<td>5,199</td>
<td>301</td>
<td>5.47%</td>
</tr>
<tr>
<td>Property Insurance</td>
<td>31,000</td>
<td>31,000</td>
<td>30,142</td>
<td>858</td>
<td>2.76%</td>
</tr>
<tr>
<td>Entry &amp; Walls Maintenance</td>
<td>7,000</td>
<td>1,750</td>
<td>518</td>
<td>1,232</td>
<td>92.60%</td>
</tr>
<tr>
<td>Landscape Maintenance</td>
<td>249,000</td>
<td>62,250</td>
<td>62,125</td>
<td>125</td>
<td>75.05%</td>
</tr>
<tr>
<td>Irrigation Repairs</td>
<td>25,000</td>
<td>6,250</td>
<td>1,777</td>
<td>4,473</td>
<td>92.89%</td>
</tr>
<tr>
<td>Landscape - Mulch</td>
<td>70,000</td>
<td>17,500</td>
<td>0</td>
<td>17,500</td>
<td>100.00%</td>
</tr>
<tr>
<td>Landscape - Annual Color</td>
<td>2,400</td>
<td>600</td>
<td>0</td>
<td>750</td>
<td>100.00%</td>
</tr>
<tr>
<td>Fire Ant Treatment</td>
<td>1,500</td>
<td>375</td>
<td>285</td>
<td>90</td>
<td>81.00%</td>
</tr>
<tr>
<td>Landscape Replacement Plants, Shrubs, Trees</td>
<td>30,000</td>
<td>7,500</td>
<td>5,725</td>
<td>1,775</td>
<td>80.91%</td>
</tr>
<tr>
<td><strong>Sod Replacement</strong></td>
<td>20,000</td>
<td>5,000</td>
<td>0</td>
<td>5,000</td>
<td>100.00%</td>
</tr>
<tr>
<td><strong>Field Services</strong></td>
<td>8,400</td>
<td>2,100</td>
<td>1,950</td>
<td>150</td>
<td>76.78%</td>
</tr>
<tr>
<td><strong>Holiday Decorations</strong></td>
<td>3,000</td>
<td>3,000</td>
<td>2,480</td>
<td>520</td>
<td>17.33%</td>
</tr>
<tr>
<td><strong>Road &amp; Street Facilities</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gate Phone</td>
<td>6,000</td>
<td>1,500</td>
<td>1,540</td>
<td>(40)</td>
<td>74.33%</td>
</tr>
<tr>
<td>Gate Facility Maintenance</td>
<td>30,000</td>
<td>7,500</td>
<td>29,142</td>
<td>(21,642)</td>
<td>2.86%</td>
</tr>
<tr>
<td>Sidewalk Repair &amp; Maintenance</td>
<td>20,000</td>
<td>5,000</td>
<td>0</td>
<td>5,000</td>
<td>100.00%</td>
</tr>
<tr>
<td>Street Sign Repair &amp; Replacement</td>
<td>1,500</td>
<td>375</td>
<td>2,121</td>
<td>(1,746)</td>
<td>(41.37)%</td>
</tr>
<tr>
<td><strong>Pressure Washing Curbing and Sidewalks</strong></td>
<td>8,000</td>
<td>2,000</td>
<td>0</td>
<td>2,000</td>
<td>100.00%</td>
</tr>
<tr>
<td><strong>Parks &amp; Recreation</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Management Contract</td>
<td>342,500</td>
<td>85,625</td>
<td>70,786</td>
<td>14,839</td>
<td>79.33%</td>
</tr>
<tr>
<td>Pest Control</td>
<td>0</td>
<td>0</td>
<td>450</td>
<td>(450)</td>
<td>0.00%</td>
</tr>
<tr>
<td>Facility Maintenance &amp; Repair</td>
<td>35,000</td>
<td>8,750</td>
<td>4,196</td>
<td>4,554</td>
<td>88.01%</td>
</tr>
<tr>
<td>Telephone, Fax, Internet</td>
<td>8,000</td>
<td>2,000</td>
<td>2,504</td>
<td>(504)</td>
<td>68.70%</td>
</tr>
<tr>
<td>Office Supplies</td>
<td>3,500</td>
<td>875</td>
<td>237</td>
<td>638</td>
<td>93.22%</td>
</tr>
<tr>
<td>Furniture Repair/Replacement</td>
<td>2,000</td>
<td>500</td>
<td>808</td>
<td>(308)</td>
<td>59.57%</td>
</tr>
<tr>
<td>Vehicle Maintenance</td>
<td>4,500</td>
<td>1,125</td>
<td>1,305</td>
<td>(180)</td>
<td>71.00%</td>
</tr>
</tbody>
</table>

See Notes to Unaudited Financial Statements
### Sterling Hill Community Development District

**Statement of Revenues and Expenditures**

**001 - General Fund**

**From 10/1/2021 Through 12/31/2021**

(In Whole Numbers)

