



Rizzetta & Company

Sterling Hill Community Development District

**Board of Supervisors'
Regular Meeting
July 21, 2022**

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

www.sterlinghillcdd.org

**STERLING HILL
COMMUNITY DEVELOPMENT DISTRICT**

Sterling Hill North Clubhouse, 4411 Sterling Hill Blvd., Spring Hill, FL 34609

Board of Supervisors	Christina Miller Sandra Manuele Rich Massa Nancy Feliu Michael Gebala	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Matthew Huber	Rizzetta & Company, Inc.
District Counsel	Vivek Babbar	Straley Robin & Vericker
District Engineer	Stephen Brletic	JMT Engineering

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.

STERLING HILL COMMUNITY DEVELOPMENT DISTRICT
District Office – Wesley Chapel, Florida (813) 994-1001
Mailing Address – 3434 Colwell Ave, Suite 200, Tampa, Florida 33614
www.sterlinghillcdd.org

July 14, 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, July 21, 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 tentative agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 4. STAFF REPORTS**
 - A. District Counsel
 1. Kensington Place Development Update, Entrance Monument Sign Request, and Discussion of Other Development Matters.....Tab 1
 - B. District Engineer
 1. Review of Stormwater Needs Analysis Report.....Tab 2
 - C. Field Operations Manager
 1. Review of Field Inspection Report.....Tab 3
 2. Juniper's Response to Inspection Report.....Tab 4
 - D. Amenity Management
 1. Review of Amenity Report.....Tab 5
 - E. District Manager
 1. Presentation of District Manager Report and Financial Statements.....Tab 6
 2. Review of 2nd Quarter Website Audit Report.....Tab 7
- 5. BUSINESS ITEMS**
 - A. Consideration of Juniper Landscape Proposals.....Tab 8
 - B. Consideration of Pool Resurfacing Proposals.....Tab 9
 - C. Consideration of North Clubhouse Door Handle Replacement Proposal.....Tab 10

- 6. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors
Regular Meeting held on June 16, 2022.....Tab 11
 - B. Consideration of Operation and Maintenance
Expenditures for May 2022.....Tab 12
- 7. AUDIENCE COMMENTS**
- 8. SUPERVISOR REQUESTS**
- 9. 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

Tab 1



HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

1.12

2021 FINAL TAX ROLL RECERTIFICATION AFTER V.A.B.

KEY #	00377693	PRINTED	07/13/22	PAGE	1
PARCEL #	R16 423 18 0000 0120 0000	SITUS	STERLING HILL BLVD		
OWNER(S)	WERT CHRISTOPHER S	PARCEL DESCRIPTION	S1/2 OF NE1/4 OF NE1/4		
MAILING ADDRESS UPDATED	4357 RAINES RD BROOKSVILLE FL 34604-0638	UPDATED	01/01/01		

MISCELLANEOUS PROPERTY INFORMATION		
SQUARE FOOTAGE		
ACRES	20.00	
AERIAL MAP	53B	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	PDPSFR	PLANNED DEV-SFR
SUBDIVISION	0	
DOR LAND USE	54	TIMBER NATURAL STAND
NON-AD VALOREM DIST1	36	H.C. FIRE/RESCUE DISTRICT



2021-03-00 PROPERTY VALUES				
	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
LAND	340,000	340,000	340,000	
BUILDINGS	+	0	0	
FEATURES AND OUT BUILDINGS	+	0	0	
JUST/MARKET VALUE	=	340,000	340,000	
VALUE PRIOR TO CAP		2,879	2,879	
ASSESSED VALUE		2,879	2,879	
EXEMPT VALUE	-	0	0	
TAXABLE VALUE	=	2,879	2,879	
CLASSIFIED USE LAND VALUE	2,879	AD VALOREM TAXES	47.26	NON-AD VALOREM TAXES
				103.29

LAND INFORMATION														
CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRON TAGE	DEPTH	UNITS	MEASURE			ADJ RATE	VALUE
54	NAT STDTIMBR	Y	2009		Y	5			20.00	ACRES			143.96	2,879
99	ACREAGE	N	2020		Y	4			20.00	ACRES			17000.00	340,000

BUSINESSES ON PROPERTY			
KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE

ADDRESSES ON PROPERTY
SITUS
STERLING HILL BLVD

PROPERTY SALES									
SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
08/25/06	WERT CHRISTOPHER S	D	DISQUALIFIED	Y	WD	2329	0234	0	100
05/31/01	WERT CHRISTOPHER S & JULIE ANN	D	DISQUALIFIED	Y	WD	1426	1664	0	60,000
01/21/93	MILLER DONALD N	D	DISQUALIFIED	Y	WD	0918	1240	0	100
08/01/90	MILLER DONALD N & WADE N	D	DISQUALIFIED	Y	CW	0791	0129	0	100
05/01/90	MILLER DONALD N & WADE N	D	DISQUALIFIED	Y	WD	0783	1096	0	100
01/01/80	MILLER IVA		INVALID CODE	N		0000	0000	0	0



HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

1.12

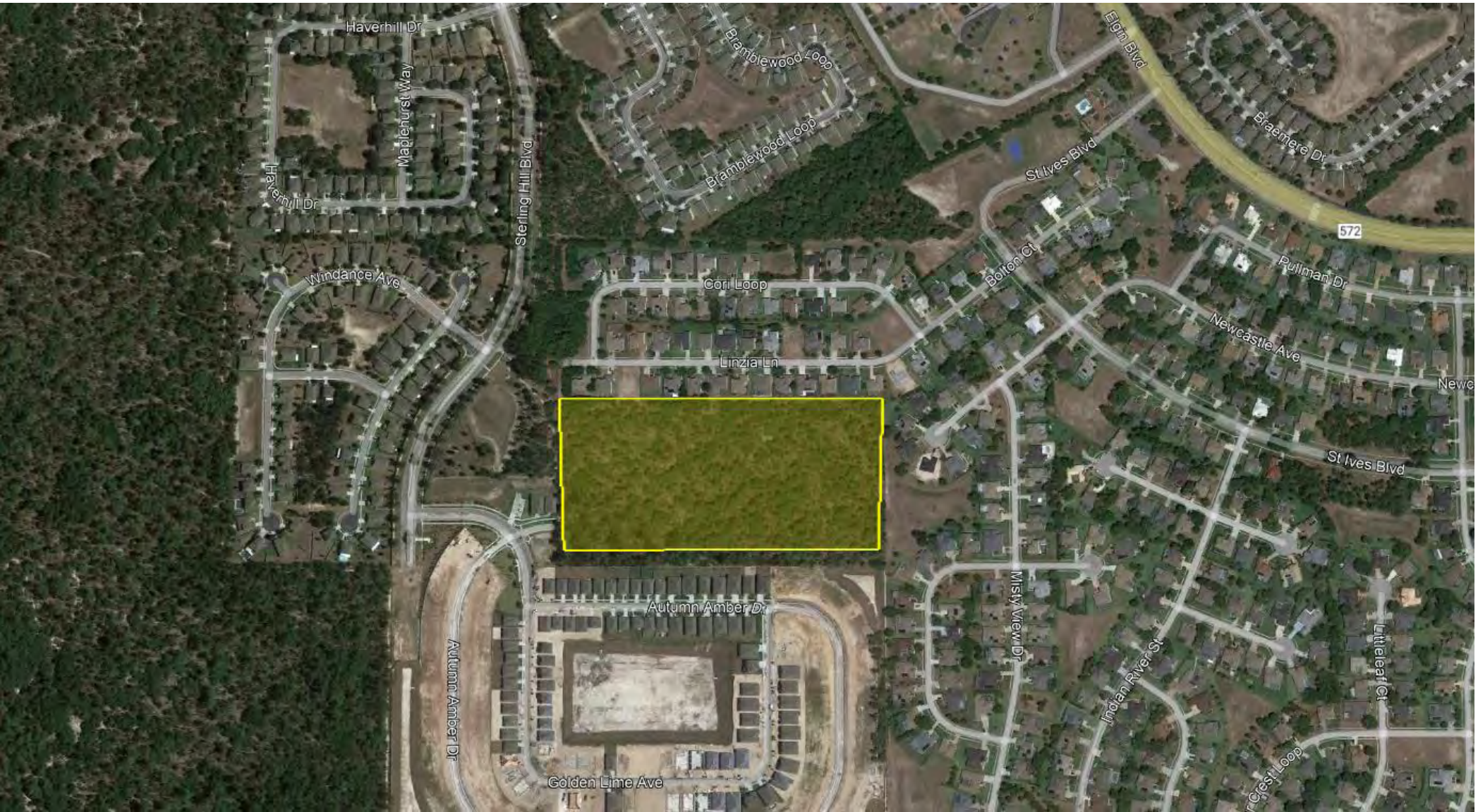
2021 FINAL TAX ROLL RECERTIFICATION AFTER V.A.B.

KEY #	00377693	PRINTED	07/13/22	PAGE	2
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PROPERTY APPRAISER INSPECTIONS

INSP. DATE	ROLL	EMPL	CODE	REASON
05/14/20	2020	196	015	GREEN BELT REVIEW
01/18/18	2018	236	021	VACANT
06/09/14	2014	170	021	VACANT
07/07/10	2010	170	021	VACANT





Tab 2



June 15, 2022

STORMWATER NEEDS ANALYSIS REPORT

STERLING HILL COMMUNITY DEVELOPMENT DISTRICT
Hernando County, Florida

18-02537-001

Prepared by:
Johnson, Mirmiran and Thompson, Inc.
2000 E. 11th Ave, Ste 300
Tampa, FL 33605



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PURPOSE AND SCOPE

As part of the 2021 regular session, the Legislature recognized the need for a long-term planning process for stormwater and wastewater. Section 403.9302, Florida Statutes, requires a 20-year needs analysis from the local governments providing stormwater services. Because this planning document is forward-looking, it will necessarily include many assumptions about future actions. These assumptions are based on any available information coupled with best professional judgment.

For the purposes of this document, a stormwater management program and a stormwater management system are as defined in statute (s. 403.031(15) and (16), F.S., respectively; language provided here: <https://www.flsenate.gov/Laws/Statutes/2021/403.031>). Plainly speaking, the “program” is the institutional framework whereby stormwater management activities (MS4 NPDES permit activities, and other regulatory activities, construction, operation and maintenance, etc.) are carried out by the public authority. The “system” comprises the physical infrastructure that is owned and/or operated by the local government or special district that specifically is intended to control, convey or store stormwater runoff for treatment and flood protection purposes.

This report consists of the filled out template for Local Governments and Special Districts for Performing a Stormwater Needs Analysis Pursuant to Section 5 of Section 403.9302, Florida Statutes along with an inventory spreadsheet collected using as-builts and existing permitting to complete the stormwater needs analysis reporting.

GENERAL INFORMATION

Sterling Hill Community Development District (“District”) is located in Spring Hill in Hernando County, Florida off of Elgin Blvd. The District was established for the purpose of constructing and/or acquiring, maintaining, and operating all or a portion of the public improvements and community facilities within the District.

EXISTING PUBLIC FACILITIES

STORMWATER MANAGEMENT FACILITIES

The District-wide Stormwater system consists of dry retention ponds to capture and treat stormwater runoff from developed areas and control structures that regulate the volume of water retained. In general, the stormwater runoff will flow from the developed parcels to the roads into the ponds/lakes via inlet structures, overland flow, and pipes. The CDD currently owns the community stormwater management facilities which provide stormwater treatment and storage for the Sterling Hill development as permitted by the Southwest Florida Water Management District. The District will be responsible for maintaining the stormwater management facilities on district owned properties.



COST ESTIMATION

Routine Operations and Maintenance

The routine operations and maintenance costs are designated for pond maintenance items which includes aquatic maintenance contracts, emergency pond or pipe repairs, and any contingency for stormwater-related maintenance activities. The current costs for the above mentioned line items were taken from the current budget for the operations and maintenance. Future costs are anticipated to increase 10% per 5 years and is reflected in the report spreadsheet accordingly.

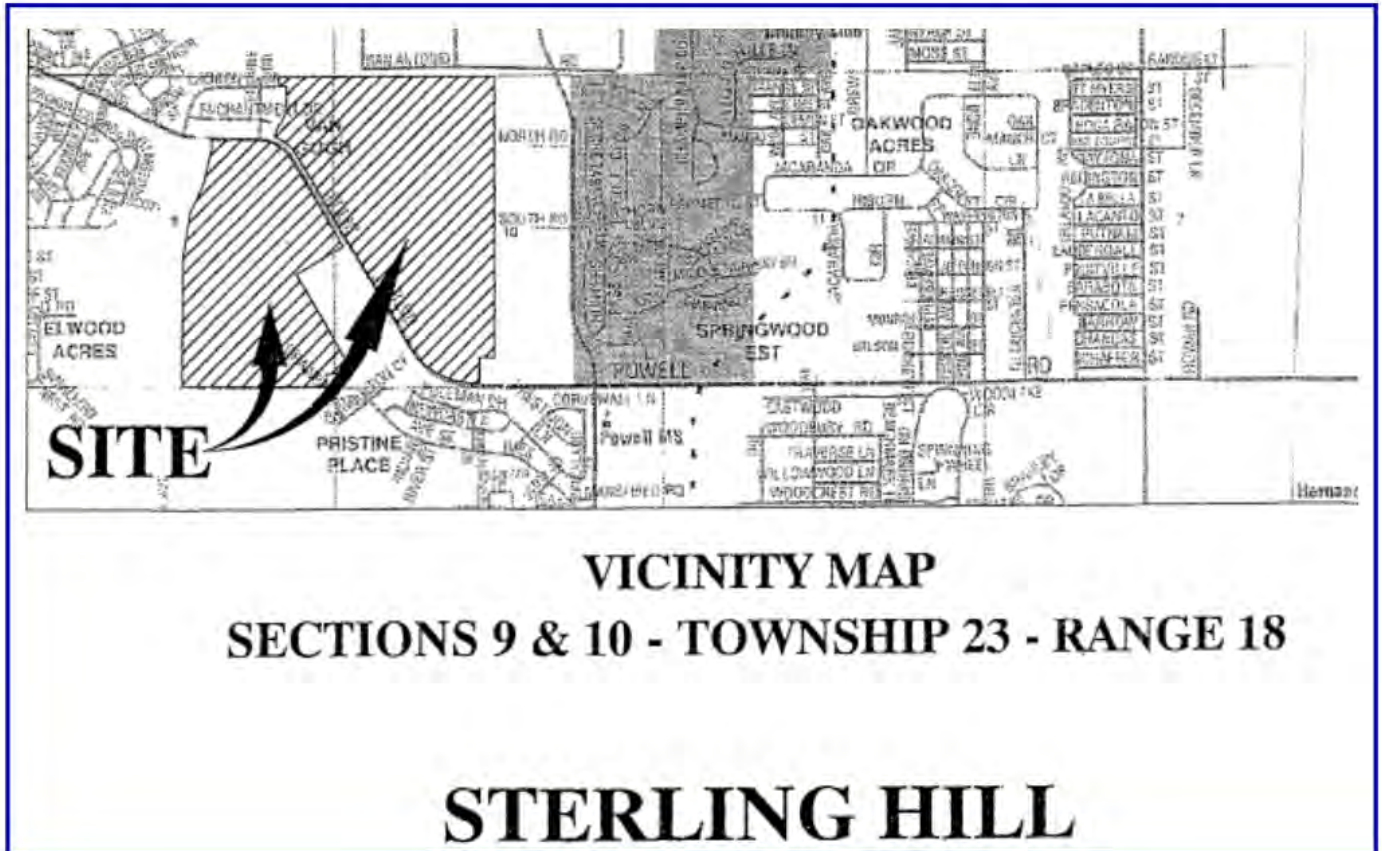
End of Useful Life/Replacement Costs

The cost estimation portion of the report for end of useful life/replacement cost was completed by taking an inventory of the existing infrastructure the CDD maintains per the record drawings of the community, and assigning a service life and unit cost for replacement for each infrastructure item. Assignment of service life and unit cost is based on industry standard expected service life and current FDOT historical cost data. Other factors such as real knowledge based on any recent community inspections and most recent bids for similar infrastructure replacement were considered in the assignment of service life and unit cost. An inflation rate each year of 3% was assumed. It was also assumed that no infrastructure replacement had occurred to date for consistency in estimation and possibility of underestimating costs. Costs were projected to the assigned service life however only the next 20 years as requested are shown in this report.

Note, that these estimates are intended to be a reflection of anticipated reserves needed and not for use in routine operation and maintenance annual budgeting unless desired by the CDD board. It is acknowledged that the CDD board has the ability and responsibility to explore multiple options for funding of the future replacement noted and the cost estimation does not reflect any currently planned projects to be actively funded. In short, assessments and funding it is at the complete discretion of the CDD board.



Location Map/Site Plan





STORMWATER NEEDS ANALYSIS REPORT

Sterling Hill CDD

FACILITY OWNER:		STERLING HILL			
INVENTORIED BY:		Alexandra Serra			
CDD TOTALS	QTY	UNIT	SERVICE LIFE (YRS)	UNIT COST TO REPLACE	2023 REPLACEMENT COST
MITERED END SECTION:	67	EA	50	\$ 2,500.00	\$ 5,084.75
SMALL PIPE (≤ 18"):	14,105	LF	50	\$ 80.00	\$ 34,254.49
MEDIUM PIPE (24" to 42"):	8,043	LF	50	\$ 115.00	\$ 28,079.39
DITCH BOTTOM INLET:	9	EA	50	\$ 5,000.00	\$ 1,366.05
CURB INLET:	205	EA	50	\$ 7,000.00	\$ 43,561.85
MANHOLE:	31	EA	50	\$ 3,000.00	\$ 2,823.17
FLARED END SECTION:	1	EA	50	\$ 2,500.00	\$ 30.36
					\$ 115,245.59

1st 5 YR Total Cost (YRS 2023-2027)	2nd 5 YR Total Cost (YRS 2028-2032)	3rd 5 YR Total Cost (YRS 2033-2037)	4th 5 YR Total Cost (YRS 2038-2042)
\$611,854.49	\$709,307.04	\$822,281.27	\$953,249.35

**Using a 3% inflation rate year over year.

STORMWATER INVENTORY ESTIMATE

FACILITY OWNER: STERLING HILL

INFLATION RATE: 3.00%

INVENTORIED BY: Alexandra Serra

DATE: 3/30/2022

CONSTRUCTION DATE: 3/21/2005

CDD TOTALS	QTY	UNIT	SERVICE	UNIT	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	REPLACE- MENT YEAR	YEARS TO REPLACE
MITERED END SECTION:	67	EA	50	\$2,500.00	\$5,084.75	\$5,237.29	\$5,394.41	\$5,556.24	\$5,722.93	\$5,894.61	\$6,071.45	\$6,253.60	\$6,441.20	\$6,634.44	\$6,833.47	\$7,038.48	\$7,249.63	\$7,467.12	\$7,691.13	\$7,921.87	\$8,159.52	\$8,404.31	\$8,656.44	\$8,916.13	\$9,183.62	3/9/2055	32.94
SMALL PIPE (≤ 18"):	14,105	LF	50	\$80.00	\$34,254.49	\$35,282.12	\$36,340.59	\$37,430.81	\$38,553.73	\$39,710.34	\$40,901.65	\$42,128.70	\$43,392.56	\$44,694.34	\$46,035.17	\$47,416.23	\$48,838.71	\$50,303.87	\$51,812.99	\$53,367.38	\$54,968.40	\$56,617.45	\$58,315.98	\$60,065.46	\$61,867.42	3/9/2055	32.94
MEDIUM PIPE (24" to 42"):	8,043	LF	50	\$115.00	\$28,079.39	\$28,921.77	\$29,789.42	\$30,683.10	\$31,603.60	\$32,551.71	\$33,528.26	\$34,534.10	\$35,570.13	\$36,637.23	\$37,736.35	\$38,868.44	\$40,034.49	\$41,235.53	\$42,472.59	\$43,746.77	\$45,059.17	\$46,410.95	\$47,803.28	\$49,237.37	\$50,714.50	3/9/2055	32.94
DITCH BOTTOM INLET:	9	EA	50	\$5,000.00	\$1,366.05	\$1,407.03	\$1,449.24	\$1,492.72	\$1,537.50	\$1,583.63	\$1,631.14	\$1,680.07	\$1,730.47	\$1,782.39	\$1,835.86	\$1,890.93	\$1,947.66	\$2,006.09	\$2,066.27	\$2,128.26	\$2,192.11	\$2,257.87	\$2,325.61	\$2,395.38	\$2,467.24	3/9/2055	32.94
CURB INLET:	205	EA	50	\$7,000.00	\$43,561.85	\$44,868.71	\$46,214.77	\$47,601.21	\$49,029.25	\$50,500.13	\$52,015.13	\$53,575.58	\$55,182.85	\$56,838.34	\$58,543.49	\$60,299.79	\$62,108.78	\$63,972.05	\$65,891.21	\$67,867.95	\$69,903.98	\$72,001.10	\$74,161.14	\$76,385.97	\$78,677.55	3/9/2055	32.94
MANHOLE:	31	EA	50	\$3,000.00	\$2,823.17	\$2,907.87	\$2,995.10	\$3,084.96	\$3,177.51	\$3,272.83	\$3,371.02	\$3,472.15	\$3,576.31	\$3,683.60	\$3,794.11	\$3,907.93	\$4,025.17	\$4,145.92	\$4,270.30	\$4,398.41	\$4,530.36	\$4,666.27	\$4,806.26	\$4,950.45	\$5,098.96	3/9/2055	32.94
YARD DRAIN:	1	EA	50	\$1,000.00	\$30.36	\$31.27	\$32.21	\$33.17	\$34.17	\$35.19	\$36.25	\$37.33	\$38.45	\$39.61	\$40.80	\$42.02	\$43.28	\$44.58	\$45.92	\$47.29	\$48.71	\$50.17	\$51.68	\$53.23	\$54.83	3/9/2055	32.94
TOTALS					\$115,200.05	\$118,656.06	\$122,215.74	\$125,882.21	\$129,658.68	\$133,548.44	\$137,554.89	\$141,681.54	\$145,931.98	\$150,309.94	\$154,819.24	\$159,463.82	\$164,247.73	\$169,175.16	\$174,250.42	\$179,477.93	\$184,862.27	\$190,408.14	\$196,120.38	\$202,003.99	\$208,064.11		

TEMPLATE FOR LOCAL GOVERNMENTS AND SPECIAL DISTRICTS FOR PERFORMING A STORMWATER NEEDS ANALYSIS PURSUANT TO SECTION 5 OF SECTION 403.9302, FLORIDA STATUTES

INTRODUCTION

As part of the 2021 regular session, the Legislature recognized the need for a long-term planning process for stormwater and wastewater. Section 403.9302, Florida Statutes, requires a 20-year needs analysis from the local governments providing stormwater services. Because this planning document is forward-looking, it will necessarily include a large number of assumptions about future actions. These assumptions should be based on any available information coupled with best professional judgment of the individuals completing the document. Completing this template by June 30, 2022, will fulfill the statutory requirements for the first round of 20-year needs analyses for stormwater. The template was generated by EDR in cooperation with local governments, Special Districts, the Florida Department of Environmental Protection (DEP), the Water Management Districts, the Florida Stormwater Association, private consultants, and others. Use of this tool will help ensure that information is compiled consistently for the Office of Economic & Demographic Research's (EDR) report to the Legislature.

For the purposes of this document, a stormwater management program and a stormwater management system are as defined in statute (s. 403.031(15) and (16), F.S., respectively; language provided here: <https://www.flsenate.gov/Laws/Statutes/2021/403.031>). Plainly speaking, the "program" is the institutional framework whereby stormwater management activities (MS4 NPDES permit activities, and other regulatory activities, construction, operation and maintenance, etc.) are carried out by the public authority. The "system" comprises the physical infrastructure that is owned and/or operated by the local government or special district that specifically is intended to control, convey or store stormwater runoff for treatment and flood protection purposes.

For the purposes of this document, the following guiding principles have been adopted:

- Stormwater systems or facilities owned and operated by any of the following are excluded from reporting requirements for local governments and special districts:
 - o Private entities or citizens
 - o Federal government
 - o State government, including the Florida Department of Transportation (FDOT)
 - o Water Management Districts
 - o School districts
 - o State universities or Florida colleges
- Local government expenditures associated with routine operation and maintenance are fully funded prior to commencing new projects and initiatives.
- Local government submissions will include the activities of dependent special districts. Only independent special districts report separately. For a list of all special districts in the state and their type (*i.e.*, dependent or independent), please see the Department of Economic Opportunity's Official List of Special Districts at the following link: <http://specialdistrictreports.floridajobs.org/webreports/alphalist.aspx>.
- With respect to federal and state statutes and rulemaking, current law and current administration prevails throughout the 20-year period. In other words, the state's present legal framework (*i.e.*, the status quo) continues throughout the period.

GENERAL INSTRUCTIONS FOR USING THE TEMPLATE

Instructions for submitting the template are still under development. Additional information regarding submission and answers to frequently asked questions will be posted on EDR's website, along with other useful materials, here: <http://edr.state.fl.us/Content/natural-resources/stormwaterwastewater.cfm>

The statutory language forms the titles for each part. This template asks that you group your recent and projected expenditures in prescribed categories. A detailed list of the categories is provided in part 5.0.

The same project should not appear on multiple tables in the jurisdiction's response unless the project's expenditures are allocated between those tables. All expenditures should be reported in \$1,000s (e.g., five hundred thousand dollars should be reported as \$500).

For any jurisdiction that is contracting with another jurisdiction where both could be reporting the same expenditure, please contact EDR for additional guidance. In situations where a reporting jurisdiction contracts with a non-reporting jurisdiction, (i.e., FDOT, the water management districts, the state or federal government), the reporting jurisdiction should include the expenditures.

When reporting cost information, please only include the expenditures that have flowed, are flowing, or will likely flow through your jurisdiction's budget. While necessary to comply with the statute, the concept of "future expenditures" should be viewed as an expression of identified needs.

These projections are necessarily speculative and do not represent a firm commitment to future budget actions by the jurisdiction.

This Excel workbook contains three worksheets for data entry. (Along the bottom of the screen, the three tabs are highlighted green.) Empty cells with visible borders are unlocked for data entry. In the first tab, titled "Background through Part 4," the information requested is either text, a dropdown list (e.g., Yes or No), or a checkbox. The next tab, "Part 5 through Part 8," contains tables for expenditure or revenue data as well as some follow-up questions that may have checkboxes, lists, or space for text.

In Part 5 and Part 6, the expenditure tables have space for up to 5 projects. More projects can be listed in the "Additional Projects" tab. This tab contains a table with space for up to 200 additional projects. In order for these additional projects and expenditures to be correctly classified and included in the final totals, each project must be assigned a Project Type and Funding Source Type from the dropdown lists in columns B and C.

Links to Template Parts:

[Background Information](#)

[Part 1](#)

[Part 2](#)

[Part 3](#)

[Part 4](#)

[Part 5](#)

[Part 6](#)

[Part 7](#)

[Part 8](#)

[Additional Projects - This table contains additional rows for projects that do not fit into the main tables in Parts 5 and 6](#)

Background Information

Please provide your contact and location information, then proceed to the template on the next sheet.