<table>
<thead>
<tr>
<th>Description</th>
<th>Annual Budget</th>
<th>YTD Budget</th>
<th>YTD Actual</th>
<th>YTD Variance</th>
<th>Percent Annual Remaining</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pool Service Contract - Supplies &amp; Repairs</td>
<td>37,500</td>
<td>9,375</td>
<td>11,289</td>
<td>(1,914)</td>
<td>69.89%</td>
</tr>
<tr>
<td>Playground Equipment &amp; Maintenance</td>
<td>7,000</td>
<td>1,750</td>
<td>0</td>
<td>1,750</td>
<td>100.00%</td>
</tr>
<tr>
<td>Athletic/Park Court/Field Repairs</td>
<td>3,500</td>
<td>875</td>
<td>0</td>
<td>875</td>
<td>100.00%</td>
</tr>
<tr>
<td>Miscellaneous Expense</td>
<td>6,000</td>
<td>1,500</td>
<td>173</td>
<td>1,327</td>
<td>97.11%</td>
</tr>
<tr>
<td>Wildlife Management Services</td>
<td>3,000</td>
<td>750</td>
<td>0</td>
<td>750</td>
<td>100.00%</td>
</tr>
<tr>
<td>Fitness Equipment Maintenance &amp; Repair</td>
<td>2,500</td>
<td>625</td>
<td>330</td>
<td>295</td>
<td>86.80%</td>
</tr>
<tr>
<td>Special Events</td>
<td>Special Events</td>
<td>3,000</td>
<td>750</td>
<td>1,311</td>
<td>(561) 56.29%</td>
</tr>
<tr>
<td>Contingency</td>
<td>Capital Outlay</td>
<td>73,900</td>
<td>18,475</td>
<td>0</td>
<td>18,475 100.00%</td>
</tr>
<tr>
<td>Total Expenditures</td>
<td>1,377,157</td>
<td>383,066</td>
<td>312,941</td>
<td>70,125</td>
<td>77.28%</td>
</tr>
<tr>
<td>Excess Of Revenues Over (Under) Expenditures</td>
<td>0</td>
<td>979,091</td>
<td>1,122,659</td>
<td>143,568</td>
<td>0.00%</td>
</tr>
<tr>
<td>Exc. of Rev/Other Sources Over/(Under) Expend/Other Uses</td>
<td>0</td>
<td>979,091</td>
<td>1,122,659</td>
<td>143,568</td>
<td>0.00%</td>
</tr>
<tr>
<td>Fund Balance, Beginning of Period</td>
<td>0</td>
<td>0</td>
<td>627,841</td>
<td>627,841</td>
<td>0.00%</td>
</tr>
<tr>
<td>Fund Balance, End of Period</td>
<td>0</td>
<td>979,091</td>
<td>1,750,500</td>
<td>771,410</td>
<td>0.00%</td>
</tr>
</tbody>
</table>

See Notes to Unaudited Financial Statements
## Sterling Hill Community Development District

**Statement of Revenues and Expenditures**

Reserve Fund - 005

From 10/1/2021 Through 12/31/2021

(In Whole Numbers)

<table>
<thead>
<tr>
<th>Annual Budget</th>
<th>Current Period Actual</th>
<th>Budget To Actual Variance</th>
<th>Budget Percent Remaining</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Revenues</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interest Earnings</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interest Earnings</td>
<td>0</td>
<td>26</td>
<td>26</td>
</tr>
<tr>
<td>Special Assessments</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tax Roll</td>
<td>128,562</td>
<td>128,562</td>
<td>0</td>
</tr>
<tr>
<td>Total Revenues</td>
<td>128,562</td>
<td>128,588</td>
<td>26</td>
</tr>
<tr>
<td><strong>Expenditures</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Contingency</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Road Reserve</td>
<td>95,382</td>
<td>0</td>
<td>95,382</td>
</tr>
<tr>
<td>Asset Replacement Reserve</td>
<td>33,180</td>
<td>0</td>
<td>33,180</td>
</tr>
<tr>
<td>Total Expenditures</td>
<td>128,562</td>
<td>0</td>
<td>128,562</td>
</tr>
<tr>
<td><strong>Excess Of Revenues Over (Under) Expenditures</strong></td>
<td>0</td>
<td>128,588</td>
<td>128,588</td>
</tr>
<tr>
<td><strong>Exc. of Rev/Other Sources Over/(Under) Expend/Other Uses</strong></td>
<td>0</td>
<td>128,588</td>
<td>128,588</td>
</tr>
<tr>
<td><strong>Fund Balance, Beginning of Period</strong></td>
<td>0</td>
<td>1,038,876</td>
<td>1,038,876</td>
</tr>
<tr>
<td><strong>Fund Balance, End of Period</strong></td>
<td>0</td>
<td>1,167,464</td>
<td>1,167,464</td>
</tr>
</tbody>
</table>

See Notes to Unaudited Financial Statements
## Sterling Hill Community Development District