Name of Local Government:	Sterling Hill CDD
Name of stormwater utility, if applicable:	n/a
Contact Person	
Name:	Matthew Huber
Position/Title:	District Manager
Email Address:	MHuber@rizzetta.com
Phone Number:	813-933-5571

Indicate the Water Management District(s) in which your service area is located.

- Northwest Florida Water Management District (NFWFMD)
- Suwannee River Water Management District (SRWMD)
- St. Johns River Water Management District (SJRWMD)
- Southwest Florida Water Management District (SWFWMD)
- South Florida Water Management District (SFWMD)

Indicate the type of local government:

- Municipality
- County
- Independent Special District

Part 1.0 Detailed description of the stormwater management program (Section 403.9302(3)(a), F.S.)

The stormwater management program, as defined in the Introduction, includes those activities associated with the management, operation and maintenance, and control of stormwater and stormwater management systems, including activities required by state and federal law. The detailed program description is divided into multiple subparts consisting of narrative and data fields.

Part 1.1 Narrative Description:

Please provide a brief description of the current institutional strategy for managing stormwater in your jurisdiction. Please include any mission statement, divisions or departments dedicated solely or partly to managing stormwater, dedicated funding sources, and other information that best describes your approach to stormwater:

The District-wide Stormwater system consists of dry retention ponds/lakes to capture and treat stormwater runoff from developed areas and control structures that regulate the volume of water retained. In general, the stormwater runoff will flow from the developed parcels to the roads into the ponds/lakes via inlet structures, overland flow, and pipes. The CDD will be responsible for maintaining the stormwater management facilities on district owned properties.

On a scale of 1 to 5, with 5 being the highest, please indicate the importance of each of the following goals for your program:

0	1	2	3	4	5	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drainage & flood abatement (such as flooding events associated with rainfall and hurricanes)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water quality improvement (TMDL Process/BMAPs/other)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Reduce vulnerability to adverse impacts from flooding related to increases in frequency and duration of rainfall events, storm surge and sea level rise
						Other:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Part 1.2 Current Stormwater Program Activities:

Please provide answers to the following questions regarding your stormwater management program.

- Does your jurisdiction have an NPDES Municipal Separate Storm Sewer System (MS4) Permit?

If yes, is your jurisdiction regulated under Phase I or Phase II of the NPDES Program:
- Does your jurisdiction have a dedicated stormwater utility?

If no, do you have another funding mechanism?

If yes, please describe your funding mechanism.

Ad valorem taxes pursuant to the operations and maintenance assessments set forth by the CDD
- Does your jurisdiction have a Stormwater Master Plan or Plans?

If Yes:

How many years does the plan(s) cover?

Are there any unique features or limitations that are necessary to understand what the plan does or does not address?

Please provide a link to the most recently adopted version of the document (if it is published online):
- Does your jurisdiction have an asset management (AM) system for stormwater infrastructure?

If Yes, does it include 100% of your facilities?

If your AM includes less than 100% of your facilities, approximately what percent of your facilities are included?

- Does your stormwater management program implement the following (answer Yes/No):

A construction sediment and erosion control program for new construction (plans review and/or inspection)?	No
An illicit discharge inspection and elimination program?	No
A public education program?	No
A program to involve the public regarding stormwater issues?	No
A "housekeeping" program for managing stormwater associated with vehicle maintenance yards, chemical storage, fertilizer management, etc. ?	No
A stormwater ordinance compliance program (i.e., for low phosphorus fertilizer)?	No
Water quality or stream gage monitoring?	No
A geospatial data or other mapping system to locate stormwater infrastructure (GIS,etc.)?	No
A system for managing stormwater complaints?	No
Other specific activities?	

Notes or Comments on any of the above:

Part 1.3 Current Stormwater Program Operation and Maintenance Activities

Please provide answers to the following questions regarding the operation and maintenance activities undertaken by your stormwater management program.

- Does your jurisdiction typically assume maintenance responsibility for stormwater systems associated with new private development (i.e., systems that are dedicated to public ownership and/or operation upon completion)?
- No

Notes or Comments on the above:

- Does your stormwater operation and maintenance program implement any of the following (answer Yes/No):

Routine mowing of turf associated with stormwater ponds, swales, canal/lake banks, <i>etc.</i> ?	Yes
Debris and trash removal from pond skimmers, inlet grates, ditches, <i>etc.</i> ?	Yes
Invasive plant management associated with stormwater infrastructure?	Yes
Ditch cleaning?	Yes
Sediment removal from the stormwater system (vacator trucks, other)?	Yes
Muck removal (dredging legacy pollutants from water bodies, canal, <i>etc.</i>)?	
Street sweeping?	No
Pump and mechanical maintenance for trash pumps, flood pumps, alum injection, <i>etc.</i> ?	No
Non-structural programs like public outreach and education?	No
Other specific routine activities?	

Part 2. Detailed description of the stormwater management system and its facilities and projects (continued Section 403.9302(3)(a), F.S.)

A stormwater management system, as defined in the Introduction, includes the entire set of site design features and structural infrastructure for collection, conveyance, storage, infiltration, treatment, and disposal of stormwater. It may include drainage improvements and measures to prevent streambank channel erosion and habitat degradation. This section asks for a summary description of your stormwater management system. It is not necessary to provide geospatial asset data or a detailed inventory. For some, it may be possible to gather the required data from your Asset Management (AM) system. For others, data may be gathered from sources such as an MS4 permit application, aerial photos, past or ongoing budget investments, water quality projects, or any other system of data storage/management that is employed by the jurisdiction.

Please provide answers to the following questions regarding your stormwater system inventory. Enter zero (0) if your system does not include the component.

	Number	Unit of Measurement
Estimated feet or miles of buried culvert:	22,148.00	Feet
Estimated feet or miles of open ditches/conveyances (lined and unlined) that are maintained by the stormwater program:	0.00	
Estimated number of storage or treatment basins (<i>i.e.</i> , wet or dry ponds):	24	
Estimated number of gross pollutant separators including engineered sediment traps such as baffle boxes, hydrodynamic separators, <i>etc.</i> :		
Number of chemical treatment systems (<i>e.g.</i> , alum or polymer injection):	0	
Number of stormwater pump stations:	0	
Number of dynamic water level control structures (<i>e.g.</i> , operable gates and weirs that control canal water levels):	0	
Number of stormwater treatment wetland systems:	0	
Other:		
Mitered End Section	67.00	
Inlets	214.00	
Manholes	31.00	
Flared End Section	1.00	

Notes or Comments on any of the above:

Which of the following green infrastructure best management practices do you use to manage water flow and/or improve water quality (answer Yes/No):

Best Management Practice	Current	Planned
Tree boxes	No	
Rain gardens	No	
Green roofs	No	
Pervious pavement/pavers	No	
Littoral zone plantings	Yes	
Living shorelines	No	

Other Best Management Practices:

Please indicate which resources or documents you used when answering these questions (check all that apply).

- Asset management system
- GIS program
- MS4 permit application
- Aerial photos
- Past or ongoing budget investments
- Water quality projects

Other(s):

Asbuilts, SWFWMD/ERP Permits

Part 3. The number of current and projected residents served calculated in 5-year increments (Section 403.9302(3)(b), F.S.)

Counties and municipalities: Instead of requiring separate population projections, EDR will calculate the appropriate population estimates for each municipality or the unincorporated area of the county. If your service area is less than or more than your local government’s population, please describe in the first text box provided below for part 4.0.

Independent Special Districts:

If an independent special district’s boundaries are completely aligned with a county or a municipality, identify that jurisdiction here:

Any independent special district whose boundaries do not coincide with a county or municipality must submit a GIS shapefile with the current and projected service area. EDR will calculate the appropriate population estimates based on that map. Submission of this shapefile also serves to complete Part 4.0 of this template.

Part 4.0 The current and projected service area for the stormwater management program or stormwater management system (Section 403.9302(3)(c), F.S.)

Rather than providing detailed legal descriptions or maps, this part of the template is exception-based. In this regard, if the stormwater service area is less than or extends beyond the geographic limits of your jurisdiction, please explain.

n/a

Similarly, if your service area is expected to change within the 20-year horizon, please describe the changes (e.g., the expiration of an interlocal agreement, introduction of an independent special district, etc.).

n/a

[Proceed to Part 5](#)

Part 5.0 The current and projected cost of providing services calculated in 5-year increments (Section 403.9302(3)(d), F.S.)

Given the volume of services, jurisdictions should use the template’s service groupings rather than reporting the current and projected cost of each individual service. Therefore, for the purposes of this document, “services” means:

1. Routine operation and maintenance (inclusive of the items listed in Part 1.3 of this document, ongoing administration, and non-structural programs)
2. Expansion (that is, improvement) of a stormwater management system.

Expansion means new work, new projects, retrofitting, and significant upgrades. Within the template, there are four categories of expansion projects.

1. Flood protection, addressed in parts 5.2 and 5.3... this includes capital projects intended for flood protection/flood abatement
2. Water quality, addressed in part 5.2 and 5.3... this includes stormwater projects related to water quality improvement, such as BMAPs; projects to benefit natural systems through restoration or enhancement; and stormwater initiatives that are part of aquifer recharge projects
3. Resiliency, addressed in part 5.4... this includes all major stormwater initiatives that are developed specifically to address the effects of climate change, such as sea level rise and increased flood events
4. End of useful life replacement projects, addressed in part 6.0... this includes major expenses associated with the replacement of aging infrastructure

While numbers 3 and 4 have components that would otherwise fit into the first two categories, they are separately treated given their overall importance to the Legislature and other policymakers.

Expansion projects are further characterized as currently having either a committed funding source or no identified funding source. Examples of a committed funding source include the capacity to absorb the project’s capital cost within current budget levels or forecasted revenue growth; financing that is underway or anticipated (bond or loan); known state or federal funding (appropriation or grant); special assessment; or dedicated cash reserves for future expenditure.

All answers should be based on local fiscal years (LFY, beginning October 1 and running through September 30). Please use nominal dollars for each year, but include any expected cost increases for inflation or population growth. Please check the EDR website for optional growth rate schedules that may be helpful.

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

Part 5.1 Routine Operation and Maintenance

Please complete the table below, indicating the cost of operation and maintenance activities for the current year and subsequent five-year increments throughout the 20-year horizon. Your response to this part should exclude future initiatives associated with resiliency or major expenses associated with the replacement of aging infrastructure; these activities are addressed in subparts 5.4 and 6.0. However, do include non-structural programs like public outreach and education in this category.

If specific cost data is not yet available for the current year, the most recent (2020-21) O&M value can be input into the optional growth rate schedules (available on EDR’s website as an Excel workbook). The most recent O&M value can be grown using the provided options for inflation, population growth, or some other metric of your choosing. If the growth in your projected total O&M costs is more than 15% over any five-year increment, please provide a brief explanation of the major drivers.

Routine Operation and Maintenance

Expenditures (in \$thousands)

	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Operation and Maintenance Costs	3	3	4	4	4
Brief description of growth greater than 15% over any 5-year period:					

Part 5.2 Future Expansion (Committed Funding Source)

Please list expansion projects and their associated costs for the current year and subsequent five-year increments throughout the 20-year planning horizon. In this section, include stormwater system expansion projects or portions of projects with a committed funding source. If you include a portion of a project that is not fully funded, the project’s remaining cost must be included in part 5.3, Expansion Projects with No Identified Funding Source.

Though many, if not most, stormwater projects benefit both flood protection and water quality, please use your best judgment to either allocate costs or simply select the primary purpose from the two categories below.

5.2.1 Flood Protection (Committed Funding Source): Provide a list of all scheduled new work, retrofitting and upgrades related to flood protection/flood abatement. Include infrastructure such as storage basins, piping and other conveyances, land purchases for stormwater projects, etc . Also include major hardware purchases such as vactor/jet trucks.

5.2.2 Water Quality Projects (Committed Funding Source): Please provide a list of scheduled water quality projects in your jurisdiction, such as treatment basins, alum injection systems, green infrastructure, water quality retrofits, etc., that have a direct stormwater component. The projected expenditures should reflect only those costs.

- If you are party to an adopted BMAP, please include the capital projects associated with stormwater in this table. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred. For reference, DEP publishes a complete list of adopted BMAP projects as an appendix in their Annual STAR Report.

Expansion Projects with a Committed Funding Source

5.2.1 Flood Protection

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
n/a					

5.2.2 Water Quality

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
n/a					

Part 5.3 Future Expansion with No Identified Funding Source

Please provide a list of known expansion projects or anticipated need(s) without formal funding commitments(s), formal pledges, or obligations. If you included a portion of a project that was partially covered by a committed source in part 5.2 above, list the projects and their remaining costs below.

5.3.1 Future Flood Protection with No Identified Funding Source: Please provide a list of future flood protection/flood abatement projects, associated land purchases, or major hardware purchases that are needed in your jurisdiction over the next 20 years. Future needs may be based on Master Plans, Comprehensive Plan Elements, Water Control Plans, areas of frequent flooding, hydrologic and hydraulic modeling, public safety, increased frequency of maintenance, desired level of service, flooding complaints, etc.

5.3.2 Future Water Quality Projects with no Identified Funding Source: Please provide a list of future stormwater projects needed in your jurisdiction over the next 20 years that are primarily related to water quality issues. Future needs may be based on proximity to impaired waters or waters with total maximum daily loads (TMDLs), BMAPs, state adopted Restoration Plans, Alternative Restoration Plans, or other local water quality needs.

- If you are party to an adopted BMAP, please list capital projects associated with stormwater. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred.
- List other future water quality projects, including those in support of local water quality goals as well as those identified in proposed (but not yet adopted) BMAPs.

Expansion Projects with No Identified Funding Source

5.3.1 Flood Protection

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
n/a					

5.3.2 Water Quality

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
n/a					

Please indicate which resources or documents you used to complete table 5.3 (check all that apply).

- Stormwater Master Plan
- Basin Studies or Engineering Reports
- Adopted BMAP
- Adopted Total Maximum Daily Load
- Regional or Basin-specific Water Quality Improvement Plan or Restoration Plan
- Other(s):

Specify:	

Part 5.4 Stormwater projects that are part of resiliency initiatives related to climate change

Please list any stormwater infrastructure relocation or modification projects and new capital investments specifically needed due to sea level rise, increased flood events, or other adverse effects of climate change. When aggregating, include O&M costs for these future resiliency projects and investments in this table (not in part 5.1). If your jurisdiction participates in a Local Mitigation Strategy (LMS), also include the expenditures associated with your stormwater management system in this category (for example, costs identified on an LMS project list).

Resiliency Projects with a Committed Funding Source

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
n/a					

Resiliency Projects with No Identified Funding Source

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
n/a					

- Has a vulnerability assessment been completed for your jurisdiction’s storm water system?
- If no, how many facilities have been assessed?
- Does your jurisdiction have a long-range resiliency plan of 20 years or more?
- If yes, please provide a link if available:
- If no, is a planning effort currently underway?

Part 6.0 The estimated remaining useful life of each facility or its major components (Section 403.9302(3)(e), F.S.)

Rather than reporting the exact number of useful years remaining for individual components, this section is constructed to focus on infrastructure components that are targeted for replacement and will be major expenses within the 20-year time horizon. Major replacements include culverts and pipe networks, control structures, pump stations, physical/biological filter media, etc. Further, the costs of retrofitting when used in lieu of replacement (such as slip lining) should be included in this part. Finally, for the purposes of this document, it is assumed that open storage and conveyance systems are maintained (as opposed to replaced) and have an unlimited service life.

In order to distinguish between routine maintenance projects and the replacement projects to be included in this part, only major expenses are included here. A major expense is defined as any single replacement project greater than 5% of the jurisdiction's total O&M expenditures over the most recent five-year period (such as a project in late 2021 costing more than 5% of the O&M expenditures for fiscal years 2016-2017 to 2020-2021).

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

End of Useful Life Replacement Projects with a Committed Funding Source

Project Name	LFY 2021-2022	Expenditures (in \$thousands)			
		2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
		612	709	822	953

End of Useful Life Replacement Projects with No Identified Funding Source

Project Name	LFY 2021-2022	Expenditures (in \$thousands)			
		2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Part 7.0 The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components. (Section 403.9302(3)(f), F.S.)

This part of the template also addresses a portion of s. 403.9302(3)(g), F.S., by including historical expenditures. Many local governments refer to these as “actual” expenditures.

Consistent with expenditure projections, the jurisdiction’s actual expenditures are categorized into routine O&M, expansion, resiliency projects, and replacement of aging infrastructure. Additionally, the table includes space for reserve accounts. EDR’s interpretation of subparagraph 403.9302(3)(f), F.S., is that “capital account” refers to any reserve account developed specifically to cover future expenditures.

Note that for this table:

- Expenditures for local fiscal year 2020-21 can be estimated based on the most current information if final data is not yet available.
- Current Year Revenues include tax and fee collections budgeted for that fiscal year as well as unexpended balances from the prior year (balance forward or carry-over) unless they are earmarked for the rainy day or a dedicated reserve as explained in the following bullets.
- Bond proceeds should reflect only the amount expended in the given year.
- A reserve is a dedicated account to accumulate funds for a specific future expenditure.
- An all-purpose rainy day fund is a type of working capital fund typically used to address costs associated with emergencies or unplanned events.

The sum of the values reported in the "Funding Sources for Actual Expenditures" columns should equal the total "Actual Expenditures" amount. The cells in the "Funding Sources for Actual Expenditures" section will be highlighted red if their sum does not equal the "Actual Expenditures" total.

If you do not have a formal reserve dedicated to your stormwater system, please enter zero for the final two reserve columns.

Routine O&M

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17	0	0					
2017-18	0	0					
2018-19	0	0					
2019-20	0	0					
2020-21	0	0					

Expansion

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Resiliency

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Replacement of Aging Infrastructure

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Part 8.0 The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap (Section 403.9302(3)(g), F.S.)

In this template, the historical data deemed necessary to comply with s. 403.9302(3)(g), F.S., was included in part 7.0. This part is forward looking and includes a funding gap calculation. The first two tables will be auto-filled from the data you reported in prior tables. To do this, EDR will rely on this template's working definition of projects with committed funding sources, *i.e.*, EDR assumes that all committed projects have committed revenues. Those projects with no identified funding source are considered to be unfunded. EDR has automated the calculation of projected funding gaps based on these assumptions.

Committed Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	3	4	4	4
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	612	709	822	953
Total Committed Revenues (=Total Committed Projects)	615	713	826	957

No Identified Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	0	0	0	0
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Projected Funding Gap (=Total Non-Committed Needs)	0	0	0	0

For any specific strategies that will close or lessen a projected funding gap, please list them in the table below. For each strategy, also include the expected new revenue within the five-year increments.

Strategies for New Funding Sources	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Total	0	0	0	0

Remaining Unfunded Needs	0	0	0	0
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Project & Type Information			Expenditures (in \$thousands)				
Project Type (Choose from dropdown list)	Funding Source Type (Choose from dropdown list)	Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Project & Type Information			Expenditures				
Project Type	Funding Source Type		LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Expansion Projects, Flood Protection	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	Committed Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Flood Protection	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Total of Projects without Project Type and/or Funding Source Type			0	0	0	0	0

Tab 3

STERLING HILL

LANDSCAPE INSPECTION REPORT



July 7, 2022

Rizzetta & Company

John R. Toborg – Manager, Landscape Inspection
Services



Rizzetta & Company
Professionals in Community Management

Summary, North Park

General Updates, Recent & Upcoming Maintenance Events

- During the month of August, all Bahia turf shall receive an application of Iron & Micro Mix. (545 lbs.)
- Juniper to notify STAFF and Landscape Inspection Specialist at least one week prior to the application being scheduled.
- In general, hedges throughout the community were overgrown during this most current inspection. Juniper is behind with their detail work.
- What is the schedule for the dead Pine removal on the SH Blvd. median between Glenburne and Mandalay Place?

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. Loropetalum, Gold Mound, Feijoa and Dw. Firebush in front of and beside the North Park clubhouse as well as Silverthorn behind, are all overgrown. Those plants surrounding both totlots and dog park must ALWAYS be kept at or below the top of the fence. (Pics 1a, b & c)



2. Maintain Florida Privet surrounding the North Park tennis courts lower and at a uniform height and the Simpson's Stopper surrounding the storage facility lower than the surrounding chain link.

North Park, Elgin SE Corner

3. Eradicate and hand pull the stink vine from the Loropetalum on the side of the pool deck approaching the gym area from the back.

4. I never received verification (shipping label, tree tag, etc.) stating the species and variety of tree installed for Louis Peters memorial. Please provide this as these leaves and tree bark do not resemble a Live Oak though this may also be due to the age of the tree. (Pic 4a &b)



5. I know not much can be done now, but I feel Juniper did a poor job of pruning Crape Myrtles throughout the community. Many were hit or miss and inconsistent. (Pic 5>)

6. Eradicate and hand pull the stink vine from the Loropetalum on the inbound side of the North Park driveway.

7. As discussed in last month's board meeting, the Dw. Firebush to the left of the North Park driveway are still not reduced to a safe height. Cars entering the park from the north (Amersham) have a difficult time seeing vehicles driving from the south (Edgemere). (Pic 7)



8. Strips of turf on the back side of the sidewalk at the SE corner of the property along Elgin did not get mowed. The Dw. Firebush needs to be a consistent height. (Pic 8>)

9. I took a very similar picture last month showing poor edging in the same location along Elgin south. (Pic 9>)



Elgin/Arboglades Wall, South Intersection

10. These Redtip Photinia should have been cut to the ground by now. Also, this Drake Elm along the Elgin/Arboglades wall has water shoots low on the trunk. (Pic 10)



11. Trim the Silverthorn at the wall/fence transition of the Elgin/Arboglades wall.

12. Dirt is not being regularly removed from the sidewalks during the maintenance events. This is why beveling is included in the contract. (Pic 12)



13. The Dw. Firebush on the southern tip of the median at SH Blvd. south and Elgin need to be lowered. (Pic 13)



14. Trim the Loropetalum at the south intersection, Arboglades corner. Trim the Golden Dewdrop along the wall leading up to the Arboglades entrance from the south.

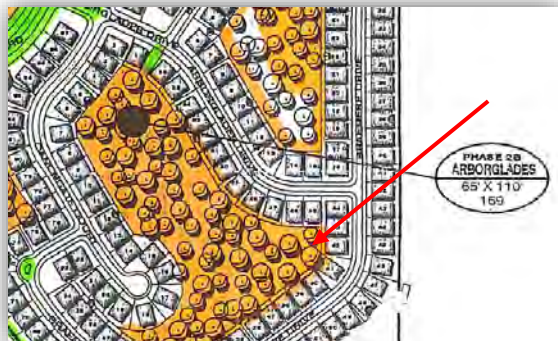
15. Cut the Dw. Asian Jasmine from the curb at the Arboglades median, including that which has grown through the Dw. India Hawthorn. Maintain a delineation between these plants.

Arborglades, SH Blvd. North, Edgemere

16. Crews are still not maintaining the sidewalks very well surrounding the DRA's. This one is in Arborglades. This maintenance event does not coincide with the DRA mowing. The tops of these DRA's and both sides of the sidewalks are mowed weekly this time of year. (Pic 16)



17. We may want the District Engineer to have a look at some erosion on a DRA bank in Arborglades. (Pic 17 & below)



18. Juniper must line trim each outfall structure during each DRA mow event. This is in the same DRA as above. (Pic 18)



19. Leaving Arborglades and heading to Edgemere, more Golden Dewdrop is well above the top of the wall.

20. Under a bed of Crapees between Arborglades and Edgemere, Confederate Jasmine is still climbing the wall and trunks as well as needs to be tipped. (Pic 20)



21. Eradicate Virginia Creeper from the wall in the alcove cutout for an existing Oak preservation approaching Edgemere from Arborglades.

22. This is the view making a left into Edgemere from the direction of North Park. These still need to be lowered. (Pic 22>)

Edgemere, Brightstone Place, Brackenwood

23. Juniper to diagnose the thinning Anise between the inbound pedestrian and vehicular gates at Edgemere and treat accordingly.

24. The Silverthorn bed adjacent to the North Park bus stop is now nearly covered with Stink Vine. (Pic 24)



25. Pull vines from the Liriope and trim the Loropetalum in front of the North Park sign panel.

26. Jasmine needs to be cut to behind the curb and kept out of the Hawthorn on the SHBlvd. Median between North Park and Brightstone Place. (Pic 26>)

27. Maintain Gold Mound at the tip of the Brightstone Place median at the same height.



28. Maintain the Dw. Firebush on the SHBlvd. median leading up to Brackenwood from Brightstone Place at the same height. Strive to maintain at no taller than 24". Do not hesitate to tip even some of the shorter ones to promote fuller growth. (Pic 28)



29. Pull all Virginia Creeper from the wall leading to Brackenwood as well as from the Sandankwa Viburnum from the right side of the Brackenwood sign wall.



30. By what date will the tip of the Brackenwood median be re-installed?

31. We have a total of (25) Duc de Rohan Azaleas planted on the Brackenwood median. We were billed for (28) and potting soil and drip lines. How much drip was installed? (Pic 31>)

Brackenwood, Autumnwind, Thorngrove

There are gaps in the pattern that need to be filled. Also, I feel we should not have to pay full price for these since the Majestic Beauty India Hawthorn (we ALSO paid for) didn't last two months. What remediation can the District expect?



32. Pull vines from electrical conduit, tip the Confederate Jasmine and remove palm saplings from the back side of the rear Brackenwood median.

33. Maintenance is still lacking at the Autumnwind sidewalk in Brackenwood. Crews should be line trimming closer to the tree line next to the last house on the right. (Pic 33)

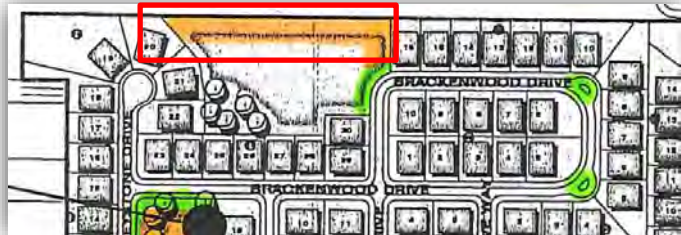


34. Crews also need to be mowing/line trimming closer to the tree line on Thorngrove Way inside Brackenwood. (see below)



Brackenwood, SHBlvd. Medians North, Amersham Isles Corner

35. It appears the eyebrow cul-de-sacs in Brackenwood were not mowed the week of this inspection. They are to be mowed weekly. Also, the area on the north side of the tree line at the NW corner of Brackenwood (although on a bi-weekly mow schedule) was quite tall during this inspection. (see below)



36. The sidewalk expansion joints around the DRA at Greystone Dr. and Brackenwood Dr. need to have weeds eradicated.

37. Silverthorn still needs to be trimmed on the back side of the SHBlvd. fence/wall at the Brackenwood corner of the north intersection. Weeds are also tall once again behind the wall. (Pic 37)



38. Delineate both sides of the Brackenwood entrance. (Dw. Firebush from the Sandankwa Viburnum, from the Jasmine, etc.)

39. Inspect the Tree Ligustrum on the left side of the Brackenwood sign – it is much more yellow than the one on the right. Is a preventative fungicide drenching required? (Pic 39>)

40. The Dw. Firebush on the SHBlvd. median between Brackenwood and the north intersection also needs to be kept lower. It is difficult to see cars coming from the north intersection if you are leaving Brackenwood and going to the North Park.