### Statement of Revenues and Expenditures

**Debt Service Fund--Series 2003 - 200**

**From 10/1/2021 Through 12/31/2021**

*(In Whole Numbers)*

<table>
<thead>
<tr>
<th></th>
<th>Annual Budget</th>
<th>Current Period Actual</th>
<th>Budget To Actual Variance</th>
<th>Budget Percent Remaining</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Revenues</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interest Earnings</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interest Earnings</td>
<td>0</td>
<td>15</td>
<td>15</td>
<td>0.00%</td>
</tr>
<tr>
<td>Special Assessments</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tax Roll</td>
<td>790,519</td>
<td>799,309</td>
<td>8,790</td>
<td>1.11%</td>
</tr>
<tr>
<td><strong>Total Revenues</strong></td>
<td>790,519</td>
<td>799,323</td>
<td>8,804</td>
<td>1.11%</td>
</tr>
<tr>
<td><strong>Expenditures</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Legal Counsel</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bond Counsel</td>
<td>0</td>
<td>336</td>
<td>(336)</td>
<td>0.00%</td>
</tr>
<tr>
<td>Debt Service</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interest</td>
<td>390,519</td>
<td>408,108</td>
<td>(17,588)</td>
<td>(4.50)%</td>
</tr>
<tr>
<td>Principal</td>
<td>400,000</td>
<td>0</td>
<td>400,000</td>
<td>100.00%</td>
</tr>
<tr>
<td><strong>Total Expenditures</strong></td>
<td>790,519</td>
<td>408,443</td>
<td>382,076</td>
<td>48.33%</td>
</tr>
<tr>
<td><strong>Excess Of Revenues Over (Under) Expenditures</strong></td>
<td>0</td>
<td>390,880</td>
<td>390,880</td>
<td>0.00%</td>
</tr>
<tr>
<td><strong>Exc. of Rev/Other Sources Over/(Under Expend/Other Uses</strong></td>
<td>0</td>
<td>390,880</td>
<td>390,880</td>
<td>0.00%</td>
</tr>
<tr>
<td><strong>Fund Balance, Beginning of Period</strong></td>
<td>0</td>
<td>(4,522,974)</td>
<td>(4,522,974)</td>
<td>0.00%</td>
</tr>
<tr>
<td><strong>Fund Balance, End of Period</strong></td>
<td>0</td>
<td>(4,132,094)</td>
<td>(4,132,094)</td>
<td>0.00%</td>
</tr>
</tbody>
</table>

See Notes to Unaudited Financial Statements
Sterling Hill CDD
Investment Summary
December 31, 2021

<table>
<thead>
<tr>
<th>Account</th>
<th>Investment</th>
<th>Balance as of December 31, 2021</th>
</tr>
</thead>
<tbody>
<tr>
<td>SunTrust</td>
<td>Business Money Market</td>
<td>$10,001</td>
</tr>
<tr>
<td>The Bank of Tampa</td>
<td>Business Money Market</td>
<td>$5,762</td>
</tr>
<tr>
<td>TriState Capital Bank</td>
<td>Business Money Market</td>
<td>$117,517</td>
</tr>
<tr>
<td>Israel Discount Bank of New York</td>
<td>Business Money Market</td>
<td>$248,352</td>
</tr>
<tr>
<td><strong>Total General Fund Investments</strong></td>
<td></td>
<td><strong>$381,632</strong></td>
</tr>
<tr>
<td>The Bank of Tampa ICS Road Reserve</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pacific Western Bank</td>
<td>Business Money Market</td>
<td>$27,647</td>
</tr>
<tr>
<td>Park National Bank</td>
<td>Business Money Market</td>
<td>$248,352</td>
</tr>
<tr>
<td>TriState Capital Bank</td>
<td>Business Money Market</td>
<td>$130,834</td>
</tr>
<tr>
<td>United Bank</td>
<td>Business Money Market</td>
<td>$248,352</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td></td>
<td><strong>655,185</strong></td>
</tr>
<tr>
<td>The Bank of Tampa ICS Asset Replacement Reserve</td>
<td></td>
<td></td>
</tr>
<tr>
<td>NexBank</td>
<td>Business Money Market</td>
<td>$248,352</td>
</tr>
<tr>
<td>Pacific Western Bank</td>
<td>Business Money Market</td>
<td>$135,365</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td></td>
<td><strong>383,717</strong></td>
</tr>
<tr>
<td><strong>Total Reserve Fund Investments</strong></td>
<td></td>
<td><strong>$1,038,902</strong></td>
</tr>
<tr>
<td><strong>Total Debt Service Fund Investments</strong></td>
<td></td>
<td><strong>$904,491</strong></td>
</tr>
<tr>
<td>Invoice Date</td>
<td>Customer Name</td>
<td>Invoice Number</td>
</tr>
<tr>
<td>--------------</td>
<td>--------------------------------</td>
<td>----------------</td>
</tr>
<tr>
<td>10/1/2021</td>
<td>Hernando County Tax Collector</td>
<td>FY21-22</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

See Notes to Unaudited Financial Statements
### Sterling Hill Community Development District

**Summary A/R Ledger**

**005 - Reserve Fund**

From 12/1/2021 Through 12/31/2021

<table>
<thead>
<tr>
<th>Invoice Date</th>
<th>Customer Name</th>
<th>Invoice Number</th>
<th>Current Balance</th>
</tr>
</thead>
<tbody>
<tr>
<td>10/1/2021</td>
<td>Hernando County Tax Collector</td>
<td>FY21-22</td>
<td>128,562.00</td>
</tr>
</tbody>
</table>

Total 005 - Reserve Fund 128,562.00

See Notes to Unaudited Financial Statements
Sterling Hill Community Development District
Summary A/R Ledger
200 - Debt Service Fund--Series 2003
From 12/1/2021 Through 12/31/2021

<table>
<thead>
<tr>
<th>Invoice Date</th>
<th>Customer Name</th>
<th>Invoice Number</th>
<th>Current Balance</th>
</tr>
</thead>
<tbody>
<tr>
<td>10/1/2021</td>
<td>Hernando County Tax Collector</td>
<td>FY21-22</td>
<td>118,414.54</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Total 200 - Debt Service Fund--Series 2003</td>
</tr>
</tbody>
</table>

Report Balance

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>343,959.91</td>
</tr>
</tbody>
</table>

See Notes to Unaudited Financial Statements
# Sterling Hill Community Development District

## Aged Payables by Invoice Date

**Aging Date - 12/1/2021**

**001 - General Fund**

**From 12/1/2021 Through 12/31/2021**

<table>
<thead>
<tr>
<th>Vendor Name</th>
<th>Invoice Date</th>
<th>Invoice Number</th>
<th>Invoice Description</th>
<th>Current Balance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bright House Networks</td>
<td>12/21/2021</td>
<td>090269301122121</td>
<td>4411 Sterling Hill Blvd AHMS 12/21</td>
<td>661.95</td>
</tr>
<tr>
<td>Withlacoochee River Electric Cooperative, Inc.</td>
<td>12/22/2021</td>
<td>2118959 12/21</td>
<td>Public Lighting &amp; Poles 12/21</td>
<td>692.56</td>
</tr>
<tr>
<td>Withlacoochee River Electric Cooperative, Inc.</td>
<td>12/22/2021</td>
<td>2161145 12/21</td>
<td>3750 Sterling Hill Blvd B Well 12/21</td>
<td>97.19</td>
</tr>
<tr>
<td>Withlacoochee River Electric Cooperative, Inc.</td>
<td>12/22/2021</td>
<td>2161146 12/21</td>
<td>13043 Golden Line Ave Gate 12/21</td>
<td>43.05</td>
</tr>
<tr>
<td>Rizzetta Amenity Services, Inc.</td>
<td>12/23/2021</td>
<td>INV00000000009403</td>
<td>Personnel 12/23/21</td>
<td>11,287.17</td>
</tr>
<tr>
<td>Robert Saliva</td>
<td>12/23/2021</td>
<td>Southern Phone Summary 12/21</td>
<td>Southern Phone Summary 12/21</td>
<td>513.40</td>
</tr>
<tr>
<td>Benjamin Witherell</td>
<td>12/25/2021</td>
<td>70169</td>
<td>Off Duty Patrol 12/21</td>
<td>90.00</td>
</tr>
<tr>
<td>Thomas Castiglione</td>
<td>12/27/2021</td>
<td>TC122721</td>
<td>Off Duty Patrol 12/21</td>
<td>480.00</td>
</tr>
<tr>
<td>Jesse Fletcher</td>
<td>12/27/2021</td>
<td>70197</td>
<td>Off Duty Patrol 12/21</td>
<td>90.00</td>
</tr>
<tr>
<td>Straley Robin Vericker</td>
<td>12/29/2021</td>
<td>20847</td>
<td>General/Monthly Legal Services 12/21</td>
<td>1,653.75</td>
</tr>
<tr>
<td>Fitrev, Inc.</td>
<td>12/30/2021</td>
<td>24615</td>
<td>Quarterly Preventative Maintenance 12/21</td>
<td>95.00</td>
</tr>
<tr>
<td>Fitrev, Inc.</td>
<td>12/30/2021</td>
<td>24617</td>
<td>Quarterly Preventative Maintenance 12/21</td>
<td>235.00</td>
</tr>
<tr>
<td>Florida Department of Revenue</td>
<td>12/31/2021</td>
<td>37-8015579013-3</td>
<td>Sales &amp; Use Tax 12/21</td>
<td>341.79</td>
</tr>
<tr>
<td>Jessica Lynn Hemley</td>
<td>1/2/2022</td>
<td>70241</td>
<td>Off Duty Patrol 12/21</td>
<td>90.00</td>
</tr>
<tr>
<td>Robert Saliva</td>
<td>1/4/2022</td>
<td>10517</td>
<td>Gate Repairs - Mandalay 12/21</td>
<td>105.00</td>
</tr>
</tbody>
</table>

**Report Total**

26,152.47
Sterling Hill Community Development District
Notes to Unaudited Financial Statements
December 31, 2021

**Balance Sheet**

1. Trust statement activity has been recorded through 12/31/21.
2. See EMMA (Electronic Municipal Market Access) at [https://emma.msrb.org](https://emma.msrb.org) for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.
4. Debt Service Obligations – Current, represents scheduled Series 2003 Debt Service principal payments that were not made November 2010 through December 2021.