41. Are we going to get four (4) new Sandankwa Viburnum along the Brackenwood/SHBlvd. wall as soon as you pull out of Brackenwood? We originally had seven (7) plants there.

42. Dw. Firebush needs to be maintained at a consistent height along the wall from Brackenwood to the north intersection.

43. Prune the Arboricola “sticks” at the tips in the SHBlvd. medians at the north intersection. Perhaps this will rejuvenate new growth.

44. Loropetalum needs to be trimmed at the AI corner of the north intersection. Inside the triangular AI lawn, the Dw. Firebush adjacent to the 3-rail needs to be trimmed and the Dw. Asian Jasmine is growing through it. The Silverthorn against the back wall are overgrown and covered with vines.

45. When will the Sweet Viburnum be installed behind the short wave wall at the AI corner of the north intersection? Approved and emailed June 2nd.



Amersham Isles, SH Blvd. Back Side of Amersham Isles

46. The August application of iron should help with the yellowing of a lot of the Bahia turf. (Pic 46)



47. Trim Star Jasmine on both sides of AI entrance.

48. When will these Carissa Hollies be replaced by Juniper? These were planted by CLM and did not survive. (Pic 48)



49. If the week of this inspection was the "off" week for mowing of the AI DRA's, then I can understand the turf height, however, if it was an "on" week, then this DRA was missed.

50. Leybourne Way turf was not mowed, the curb line was not edged and there are expansion joint weeds. This is a weekly event.

51. Juniper needs to install micro-jets onto the drip lines on the back side of the AI rear median to supply more water where this ailing Confederate Jasmine needs it. These have been fuller in the past, but this bed is not thriving. (Pic 51)



52. The Photinia has been brought down to the top of the 3-rail after leaving AI and heading to North Park. It looks SO much better. It is already putting out new growth. I suggest a preventative spray of a fungicide since this plant is so prone to fungal diseases. This needs to be repeated as you continue to the park. (2-3 more beds) Where there is two layers of shrubs (Sweet Viburnum and Redtips), this needs to be completed. Pic 52 is representative of a bed which requires this. (Pic 52)



SHBlvd. Back Side of Amersham Isles Southbound

53. The replacement Sweet Viburnum have been installed behind the 3-rail across from Brightstone Place and North Park. Was irrigation altered to put out water every day? At least for an hour?

54. Hand pull vines from the Sweet Viburnum behind the 3-rail across from North Park. There are more vines in the wall plantings between North Park and Edgemere on the AI side.

55. The Gourd Vine is proliferating in the bed across from Edgemere. (Pic 55)



56. Past the bed across from Edgemere, Silverthorn needs to be trimmed as you head toward the south intersection. Pull vines.

57. This irrigation leak has been previously brought to Juniper's attention. Reportedly, it has been repaired. There is still siltation along the sidewalk and there is still a hole in the ground with a flag in it by the sidewalk along the back side of AI past Edgemere heading south. (Pic 57>)

58. Although it was reported as will be done by next inspection, the Crape Myrtle branches on the back side of AI are still hanging low over the sidewalk.

59. At the end of the AI wall where the 3-rail begins, the Silverthorn are very overgrown. (Pic 59)



60. Vines are increasing at the Walter's Viburnum at the AI 3-rail on the way to Arborglades from the north. (Pic 60)



SHBlvd. South Side Approaching South Intersection, Elgin

61. Item 50 from the June report has reportedly been completed, however, it has not. These Walter's Viburnum are still full size. They were requested to be flush cut or preferably removed. (Pic 61)



62. Tip Silverthorn surrounding the lift station.

63. There is still mulch on the sidewalks leading to the south intersection on the AI side.

64. There is still Spanish Moss on the Crapes south of the Elgin alcove. (Pic 64)



65. Dw. Firebush is not a consistent height in the Elgin alcove but is overgrown everywhere. **Podocarpus still need to be tipped.** Hand pull weeds from the raised planter.

66. Turf needs to be installed at this irrigation repair along Elgin and fill soil needs to be brought in to fill the hole. (Pic 66)



67. In general, up the Elgin wall, Dw. Firebush needs to be brought to a consistent height.

68. Where the southern portion of the AI/Elgin wall ends and the 3-rail begins, Silverthorn is overgrown.

69. Treat and hand pull Torpedograss in the Hawthorn leading up to the north intersection.

70. Silverthorn and Loropetalum still need to be tipped in the aluminum fence sections along Brackenwood/Elgin.

71. New Feijoa were installed leading to the junction box on the Brackenwood/Elgin wall. **Was irrigation altered to run every day for at least an hour or more?**

72. Remove Oak volunteers from the Oleander leading to the northern end of the Brackenwood/Elgin wall.

73. Hand pull large weeds in the next to last bed of Sabals before the northern end of the Brackenwood/Elgin wall. (Pic 73>)

Brackenwood Elgin Side, Glenburne Elgin Side, SHBlvd.

74. Beyond the bed in Item 73, a bed of Silverthorn is being completely overtaken by a stinkvine-type weed. (Pic 74)



76. Is there an irrigation issue along the Glenburne/Elgin wall nine (9) sections of wall before the wall jogs back toward Glenburne near the north intersection? A lot of silt is running over the sidewalk. (Pic 76)



75. Beyond Item 74, the Elgin sidewalk is not edged and there are tall Crape Myrtle water shoots. (Pic 75)



77. Has Juniper ever applied the micro-mix foliar drenching I've requested several times to reverse the effect of Loropetalum decline? It is a mixture of 0.5 lbs. powdered copper sulfate pentahydrate and 0.25 lbs. fresh hydrated lime to 10 gallons of water. I would like this applied to the Loropetalum approaching Glenburne's entrance to see if it helps. (Pic 77)



78. This hole in the ground adjacent to the sidewalk approaching Glenburne has been here since prior to the previous inspection. When will this be completed? (Pic 78>)

Glenburne, SHBlvd. South, Mandalay Place

79. These sprayed, dead grassy weeds leading up to the Glenburne entrance have been there since the previous inspection as well. These should have been hand-pulled by now. (Pic 79)



80. Cut the Loropetalum to the ground on the rear Glenburne median.

81. Juniper has discovered Bark Beetle on the dead Crape Myrtle on the Glenburne median and are looking into treatment. Could this also be the cause of death of the one on the back side of Amersham Isles?

82. Expansion joint weeds are present in the sidewalk, curb and gutter and curb inlet at this location inside Glenburne. (Pic 82>)



83. Teaberry, although not as bad as last month, is still way overgrown for a week's growth. (Pic 83)



84. Top the Podocarpus on the SHBlvd. median leaving Glenburne heading south and remove 3-5 dead plants.

85. When are the two dead Pines past Glenburne scheduled to be removed? Has STAFF handled this?

86. Hand pull vines from the Pyracantha leading to the Mandalay Place entrance at the end of the 3-rail.



87. Although reported to be completed by the next landscape inspection, the blunt cut limbs over the wall on the inbound side of the Mandalay Place entrance are still there.

Mandalay Place, Haverhill, Windance, Barrington

88. Pick up and dispose of all the Crape Myrtle debris on the Mandalay Place median. Keep the Dw. Firebush lower on this median.

89. Juniper is still not mowing as much of the southern end of Beaumont Loop as they should be. There are wide expanses between the trees that could be mowed but is not.

90. Is it the board's wish to have this type of planting combination outside Mandalay Place removed and replaced with turf? (Pic 90)



91. Juniper's response to the RoundUp application last month was that it will not happen again, and the employee was written up. What is the CDD supposed to do with all these bare areas that are now becoming weed infested?

92. The area where Cogongrass is coming up along the wall between Mandalay Place and Haverhill needs to be sprayed again. New sprouts of Cogongrass are emerging.

93. **These irrigation breaks go all the way back to when the mulching was completed as the previous account manager said it was caused by their trucks. This one is between Haverhill and Windance. When will these be repaired? It has taken far too long. (Pic 93>)**

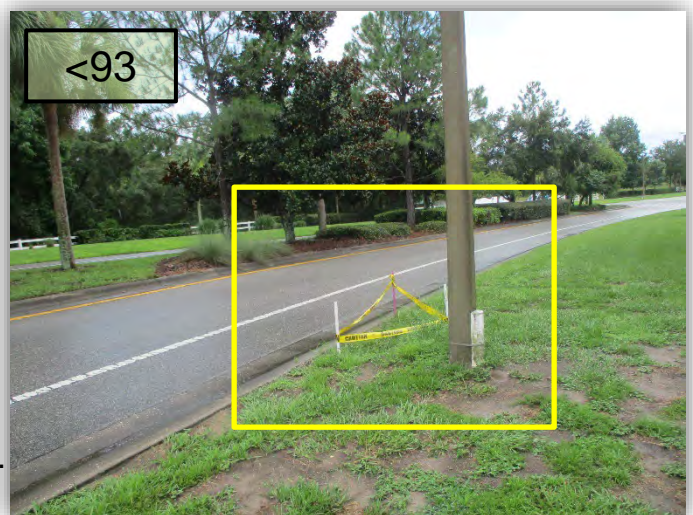
94. **The tract joining the Windance Avenue and Crossline cul-de-sacs has not been mowed in two or more weeks. (Pic 94)**



95. It appears the many tall grassy weeds on the SHBlvd. south median before getting to Barrington have been sprayed as they are turning yellow. Crews now need to return to hand pull.

96. I still do not see a 6' wide bed at the end of the Windance wall to make this newly extended hedge line addition look like the existing. By what date will this be finished? Item 69 in the May report.

97. These Fakahatchee Grasses past the Barrington entrance have been on numerous reports and are nearly completely brown. Ju-



Barrington

niper needs to replace these at their expense. (Pic 97)



102. Hand pull the extremely tall weeds on the back side of the inbound side of the Barrington entrance in front of the fence. It's been a while! (Pic 102)



98. Even though the median past the Barrington entrance is not irrigated presently, Juniper still needs to maintain it. It needs immediate attention. (Pic 98)



103. What can Juniper do to improve the vitality of the Drift Roses under these evergreens on the inbound side of Barrington behind the gates? Is Juniper treating the turf weeds in the inbound ROW of Barrington behind the gates? (Pic 103)



99. The Ribbon Palm is still not unbundled on the rear Barrington median. The response said Juniper will have it trimmed and untied but did not provide a date. Please do so. Pull weeds below this palm.

100. Hand pull tall weeds in the Drift Roses and Variegated Confederate Jasmine on the Barrington median.

101. Top the Podocarpus at the Barrington entrance.

104. The ornamental grasses still have a lot of dead material at the bottom of the crown and the Hawthorn is still very weedy in the back corner of the open lawn inside Barrington behind the mail kiosk. The bed surrounding the mail kiosk is also very weedy but also contains a lot of fallen palm fronds. (Pic 104>)

Barrington, SHBlvd. South

105. This tract between 3539 & 3549 Autumn Amber Dr. needs to be mowed weekly. It is the CDD-owned tract leading to the NE corner pond in Barrington. There will be app. four more of these tracts to mow once all construction is complete. There are currently 2-3 that require mowing. Another is on Golden Lime Ave. Others are under construction. (Pic 105)



106. Palms in Barrington, I feel, were never trimmed with the rest of the community. They need to be.

107. Turf in the outbound ROW inside the Barrington Gates is also extremely weedy.

108. There may be a couple suspect invasive grasses at the intersection of Barrington and SHBlvd., outbound side.



109. Hand pull tall weeds in the Sandankwa Viburnum and treat the turf weeds in the East ROW of SHBlvd. north of Barrington.

110. Remove gourd vines and other weeds from the Hawthorn on the SHBlvd. median north of Windance entrance. Raise Drake Elms.

111. This irrigation repair needs to be brought to its original condition. Right now, it is in a depression and needs sod – east SHBlvd. ROW north of Windance. (Pic 111)

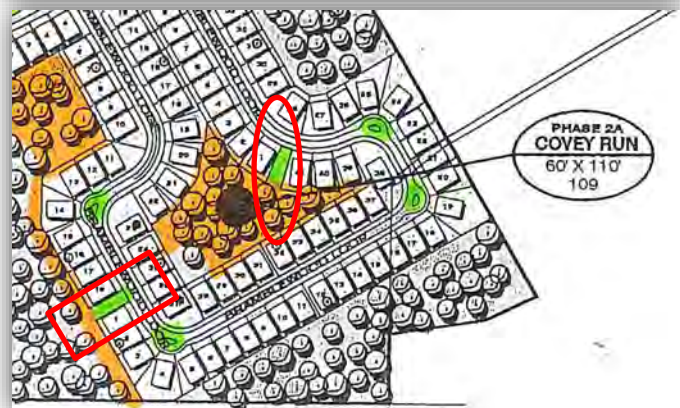


112. There are about 4-5 brown Fakahatchee Grasses on the SHBlvd. median before the left turn lane begins into Haverhill from the south. Treat accordingly. (Pic 112)



Covey Run, South Park, SH Blvd. South

113. Crews need to make sure to mow all tracts colored green in Covey Run every week. It appears the resident may be mowing the one on the northern leg of Bramblewood Loop as the tract is mowed but the ROW turf was not. Crews are also missing the tract that goes from Bramblewood Loop back toward the fence line of SH Blvd. Although this time it was mowed. (Pic 113 & below)



114. Hand pull vines from the Juniper on the outbound side of Covey Run.

115. Keep the Dw. Firebush on the SH Blvd. median between Covey Run and South Park lower.

116. Trim up and delineate the Loropetalum and Feijoa around the curve of the South Park driveway. Currently it is wild and unruly. Remove landscape debris.