**Summary A/R Ledger – Payment Terms**

6. Payment terms for landowner assessments are (a) defined in the FY21-22 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

**Summary A/R Ledger - Subsequent Collections**

7. Reserve Fund - Payment for invoice FY21-22 in the amount of $71,078.72 was received in January 2022.
8. Debt Service Fund - Payment for invoice FY21-22 in the amount of $37,317.35 was received in January 2022.
Blank
Quarterly Compliance Audit Report

Sterling Hill

Date: December 2021 - 4th Quarter
Prepared for: Scott Brizendine
Developer: Rizzetta
Insurance agency:

Preparer:
Jason Morgan - Campus Suite Compliance
ADA Website Accessibility and Florida FS. 189.069 Requirements
# Table of Contents

## Compliance Audit

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overview</td>
<td>2</td>
</tr>
<tr>
<td>Compliance Criteria</td>
<td>2</td>
</tr>
<tr>
<td>ADA Accessibility</td>
<td>2</td>
</tr>
<tr>
<td>Florida Statute Compliance</td>
<td>3</td>
</tr>
<tr>
<td>Audit Process</td>
<td>3</td>
</tr>
</tbody>
</table>

## Audit results

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADA Website Accessibility Requirements</td>
<td>4</td>
</tr>
<tr>
<td>Florida F.S. 189.069 Requirements</td>
<td>5</td>
</tr>
</tbody>
</table>

## Helpful information:

<table>
<thead>
<tr>
<th>Information</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessibility overview</td>
<td>6</td>
</tr>
<tr>
<td>ADA Compliance Categories</td>
<td>7</td>
</tr>
<tr>
<td>Web Accessibility Glossary</td>
<td>11</td>
</tr>
</tbody>
</table>
Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in Florida Statute Chapter 189.069.

ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person’s disability. Community websites are required to conform to web content accessibility guidelines – WCAG 2.1, which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.
Florida Statute Compliance

Pursuant to F.S. 189.069, every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the WCAG 2.1 levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

*NOTE: Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. PDF remediation and ongoing auditing is critical to maintaining compliance.
## ADA Website Accessibility

**Result:** PASSED

### Accessibility Grading Criteria

<table>
<thead>
<tr>
<th>Passed</th>
<th>Description</th>
</tr>
</thead>
</table>
| Passed | Website errors*  
0 WCAG 2.1 errors appear on website pages causing issues** |
| Passed | Keyboard navigation  
The ability to navigate website without using a mouse |
| Passed | Website accessibility policy  
A published policy and a vehicle to submit issues and resolve issues |
| Passed | Color contrast  
Colors provide enough contrast between elements |
| Passed | Video captioning  
Closed-captioning and detailed descriptions |
| Passed | PDF accessibility  
Formatting PDFs including embedded images and non-text elements |
| Passed | Site map  
Alternate methods of navigating the website |

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard
Florida F.S. 189.069 Requirements
Result: PASSED

## Compliance Criteria

<table>
<thead>
<tr>
<th>Passed</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Passed</td>
<td>Full Name and primary contact specified</td>
</tr>
<tr>
<td>Passed</td>
<td>Public Purpose</td>
</tr>
<tr>
<td>Passed</td>
<td>Governing body Information</td>
</tr>
<tr>
<td>Passed</td>
<td>Fiscal Year</td>
</tr>
<tr>
<td>Passed</td>
<td>Full Charter (Ordinance and Establishment) Information</td>
</tr>
<tr>
<td>Passed</td>
<td>CDD Complete Contact Information</td>
</tr>
<tr>
<td>Passed</td>
<td>District Boundary map</td>
</tr>
<tr>
<td>Passed</td>
<td>Listing of taxes, fees, assessments imposed by CDD</td>
</tr>
<tr>
<td>Passed</td>
<td>Link to Florida Commission on Ethics</td>
</tr>
<tr>
<td>Passed</td>
<td>District Budgets (Last two years)</td>
</tr>
<tr>
<td>Passed</td>
<td>Complete Financial Audit Report</td>
</tr>
<tr>
<td>Passed</td>
<td>Listing of Board Meetings</td>
</tr>
<tr>
<td>Passed</td>
<td>Public Facilities Report, if applicable</td>
</tr>
<tr>
<td>Passed</td>
<td>Link to Financial Services</td>
</tr>
<tr>
<td>Passed</td>
<td>Meeting Agendas for the past year, and 1 week prior to next</td>
</tr>
</tbody>
</table>
Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.

The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person’s disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.
ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.

Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: [http://webaim.org/resources/contrastchecker](http://webaim.org/resources/contrastchecker)

Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.

Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: [http://webaim.org/techniques/alttext](http://webaim.org/techniques/alttext)
Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using WAI-ARIA for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility
Helpful article: http://webaim.org/techniques/skipnav

Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: http://webaim.org/techniques/sitetools/

Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: http://webaim.org/techniques/tables/data
Making PDFs accessible
PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.


Making videos accessible
Simply adding a transcript isn’t enough. Videos require closed captioning and detailed descriptions (e.g., who’s on-screen, where they are, what they’re doing, even facial expressions) to be fully accessible and ADA compliant.

*Helpful article:* [http://webaim.org/techniques/captions](http://webaim.org/techniques/captions)

Making forms accessible
Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it’s laid out, use of labels, size of clickable areas and other aspects need to be considered.

*Helpful article:* [http://webaim.org/techniques/forms](http://webaim.org/techniques/forms)

Alternate versions
Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the ‘exceptions’, but still must be accommodated.
Feedback for users
To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.

Other related requirements
No flashing
Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers
Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus
Menus that fly out or down when an item is clicked are helpful to dig deeper into the site’s content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups
Pop-up windows present a range of obstacles for many disabled users, so it’s best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.
# Web Accessibility Glossary

<table>
<thead>
<tr>
<th>Term</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Assistive technology</td>
<td>Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)</td>
</tr>
<tr>
<td>WCAG 2.0</td>
<td>Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled</td>
</tr>
<tr>
<td>504</td>
<td>Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people</td>
</tr>
<tr>
<td>508</td>
<td>An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled</td>
</tr>
<tr>
<td>ADA</td>
<td>American with Disabilities Act (1990)</td>
</tr>
<tr>
<td>Screen reader</td>
<td>Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.</td>
</tr>
<tr>
<td>Website accessibility</td>
<td>Making your website fully accessible for people of all abilities</td>
</tr>
<tr>
<td>W3C</td>
<td>World Wide Web Consortium – the international body that develops standards for using the web</td>
</tr>
</tbody>
</table>
Tab 5
MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

STERLING HILL COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Sterling Hill Community Development District was held on Thursday, January 20, 2022 at 6:30 p.m. at the Sterling Hill North Clubhouse located at 4411 Sterling Hill Boulevard, Spring Hill, Florida, 34609.

Present and constituting a quorum:

Christina Miller   Board Supervisor, Chairman
Sandra Manuele    Board Supervisor, Vice Chairman
Nancy Feliu       Board Supervisor, Assistant Secretary
Rich Massa       Board Supervisor, Assistant Secretary
                 (via conference call)
Michael Gebala    Board Supervisor, Assistant Secretary

Also present were:

Matthew Huber    Regional District Manager, Rizzetta & Company, Inc.
Jayna Cooper     District Manager, Rizzetta & Company, Inc.
John Toborg      Field Services Manager, Rizzetta & Company, Inc.
Stephen Brletic  DE, JMT Engineering (Via conference call)
Vivek Babbar     DC, Straley, Robin, Vericker (Via conference call)
Jason Pond       Clubhouse Manager
Craig Bramlett   Representative, Juniper Landscape (Via conference call)

Audience        Present

FIRST ORDER OF BUSINESS  Call to Order

Mrs. Cooper called the meeting to order at 6:38 p.m. and noted that there were audience members present.

SECOND ORDER OF BUSINESS  Audience Comments on Agenda Items

No comments.
THIRD ORDER OF BUSINESS

Staff Reports

A. District Counsel
Mr. Babbar informed the Board he is monitoring the legislative session and will keep the Board apprised of any pertinent updates.

Mr. Babbar informed the Board that Holbrook Asphalt’s schedule is delayed. The warranty work will be completed within the next six weeks.

B. District Engineer Report
Mr. Brletic informed the Board that as of the meeting date, there were no red flags with the permitting. The boat storage pre-application meeting with Hernando County is scheduled for February 10.

Mr. Brletic discussed the notice that was sent regarding the new development at the south end of Sterling Hill Blvd. and stated that he can make a public records request for any documents regarding this development so far. He will attend the informational Zoom meeting on January 26 and will update the Board at the February meeting.

Mr. Pond suggested that the Board consider installing swipe cards for the tennis courts, playgrounds, and dog park in advance of the start of the development.

Mr. Huber recommended that Board members attend the Zoom meeting as residents of Sterling Hill, not as CDD representatives, if they have questions or concerns about the new development.

C. Field Operations Manager
Mr. Toborg reviewed the field inspection report and answered Board members’ questions. He will look into options to replace Louis Peter’s memorial oak and present them to the Board for consideration.

Mr. Bramlett stated that the sabal palm between Edgemere and the north clubhouse was removed on Monday, January 17. He stated that his crew will take care of the maintenance of the inside of the Barrington fence on Monday, January 24.

D. Amenity Management
Mr. Pond presented the Year in Review to the Board.

Mr. Pond updated the Board that he had been contacted by a representative from the Food Truck Collective, which schedules food trucks to come to the clubhouse at no cost to the District. He is working on getting more information about it and will keep the Board informed.
Mr. Pond informed the Board that he will be attending a free event showcasing different clubhouse entertainment on January 31. He will update the Board on ideas for vendors and events at the February meeting.

Mr. Pond presented two proposals to upgrade the cellular controllers at each gated entrance due to the 3G sunset in February and answered Board members’ questions.

On a motion from Mr. Gebala, seconded by Mr. Massa, with all in favor, the Board of Supervisors approved the Southern Automated Access Services proposal for $9,720.00 for the Sterling Hill Community Development District.

On a motion from Ms. Manuele, seconded by Ms. Miller, with all in favor, the Board of Supervisors approved the Horizon Casual estimates for the North clubhouse for $2,390.28 and South Clubhouse for $1,608.24 for the Sterling Hill Community Development District.