117. The Silverthorn surrounding the dog park has 3'-5' shoots throughout. This needs to be trimmed. **The turf area between the South Park totlot and dog park has been skipped for more than two weeks.** (Pic 117)



118. The Dw. Firebush surrounding the totlot needs to be maintained at or below the top of the aluminum fence at all times.

119. All plants surrounding the South Park bike racks need to be lowered and delineated.

120. Texas Sage leading to the sand volleyball court still needs to be lowered and there is still dead growth in more than one Leyland Cypress.

121. Knockout Roses at Dunwoody are not improving.



Proposals

1. Juniper to provide a proposal to fill in the bare spots of Arboricola (3 Gal., FULL) and Blue Daze "Blue My Mind" (1 Gal., FULL) at the tips of the SHBlvd. medians at the north intersection where we recently installed sod. Part of the original request was to have these beds filled in with good looking plants.



Tab 4

STERLING HILL

LANDSCAPE INSPECTION REPORT



June 8, 2022

Rizzetta & Company

John R. Toborg – Manager, Landscape Inspection
Services



Rizzetta & Company
Professionals in Community Management

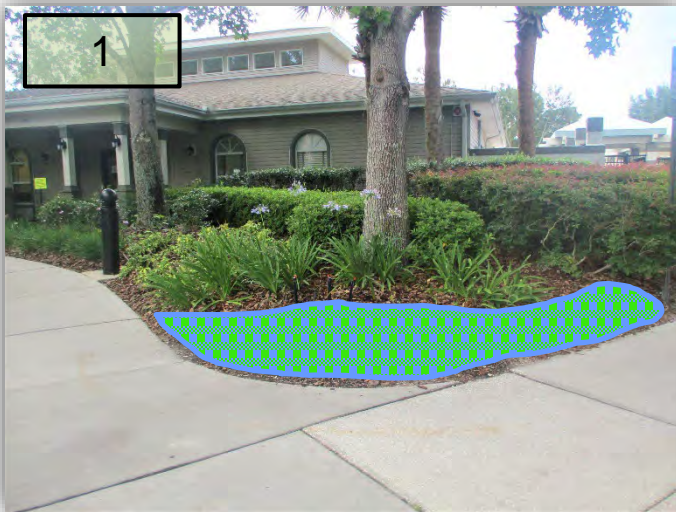
Summary, North Park

General Updates, Recent & Upcoming Maintenance Events

- There are no fertilizer applications for the month of July.

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. Why haven't the Agapanthus been extended in front of the North Park clubhouse? These were supposed to have been planted to take the place of the removal of the annual bed. (Pic 1)



5. There is also a Liriope bed on the back side of the gym/pool deck overrun with weeds. (Pic 5)



2. Hand pull stink vine from the ground as well as the tops of the Azaleas in front of the North Park clubhouse.

3. Hand pull grassy weeds in the Lilyturf in the semi-circular beds surrounding the flagpole. There are also a lot of weeds in the Juniper between the clubhouse and gym. Cut out dead wood in the Juniper surrounding the flagpole.

4. **Why hasn't Juniper replaced Louis Peter's Memorial tree? (Pic 4>)**



North Park, Elgin South

6. Crews need to do a better job of removing cut material from the shrubs and the ground following the pruning exercise. (Pic 6)



7. Remove volunteer grasses and vines from the pie-shaped parking lot island after entering into North Park. Hand pull vines from the Silverthorn and Loropetalum near the same area.

8. Crews need to return to all beds resembling this one at the SE corner of the property along Elgin and hand pull dead, sprayed weeds. They are even lying on the concrete. (Pic 8)



9. Crews also were remiss in several areas of sidewalk hard edging including here along Elgin south. In other areas where hard edging did occur, the cut material was left behind. (Pic 9>)

10. Right where the Arborglades wall transitions to 3-rail near the SE corner, there is a tree originating behind the 3-rail arching over the sidewalk and hanging quite low in the ROW. This needs to be lifted.

11. In the past, I have asked Juniper to cut to the ground anything (Redtip Photinia) that resembles these along Elgin south. If we get a rejuvenation, great, if not, we will maintain a clear bed of mulch. (Pic 11)



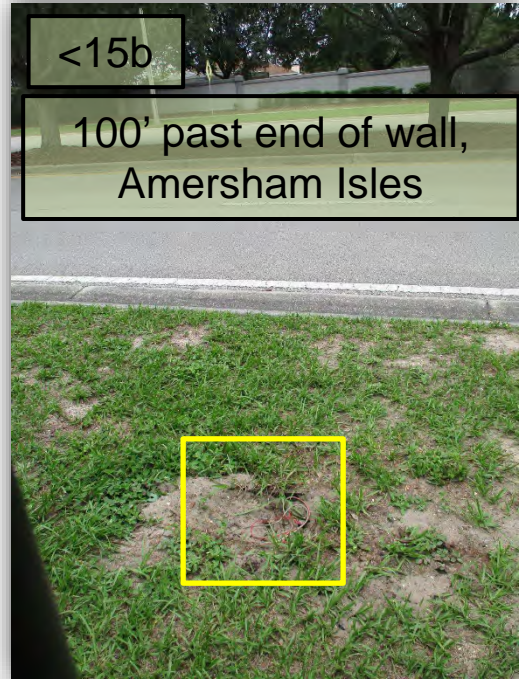
12. Several Oaks along the Arborglades/Elgin wall have water shoots extending down the trunk far below the lowest branch.

13. Crews need to be pushing the dirt from bed edges back into the beds and off the sidewalks. This shouldn't be dirt – it should be mulch!

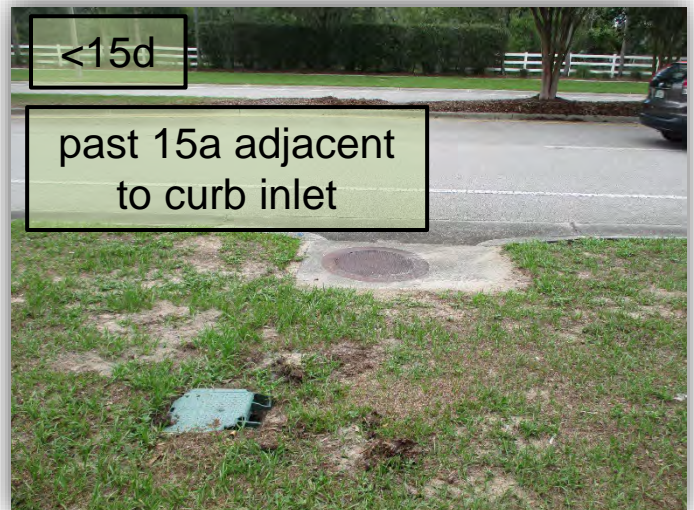


South Intersection, Irrigation Valve Boxes!

14. There are two other spots of Redtip Photinia that I would like to have cut to the ground and drenched with fungicide. These are surrounding the junction boxes between the south intersection and the Arborglades entrance and another bed just beyond that location. If they rejuve, fine. If not, we will completely remove them and plant another suitable plant. (Pic 14)



15. When will Juniper be replacing damaged irrigation valve boxes and/or lids? This is one between the south intersection and the Arborglades entrance. There will be more later in the report. In fact, throughout this inspection, it was noted a large quantity of lids were either upside down, missing or off the box begging to be damaged. There are many others. (Pic 15a, b, c & d>)



Arborglades, Edgemere, SHBlvd. North

16. Approaching the Arborglades entrance from the south, hand pull vines on the ground where the wall jogs back.



17. Make sure the Dw. Asian Jasmine on the rear Arborglades median is getting fertilized. It is faded in color.



18. The Coontie Palms between the Arborglades exit drive and wall are full of Stink Vine.



19. The Flax Lily on the SHBlvd. median outside Arborglades still needs to have dead growth removed.



20. Juniper to diagnose the failing Sandankwa Viburnum along the wall app. 100' past the Arborglades entrance toward Edgemere. Diagnose and treat accordingly. Trim out all dead material. (Pic 20)



21. Continuing toward Edgemere, at the first bed of large Crape Myrtles, and then the next bed, the Dw., India Hawthorn bed below needs to be cleaned out, including dead material removal, landscape debris removal, broken limbs. Also make sure this Hawthorn is being treated for Entomosporium. (Pic 21>)



22. Delineations were begun to separate the Dw. Asian Jasmine and surrounding plants at the main entrance features several months ago, and for the most part, they look good,



although, there is more work to be done, as this is a process. However, at Edgemere, Juniper still needs to establish this separation and remove the Jasmine form surrounding plants. (Pic 22)



23. Detail the landscape beds leaving Edgemere toward North Park.



24. I'm requesting Juniper treat all remaining Jasmine, be it Dw. Asian or Confederate, with a specialty fertilizer very soon and then lightly periodically as we go through the growing season. Our Jasmine needs an extra kick. There is no reason this plant should not thrive in these growing conditions.



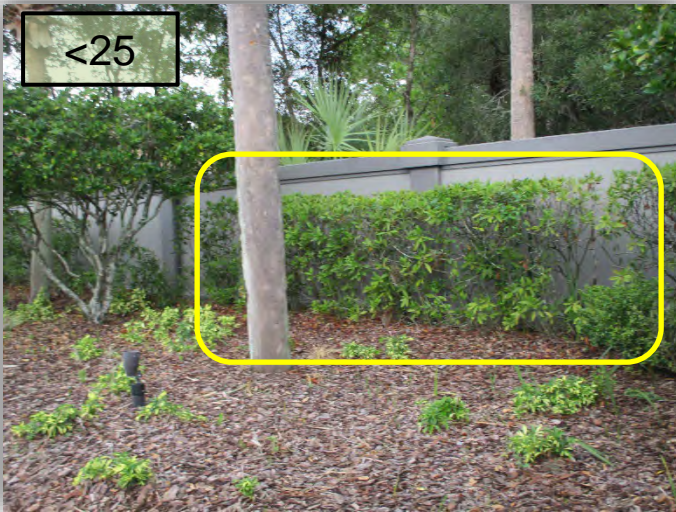
25. Is irrigation working properly on both sides of the Brightstone Place entrance? Anise on the inbound side is much thinner. (Pic 25>)



SHBlvd. Brightstone Place & Brackenwood

26. As noted earlier, throughout the course of this inspection, many irrigation valve box lids were either upside down or off the box completely. It appeared Juniper is in the midst of a flurry of repairs. When will the perimeters of these repairs be brought back to their original condition – raked out and new Bahia turf?

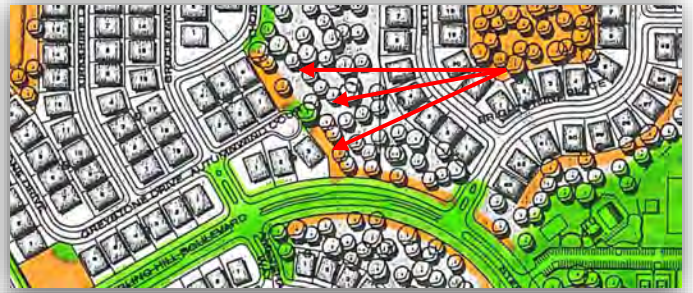
27. In the same area where a completely dead Redtip Photinia was requested to be removed, I now think the entire run of Photinia should be removed. This is between Brightstone Place & Brackenwood. However, the Photinia that starts at the 3-rail and ends about 10' before the end of the wall can remain. It is in decent shape. (Pic 27)



28. Delineate between the Dw. Asian Jasmine and all other plants at the Brackenwood entrance.

29. The back side of the rear Brackenwood median is still very messy.

30. Crews skipped the end of the Autumnwind cul-de-sac. This is separate from the every-other-week mowing adjacent to the homes. Sidewalk is also not being maintained. (Pic 30 & below)



31. The back side of the Glenburne corner of the north intersection has become very weedy again. Silverthorn also needs trimmed and there is at least one partially dead Leyland Cypress that needs to be removed.

32. Although the DRA's (orange) are mowed every other week, the top flat parts (green) on either side of the sidewalk are mowed weekly. (see below)



Brackenwood, SHBlvd. To North Intersection

33. We have gone from having seven (7) very scraggly plants along this wall (see report from 8-1) to three (3). What happened to the remainder. These were planted by Juniper (CLM) in early 2021. This bed needs to be completed under warranty. (see below and Pic 33)

29. I feel CLM needs to replace these plants outside the Brackenwood entrance along SHBlvd. These were planted several months ago and failed shortly after. (Pic 29)



20. Trim the Loranotatum approaching the north



34. This bed of Mexican Petunia still needs to be sprayed out and eradicated. This sidewalk is not being hard edged. (Pic 34>)

35. Cut the Flax Lilies that surround the Jatropha at the main sign features to the ground so they can rejuvenate – or not.

36. These dead sod strips at the Amersham Isles entrance still need to be replaced. (Pic 36)



37. The newly installed Drake Elm still needs to be straightened on the SHBlvd. median between Amersham Isles and Brackenwood. (Pic 37)



Amersham Isles Interior and Back Side

38. Why are so many plants at the Amersham Isles median failing? Juniper needs to be responsible for these plants' replacements as they are the company who installed these. The Carissa Hollies have all but failed and the Variegated Confederate Jasmine at the median tip is also failing. The Blue Daze has also failed. Please provide a remediation plan. (Pic 38>)

39. I know the DRA's are mowed every other week, but I feel this area between the DRA bottom and the backs of the lots in Amersham Isles has been skipped for longer than that. (Pic 39)



40. This area along Leybourne Way was also not mowed and it should be mowed weekly. (see below)



41. There are also failing Var. Confederate Jasmine on the back side of the Amersham Isles median that are not filling in. These are app. 3 years old and look like they almost were just planted.