On a motion from Ms. Feliu, seconded by Ms. Manuele, with all in favor, the Board of Supervisors approved the Awnclean proposal for the North and South clubhouse for $2,400.00 for the Sterling Hill Community Development District.

E. District Manager

Mrs. Cooper presented the December District Manager Report.

Mrs. Cooper reminded the Board that the next regular meeting of the Board of Supervisors will be held on February 17, 2022 at 9:00 a.m. at the Sterling Hill North Clubhouse located at 4411 Sterling Hill Boulevard, Spring Hill, Florida, 34609.

FOURTH ORDER OF BUSINESS
Consideration of Minutes of Board of Supervisors Regular Meeting held on December 16, 2021

On a motion from Ms. Miller, seconded by Ms. Feliu, with all in favor, the Board of Supervisors approved the minutes from the Board of Supervisors meeting held on December 16, 2021 as presented for the Sterling Hill Community Development District.
FIFTH ORDER OF BUSINESS  
Consideration of Operation and Maintenance Expenditures for December 2021

On a motion from Mr. Gebala, seconded by Ms. Manuele, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for December 2021 in the amount of $108,649.62 for the Sterling Hill Community Development District.

SIXTH ORDER OF BUSINESS  
Audience Comments

No comments.

SEVENTH ORDER OF BUSINESS  
Supervisor Requests

Ms. Feliu requested that Mr. Pond plan another movie night event after the success of the holiday event in December.

EIGHTH ORDER OF BUSINESS  
Adjournment

On a motion from Ms. Miller, seconded by Ms. Feliu, with all in favor, the Board of Supervisors adjourned the meeting at 7:37 p.m. for the Sterling Hill Community Development District.
# Estimate

**Date** | **Estimate#**
---|---
1/1/2022 | 1644

## Name / Address
Sterling Hill CDD  
4411 Sterlinghill Blvd  
Spring Hill, FL 34609

## Description
This estimate is to upgrade the cellular controllers at each gated entrance due to the 3G sunset in February. 3G will be turned off on February 22, 2022. The cellular data will no longer function at that time.
- Door King Cellular control board  
- Hourly Tech Charge

<table>
<thead>
<tr>
<th>Description</th>
<th>Qty</th>
<th>Cost</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Door King Cellular control board</td>
<td>10</td>
<td>867.00</td>
<td>8,670.00</td>
</tr>
<tr>
<td>Hourly Tech Charge</td>
<td>10</td>
<td>105.00</td>
<td>1,050.00</td>
</tr>
</tbody>
</table>

Total: $9,720.00

---

Estimate valid for 30 days.

Please sign and return if acceptable

Signature:  

Phone #: 813-714-1430  
E-mail: saasgates@gmail.com

[Signature]

01/20/2022  
Chinshia Miller, Chair  
Sterling Hill CDD
### Horizon Casual, Inc
P.O. Box 1000
Ocala, FL 34478
(352) 622-6852
www.horizoncasual.com

# Estimate

**ADDRESS**
Sterling Hill CDD
Contry Road 572
Spring Hill, FL 34606

**SHIP TO**
Sterling Hill CDD
Clubhouse
4250 Sterling Hill Blvd
Spring Hill, FL 34609

**ESTIMATE #** 4282
**DATE** 01/10/2022

**SALES REP**
Maria

<table>
<thead>
<tr>
<th>QTY</th>
<th>ITEM</th>
<th>DESCRIPTION</th>
<th>RATE</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>10</td>
<td>1202</td>
<td>South Club House</td>
<td>141.00</td>
<td>1,410.00T</td>
</tr>
<tr>
<td>1</td>
<td>1109</td>
<td>Biscayne Strap Dining Chair</td>
<td>78.00</td>
<td>78.00T</td>
</tr>
<tr>
<td>1</td>
<td>Colors</td>
<td>Frame- 201 White Vinyl - 202 Vanilla with Accents 204 Saffron 2nd, 3rd, 4th Top 204 Saffron 2nd &amp; 3rd Bottom</td>
<td>0.00</td>
<td>0.00T</td>
</tr>
<tr>
<td>1</td>
<td>ETA</td>
<td>CURRENT LEAD TIME FOR SHIPPING: 18-20 WEEKS PLEASE NOTE: Due to the pandemic, raw material shortages, warehouse and freight staffing shortages, all delivery dates are tentative. We appreciate your business and understanding.</td>
<td>0.00</td>
<td>0.00T</td>
</tr>
</tbody>
</table>

To Process your order, Please, sign and date the bottom of the estimate and return via email. Thank you for your business!

All claims must be made within five days after receipt of goods, and claims for loss or damage in transit must be filed at once with carrier. We hold a shipping receipt in good order and accept no liability. If merchandise is damaged in transit and so received, you are responsible for securing proper notation of such damage from your local freight agent in order to secure settlement. Title of shipment passes to you upon delivery to, properly receipted by, transportation carrier. We are not responsible for delays in transit and our terms are not to be affected by such delays. Merchandise returned without written authorization will be refused. Goods listed herein remain property of Horizon Casual Inc. until invoice is paid.

| SUBTOTAL | 1,488.00 |
| DISCOUNT 2% | -29.76 |
| TAX | 0.00 |
| SHIPPING | 150.00 |
| **TOTAL** | **$1,608.24** |

Sales Do Not Include Sales Tax. Purchaser Responsible For All Local, State, & Use Tax Unless Otherwise Indicated.

Accepted By

Accepted Date

01/20/2012
**Estimate**

**ADDRESS**  
Sterling Hill CDD  
Contry Road 572  
Spring Hill, FL 34606

**SHIP TO**  
Sterling Hill CDD  
Clubhouse  
4411 Sterling Hill Blvd  
Spring Hill, FL 34609  
352-686-5161

**SALES REP**  
Maria

<table>
<thead>
<tr>
<th>QTY</th>
<th>ITEM</th>
<th>DESCRIPTION</th>
<th>RATE</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>12</td>
<td>1202</td>
<td>Biscayne Strap Chaise Lounge- 14&quot; Seat Height</td>
<td>141.00</td>
<td>1,692.00T</td>
</tr>
<tr>
<td>4</td>
<td>1109</td>
<td>Biscayne Strap Dining Chair</td>
<td>78.00</td>
<td>312.00T</td>
</tr>
<tr>
<td>2</td>
<td>1803ALMD</td>
<td>18&quot; Aluminum Deco Top Side Table</td>
<td>141.00</td>
<td>282.00T</td>
</tr>
</tbody>
</table>
| 1   | Colors | Frame-201 White  
Vinyl - 230 Seafoam with Accents 2nd & 4th 232 Adobe 3rd 237  
Putty Top Only  
Table Top Pattern - F- Boardwalk | 0.00 | 0.00 |

**ESTIMATE # 4281**  
**DATE 01/10/2022**

**Please Note:** Due to the pandemic, raw material shortages, warehouse and freight staffing shortages, all delivery dates are tentative. We appreciate your business and understanding.

---

To Process your order, Please, sign and date the bottom of the estimate and return via email. Thank you for your business!

All claims must be made within five days after receipt of goods, and claims for loss or damage in transit must be filed at once with carrier. We hold a shipping receipt in good order and accept no liability. If merchandise is damaged in transit and so received, you are responsible for securing proper notation of such damage from your local freight agent in order to secure settlement. Title of shipment passes to you upon delivery to, properly receipted by, transportation carrier. We are not responsible for delays in transit and our terms are not to be affected by such delays. Merchandise returned without written authorization will be refused. Goods listed herein remain property of Horizon Casual Inc. until invoice is paid.

**SUBTOTAL**  
2,286.00

**DISCOUNT 2%**  
-45.72

**TAX**  
0.00

**SHIPPING**  
150.00

**TOTAL**  
$2,390.28

Accepted By:  
[Signature]

Accepted Date: 01/20/2022

Sales Do Not Include Sales Tax. Purchaser Responsible For All Local, State, & Use Tax Unless Otherwise Indicated.
Proposal and Contract for Services

Submitted to: Sterling Hill
4411/4250 Sterling Hill Blvd
Spring Hill, FL 34609
Phone: 352-686-5161 Fax:
Attn: Jason Pond

Awnclean USA, Inc. proposes to clean and seal the awnings for Sterling Hill located at 4411/4250 Sterling Hill Blvd, Spring Hill, FL.

Awning Cleaning & Sealing:
Our professionally trained crews will hand wash the interior and exterior surfaces of the awnings with manufacturer-approved cleaners, soft sponges and low water pressure. Affected windows will be thoroughly rinsed to remove any overspray though some spotting may remain due to minerals in the water.

Awnings come with factory applied sealers but as they age, this diminishes. Awnclean's cleaning process include an application of a protective sealer to help slow fading, minimize the impact of airborne pollutants and enhance water repellency. The sealer has UV protection and helps protect the material against damage caused by mildew, pollution acids, sun damage, bird droppings and tree sap. We strongly recommend putting these awnings on a regular cleaning program to protect your investment and extend the beauty and lifespan of the material.

***Please note that this is a standard awning cleaning and sealer process, not a restoration. Awnings may have existing permanent staining, fading, tears and frame damage. Awnclean is not responsible for existing permanent damage.

JOB SPECIFICATIONS:

Our price to perform this service:
Initial Hand Cleaning & Sealing of Awnings $2,400 initial

Acceptance of Contract- The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do work as specified. Payment will be made to Awnclean Diversified Services within thirty (30) days of the service/work being completed unless otherwise specified (above). If legal action should become necessary enforce the terms of this agreement or collect any amount payable hereunder, Customer shall be responsible for Awnclean Diversified Services reasonable attorney's fees and legal costs. Interest at the rate of 1.5% per month (18% per annum) will be charged on past due accounts.

We appreciate the opportunity to provide you with a quote. Awnclean has been serving Florida since 1989. We look forward to working with you to keep your property looking clean and beautiful. Awnclean Diversified Services is a Drug-Free Workplace and an equal opportunity employer.

Authorized Signature: [Signature]
Print Name & Title: Christina Miller, Chairman

Note: This Contract may be withdrawn if not accepted within 90 days
Date of Acceptance: 01/20/2022