42. Has Juniper applied any fungicides to any Redtip Photinia on the property? These are outside Amersham Isles. (Pic 42>)



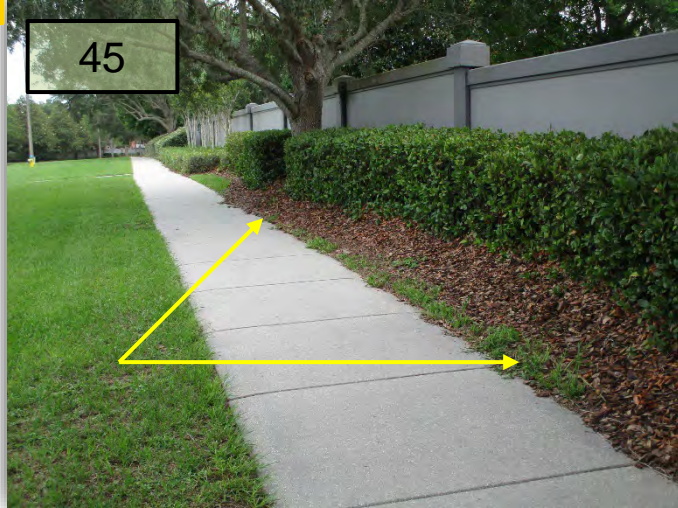
43. When will Sweet Viburnum be planted behind the 3-rail across from the Brightstone Place?

44. Spray Sandankwa Viburnum across from North Park with a fungicide. It is becoming covered with lichen. (Pic 44)



Amersham Backside

45. This is not turf, it is weeds. It should be mulch. Across from Edgemere. (Pic 45)



46. The bed directly across from the Edgemere entrance is quickly becoming covered with the gourd vine again. Is there not a selective herbicide for this? Thoroughly treat this Hawthorn for Entomosporium. (Pic 46)



47. Inspect what is probably a split drip line adjacent to the sidewalk along the back side of Amersham Isles. Leaving Edgemere and turning left. (Pic 47>)



48. We need to make sure the Crape Myrtle branches arching over the sidewalk along the back side of Amersham Isles do not block pedestrians. Lift as needed. Cleanout the bed under the trees.



49. Crews need to be cognizant of the influx of vines beginning to cover the Walter's Viburnum and other shrubs along the 3-rail on the back side of Amersham Isles.



50. I've asked of these plants to be flush cut to the ground. (preferably removed as they will sucker). There is another scraggly bed that could also be removed just a little past the previous one and under a Shumard Oak. (Pic 50)



51. Has Juniper applied any fungicide or insecticides to the Hawthorn bed across from Arborglades?



52. There is still work to be done surrounding the Lift Station. Trimmed material was left and place and not all dead wood was removed.



Elgin

53. Had Juniper beveled behind the sidewalks, I feel we would have much less mulch on the sidewalks. (Pic 53)



57. These areas through the Alcove gates needs to be mowed weekly – even though it is behind the gates. (Pic 57)



54. When are palms to be trimmed again? Although there are not a lot of full petticoats, there are still a lot of old seed and flower stalks.

58. Keep Dw. Firebush in the alcove trimmed nice and compact.

55. A few Drake Elms need to be lifted over the Elgin sidewalk. Star Jasmine needs to be trimmed along the Elgin sidewalk. It is difficult to tell this bed along Elgin was mulched in the recent past as there are so many sprayed dead weeds that have not been hand pulled. (Pic 55)

59. Keep the large Walter's Viburnum specimen from encroaching onto the sidewalk about 300-400 feet before getting to the north intersection.

60. There is still a lot of Sabal Palm debris in the beds along Elgin specifically where the wall angles back to the triangular Amersham Isles lawn at the north intersection.



61. Pull all vines and weeds form the 3rd section of fencing past the north intersection along the Brackenwood/Elgin wall.

56. This sidewalk in front of the Elgin alcove also dead not get hard-edged. (Pic 56>)



RoundUp!

62. **FIRST VERBAL WARNING** – Crews are not to apply non-selective herbicide anywhere on the property except for open mulch beds. The turf in these areas needs to be replaced. (Pics 62a, b, c & d>)



63. The Feijoa has not yet been installed at the junction boxes along the Brackenwood/Elgin wall. By what date?



64. Eradicate and then hand pull the Torpedograss from the Hawthorn and remove Redtip Photinia about 8 sections of wall before getting to the Glenburne corner of the north intersection. (Pic 64)



65. Jasmine needs to be separated from the other plants at the Glenburne corner of the north intersection.



66. When does Juniper plan on spraying a foliar drench of the micro-mix to all Loropetalum? (0.5 lbs. powdered copper sulfate pentahydrate and 0.25 lbs. fresh hydrated lime to 10 gallons of water.)



Glenburne, SHBlvd. South

67. Juniper is not line-trimming the outfall structures. This needs to be done each and every time the DRA is mowed. (Pic 67)



68. Make sure the drip lines are below the mulch in the newly enhanced SHBlvd. medians at the north intersection.



69. Weeds must be eradicated from all sidewalk expansion joints.



70. The bedline leading into Glenburne needs to be defined. (Pic 70)



71. Would the Gold Mound at Glenburne benefit from a rejuve cut like those in the North Park parking lot? If so, please do so.



72. Dw. Firebush are becoming overgrown in the Glenburne median.



73. I need Juniper to take a sample of this dead/dying Crape Myrtle on the outbound side of the Glenburne median and try to get results of why it died. Crape Myrtles are one of the hardiest trees and we've lost several over the past few years. (Pic 73)



74. Teaberry Lane has still not been maintained. It was almost this bad in last month's report. (Pic 74)



75. The specimen Walter's Viburnum on the SHBlvd. south median past Glenburne need to have a haircut at the top. Remove Virginia Creeper vine.



76. Beyond the bed of large Crape Myrtles between Glenburne and Mandalay Place, both hedges of Pyracantha need to be reduced in height. We paid a special fee to have CLM reduce this to keep it low. (Pic 76>)



Mandalay Place, SH Blvd. South, Haverhill

77. Most hedges are not being kept a foot below the wall cap. Not that all plant heights need to be the same, but plant species should be.

78. Lower Loropetalum at Mandalay Place sign.

79. The resident to the right of the Mandalay Place entrance blunt cut several large limbs on the trees between the sidewalk and wall. This is not industry standards and I ask Juniper properly prune branches to just outside the branch collar. Residents can cut a limb as it crosses their property line. I'm not 100% sure the wall here is their property line. I would have to look at construction plans. Regardless, it would have been courteous to notify us so we could perform the work properly. (Pic 79)



80. Crews need to remember to mow the south end of Beaumont Loop – including behind the sidewalk and through the tree line where possible. (see below)



81. There are two to three more rather large sections of "dirt" between Glenburne and Mandalay Place (including outbound side of Mandalay Place) that will benefit from a new Bahia turf enhancement. This may be something to consider for the new budget. There are a couple more on the east side of SH Blvd. south north of the Dunwoody entrance.

82. South of Mandalay Place keep the Golden Dewdrop below the wall cap.

83. Juniper needs to fill in the bare areas where the Purple Queen were installed. These haven't bene in but for a month or two and there appear to be some missing. (Pic 83)



84. Eradicate weeds in the Haverhill beds.

85. Why is so much drip tubing already exposed above the mulch in beds not close to sidewalks? These should always be covered.

SHBlvd. South, Windance

86. Is Juniper treating this Dw. India Hawthorn on the median approaching Windance from the north? I have never seen any spray stakes. How often are spray techs on property? (Pic 86)



89. Although not indicated on the maintenance exhibit as such, the crossover tract between the southern cul-de-sacs of Windance Ave. and Crossline needs to be mowed weekly this time of year. (see below)



90. The SHBlvd. median toward the Barrington end is getting extremely overgrown and weedy. (Pic 90>)



87. And closer to the tip of the median closest to Windance, the entire end needs to be detailed, pruned, weeded, cleaned, etc. (Pic 87)



88. What has occurred with the wall plantings on either side of the Windance entrance? One side (outbound) has literally been rejuve cut and the other (inbound) doesn't appear to have been touched. All I've ever asked for was to establish a "terraced" effect here. (Pic 88a & b>)

Barrington

91. I need to have Juniper's best turf expert to have a look at the turf in Barrington. It has never greened up properly, even through last year's grow season. It appears to be compacted, thinned out, stolons are appearing, weed infested, but especially yellow. Juniper to diagnose and propose a turf improvement program. However, weeds are throughout and again, I've never seen a spray stake here. (Pics 91a, b & c)



92. The Ribbon Palm on the rear median inside Barrington is still bundled up. This needs to be cut loose.



93. Drift Roses need some TLC at the Barrington entrance and past. They are extremely thin. Top Podocarpus in the back. (Pic 93)



Barrington, Covey Run, South Park

94. **Fakahatchee Grasses have still not been touched in the back corner of the large triangular lawn in Barrington. Still, brown, never trimmed, etc.**



95. None of the Barrington Palms were ever trimmed.



96. The Sweet Viburnum has not been trimmed surrounding the Barrington entrance. (Pic 96)



97. Remove palm saplings and weeds from the Juniper on the outbound side of Covey Run.



98. Crews are forgetting to mow the tract that extends from Bramblewood Loop to the fence along SH Blvd. There is another NE of this one around the Loop. (Pic 98 & below right)



99. Spray weeds between South Park driveway and the Azaleas.



100. Does STAFF have this dead tree in South Park on their removal list? (Pic 100)



101. Muhlygrasses within South Park and its parking lot need to be cut to a low mound.



102. Clean up fence lines of the dog park. Material is growing through.



103. Maintain the Dw. Firebush around the totlot fence at South Park.

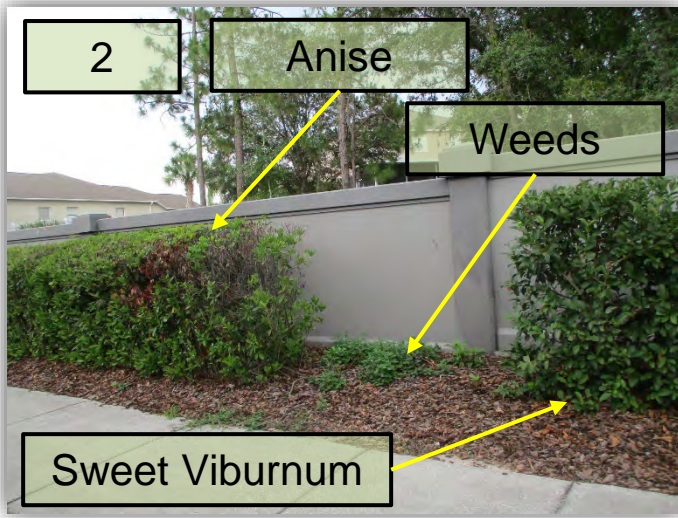


Proposals

1. Juniper to provide a proposal to fill in the dead interior of this bed of Variegated Confederate Jasmine with 3 Gal., FULL plants on 24" centers. Also include enough 3 Gal., FULL Dw. Firebush to fill in the bare area in that section. Also include enough new Bahia turf to fill in the bare spots in this same area. Old Bahia needs to be eradicated, removed and new turf needs to be "cut-in" to match existing turf grade and sit at or below the curb. (Pic 1)



2. Since Anise is presenting a challenge in so many areas, I began replacing this plant with Sweet Viburnum a couple years ago. Here, between Arborglades and Edgemere, more Anise has failed, and I am requesting a proposal from Juniper to replace with 3 Gal., FULL Sweet Viburnum to match those plants to the right. (Pic 2)



3. Juniper to provide a proposal to fill in the tip of the SHBlvd. median at Edgemere with 3 Gal., FULL Variegated Confederate Jasmine on 24" centers. (Pic 3)



4. Juniper to provide a proposal to replace dead or missing plants (I believe they are Carissa Hollies – please confirm prior) in the SHBlvd. median outside North Park. Also, include the replacement of the Blue Daze where it has failed in this same location. Hollies should be 3 Ga., FULL plants using existing spacing, and the Blue Daze need to be "Blue My Mind" variety and 1 Gal., FULL plants. Weed this bed. (18" oc). (Pic 4)



Proposals

5. Juniper to provide a proposal to stum grind the three dead Crape Myrtle stumps in the bed across from Arboglades and replace with three new 45 Gal., MT Crapes. Variety to match existing. We will re-visit the under-plantings once new trees are in. (Pic 5)



8. Although we may have already approved a proposal from the previous company, Juniper to provide a proposal to install new Bahia turf on the fourth eyebrow cul-de-sac in Covey Run at the NE bend of Bramblewood Loop. New turf must be cut in at the curb. (Pic 8 and below)



6. I think this DRA in Glenburne surrounded by Ayrshire Dr. needs to be considered for erosion repair. If Juniper is capable, please provide a proposal to rake out the embankment smooth and install new Bahia turf. Include topsoil, if necessary. STAFF may also solicit a bid. (Pic 6)



9. Juniper to provide a proposal to fill in the bare spots along the 3-rail between South Park and Dunwoody with 3 Gal., FULL Dw. Firebush.



7. Juniper to provide a proposal to fill in the tip of the Windance median with 3 Gal., FULL Variegated Confederate Jasmine on 24" centers. (Pic 7>)

Tab 5

Operations Report – June 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.
- Bleached cleaned south pool and playground wood support beams.
- Repaired north playground support bridge.
- Installed upgraded splash pad controller.
- Repaired sink and toilet in south clubhouse women's bathroom.
- Repaired broken playground table at south clubhouse.
- Touch up painted party room and fitness center at north and south side.

Gate Report

- Replaced cellular control board at Glenburne.
- Brightstone gates were not closing, power cycled and all working properly.
- Dunwoody exit gate loop wires needed redone.
- Replaced backup batteries at exit gate of Covey Run and Mandalay Place.
- Dunwoody exit curb operator closing at different rates, adjusted and fixed.
- Glenburne gate not working (thunderstorm), power cycled and all working properly.
- Windance gate not working (thunderstorm), power cycled and all working properly.

Private Event Rentals

North Clubhouse:

06/04/22 – Baby Shower
06/05/22 – Graduation Party
06/12/22 – Baby Shower
06/18/22 – Baby Shower
06/25/22 – Baby Shower
06/26/22 – Birthday Party

South Clubhouse:

06/04/22 – Birthday Party
06/05/22 – Birthday Party
06/11/22 – Adoption Party
06/25/22 – Birthday Party
06/26/22 – Birthday Party

Field Maintenance

- Trash clean-up in the DRA's, wooded areas, and trash and debris clean up along Sterling Hill Blvd. Cleaned out clogged Mandalay run out in DRA.
- Installed new signs in community where needed to be replaced.
- Installed new camera system and DVR at the Barrington village entrance.
- Repaired sections of broken fence in Barrington.



Rizzetta & Company

Tab 6



UPCOMING DATES TO REMEMBER

- ✓ **Next Regular Meeting:** August 18, 2022, at 6:30 p.m. – The Public Hearing for FY 22-23 Final Budget will be held during this meeting.
- ✓ **Next Election:** November 8, 2022
 - Seats 1, 2, & 3

**District
Manager's
Report**

July 21

2022

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<u>FINANCIAL SUMMARY</u>	<u>05/31/2022</u>
General Fund Cash & Investment Balance:	\$874,770
Reserve Fund Cash & Investment Balance:	\$1,467,710
Debt Service Fund Investment Balance:	<u>\$580,244</u>
Total Cash and Investment Balances:	\$2,922,724
General Fund Expense Variance: \$66,751	Under Budget

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Rizzetta & Company

Sterling Hill Community Development District

**Financial Statements
(Unaudited)**

May 31, 2022

Prepared by: Rizzetta & Company, Inc.

sterlinghillcdd.org
rizzetta.com

Sterling Hill Community Development District

Balance Sheet

As of 5/31/2022

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
Assets						
Cash In Bank	197,355	0	0	197,355	0	0
Investments	677,415	0	580,244	1,257,659	0	0
Investments - Reserves	0	1,467,710	0	1,467,710	0	0
Accounts Receivable	35,762	0	18,776	54,538	0	0
Allowance for Uncollectable Accounts	0	0	0	0	0	0
Prepaid Expenses	0	0	0	0	0	0
Deposits	30,663	0	0	30,663	0	0
Due From Other Funds	25,382	0	22,153	47,535	0	0
Amount Available - Debt Service	0	0	0	0	0	0
Amount To Be Provided-Debt Service	0	0	0	0	0	13,630,000
Fixed Assets	0	0	0	0	27,233,590	0
Total Assets	966,577	1,467,710	621,173	3,055,460	27,233,590	13,630,000
Liabilities						
Accounts Payable	36,762	0	0	36,762	0	0
Sales Tax Payable	0	0	0	0	0	0
Accrued Expenses Payable	319	0	0	319	0	0
Due To Other Funds	22,153	25,382	0	47,535	0	0
Deferred Revenue	4,070	0	0	4,070	0	0
Due to Others	60	0	0	60	0	0
Debt Service Obligations - Current	0	0	5,555,000	5,555,000	0	0
Revenue Bonds Payable-Long-term	0	0	0	0	0	13,630,000
Total Liabilities	63,364	25,382	5,555,000	5,643,746	0	13,630,000
Fund Equity And Other Credits						
Beginning Fund Balance	627,841	1,038,876	(4,522,974)	(2,856,257)	27,233,590	0
Net Change in Fund Balance	275,372	403,452	(410,853)	267,971	0	0
Total Fund Equity And Other Credits	903,213	1,442,328	(4,933,827)	(2,588,286)	27,233,590	0
Total Liabilities And Fund Equity	966,577	1,467,710	621,173	3,055,460	27,233,590	13,630,000

See Notes To Unaudited Financial Statements

Sterling Hill Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 5/31/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	118	118	0.00%
Special Assessments					
Tax Roll	1,357,157	1,357,157	1,393,889	36,732	(2.70)%
Other Miscellaneous Revenues					
Miscellaneous	0	0	9,653	9,653	0.00%
RV & Boat Storage Rental	20,000	13,333	22,795	9,461	(13.97)%
Insurance Proceeds	0	0	20,253	20,253	0.00%
Total Revenues	1,377,157	1,370,490	1,446,707	76,217	(5.05)%
Expenditures					
Legislative					
Supervisor Fees	13,000	8,667	9,000	(333)	30.76%
Financial & Administrative					
Administrative Services	8,727	5,818	5,818	0	33.33%
District Management	34,629	23,086	23,086	0	33.33%
District Engineer	12,000	8,000	10,053	(2,053)	16.22%
Disclosure Report	2,000	2,000	2,000	0	0.00%
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	3,395	3,395	0	33.33%
Accounting Services	19,400	12,933	12,933	0	33.33%
Auditing Services	3,865	3,865	3,865	0	0.00%
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	533	142	391	82.21%
Dues, Licenses & Fees	750	750	346	404	53.86%
Website Hosting, Maintenance, Backup	3,500	2,826	2,338	489	33.21%
Legal Counsel					
District Counsel	20,000	13,333	8,748	4,586	56.26%
Law Enforcement					
Deputy	35,000	23,333	16,710	6,623	52.25%
Security Operations					
Security Monitoring & Maintenance	14,000	9,333	5,539	3,794	60.43%
Electric Utility Services					

Sterling Hill Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 5/31/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Utility Services	50,000	33,333	32,729	605	34.54%
Street Lights	75,000	50,000	48,011	1,989	35.98%
Garbage/Solid Waste Control Services					
Garbage - Recreational Facility	6,500	4,333	4,087	246	37.11%
Water-Sewer Combination Services					
Utility Services	7,000	4,667	4,960	(293)	29.14%
Stormwater Control					
Dry Retention Pond Repair	3,000	2,000	0	2,000	100.00%
Other Physical Environment					
General Liability Insurance	5,500	5,500	5,199	301	5.47%
Property Insurance	31,000	31,000	30,142	858	2.76%
Entry & Walls Maintenance	7,000	4,667	10,832	(6,165)	(54.74)%
Landscape Maintenance	249,000	166,000	159,448	6,552	35.96%
Irrigation Repairs	25,000	16,667	16,330	337	34.68%
Landscape - Mulch	70,000	46,667	42,960	3,707	38.62%
Landscape - Annual Color	2,400	1,600	2,150	(550)	10.41%
Fire Ant Treatment	1,500	1,000	855	145	43.00%
Landscape Replacement Plants, Shrubs, Trees	30,000	20,000	8,284	11,716	72.38%
Sod Replacement	20,000	13,333	20,724	(7,391)	(3.62)%
Field Services	8,400	5,600	5,200	400	38.09%
Holiday Decorations	3,000	3,000	2,480	520	17.33%
Road & Street Facilities					
Gate Phone	6,000	4,000	4,337	(337)	27.71%
Gate Facility Maintenance	30,000	20,000	54,765	(34,765)	(82.55)%
Sidewalk Repair & Maintenance	20,000	13,333	0	13,333	100.00%
Street Sign Repair & Replacement	1,500	1,000	4,100	(3,100)	(173.36)%
Pressure Washing Curbing and Sidewalks	8,000	5,333	0	5,333	100.00%
Parks & Recreation					
Management Contract	342,500	228,333	204,855	23,478	40.18%
Pest Control	0	0	1,200	(1,200)	0.00%
Facility Maintenance & Repair	35,000	23,333	18,004	5,329	48.55%
Telephone, Fax, Internet	8,000	5,333	5,265	68	34.18%
Office Supplies	3,500	2,333	1,441	892	58.83%
Furniture Repair/Replacement	2,000	1,333	6,539	(5,206)	(226.94)%
Vehicle Maintenance	4,500	3,000	5,825	(2,825)	(29.45)%

See Notes To Unaudited Financial Statements

Sterling Hill Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 5/31/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Pool Service Contract - Supplies & Repairs	37,500	25,000	30,359	(5,359)	19.04%
Playground Equipment & Maintenance	7,000	4,667	408	4,259	94.17%
Athletic/Park Court/Field Repairs	3,500	2,333	1,373	961	60.78%
Miscellaneous Expense	6,000	4,000	3,469	531	42.18%
Wildlife Management Services	3,000	2,000	300	1,700	90.00%
Fitness Equipment Maintenance & Repair	2,500	1,667	1,150	517	54.00%
Special Events					
Special Events	3,000	2,000	3,756	(1,756)	(25.19)%
Contingency					
Capital Outlay	73,900	49,267	14,000	35,267	81.05%
Total Expenditures	<u>1,377,157</u>	<u>938,200</u>	<u>871,450</u>	<u>66,751</u>	<u>36.72%</u>
Excess Of Revenues Over (Under) Expenditures	0	432,290	575,258	142,968	0.00%
Other Financing Sources (Uses)					
Interfund Transfer	0	0	(300,000)	(300,000)	0.00%
Prior Year AP Credit	0	0	114	114	0.00%
Total Other Financing Sources (Uses)	0	0	(299,886)	(299,886)	0.00%
Exc. of Rev/Other Sources Over/(Under) Expend/Other Uses	0	432,290	275,372	(156,919)	0.00%
Fund Balance, Beginning of Period	0	0	627,841	627,841	0.00%
Fund Balance, End of Period	<u>0</u>	<u>432,290</u>	<u>903,213</u>	<u>470,923</u>	<u>0.00%</u>

Sterling Hill Community Development District

Statement of Revenues and Expenditures

Reserve Fund - 005

From 10/1/2021 Through 5/31/2022

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	272	272	0.00%
Special Assessments				
Tax Roll	128,562	128,562	0	0.00%
Total Revenues	<u>128,562</u>	<u>128,834</u>	<u>272</u>	<u>0.21%</u>
Expenditures				
Contingency				
Road Reserve	95,382	0	95,382	100.00%
Asset Replacement Reserve	33,180	25,382	7,799	23.50%
Total Expenditures	<u>128,562</u>	<u>25,382</u>	<u>103,181</u>	<u>80.26%</u>
Excess Of Revenues Over (Under) Expenditures	0	103,452	103,452	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	300,000	300,000	0.00%
Exc. of Rev/Other Sources Over/(Under) Expend/Other Uses	0	403,452	403,452	0.00%
Fund Balance, Beginning of Period	0	1,038,876	1,038,876	0.00%
Fund Balance, End of Period	<u>0</u>	<u>1,442,328</u>	<u>1,442,328</u>	<u>0.00%</u>

Sterling Hill Community Development District

Statement of Revenues and Expenditures

Debt Service Fund--Series 2003 - 200

From 10/1/2021 Through 5/31/2022

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	49	49	0.00%
Special Assessments				
Tax Roll	790,519	799,309	8,790	1.11%
Prepayments	0	6,340	6,340	0.00%
Total Revenues	<u>790,519</u>	<u>805,698</u>	<u>15,179</u>	<u>1.92%</u>
Expenditures				
Legal Counsel				
Bond Counsel	0	336	(336)	0.00%
Debt Service				
Interest	390,519	816,215	(425,696)	(109.00)%
Principal	400,000	400,000	0	0.00%
Total Expenditures	<u>790,519</u>	<u>1,216,551</u>	<u>(426,031)</u>	<u>(53.89)%</u>
Excess Of Revenues Over (Under) Expenditures	0	(410,853)	(410,853)	0.00%
Exc. of Rev/Other Sources Over/(Under) Expend/Other Uses	0	(410,853)	(410,853)	0.00%
Fund Balance, Beginning of Period	0	(4,522,974)	(4,522,974)	0.00%
Fund Balance, End of Period	<u>0</u>	<u>(4,933,827)</u>	<u>(4,933,827)</u>	<u>0.00%</u>

Sterling Hill CDD
Investment Summary
May 31, 2022

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>May 31, 2022</u>
SunTrust	Business Money Market	\$ 10,002
The Bank of Tampa MMA	Business Money Market	257,466
The Bank of Tampa ICS: Operating		
Israel Discount Bank of New York	Business Money Market	248,385
Pacific Western Bank	Business Money Market	161,545
First United Bank and Trust Company	Business Money Market	17
	Total General Fund Investments	\$ 677,415
The Bank of Tampa ICS Road Reserve		
First Republic Bank	Business Money Market	\$ 138,941
First-Citizens Bank & Trust Company	Business Money Market	248,382
Pacific Western Bank	Business Money Market	86,840
The Huntington National Bank	Business Money Market	61,334
United Bank	Business Money Market	248,386
	Subtotal	783,883
The Bank of Tampa ICS Asset Replacement Reserve		
EagleBank	Business Money Market	\$ 248,373
First-United Bank & Trust Company	Business Money Market	18
The Huntington National Bank	Business Money Market	187,051
West Bank	Business Money Market	248,385
	Subtotal	683,827
	Total Reserve Fund Investments	\$ 1,467,710
US Bank Series 2003 Reserve A	US Bank Money Market Account-Managed	\$ 147,061
US Bank Series 2003 Reserve B	US Bank Money Market Account-Managed	692
US Bank Series 2003 Prepayment B	US Bank Money Market Account-Managed	4
US Bank Series 2003 Revenue	US Bank Money Market Account-Managed	370,934
US Bank Series 2003 Prepayment A	US Bank Money Market Account-Managed	61,553
	Total Debt Service Fund Investments	\$ 580,244

Sterling Hill Community Development District

Summary A/R Ledger

001 - General Fund

From 5/1/2022 Through 5/31/2022

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2021	Hernando County Tax Collector	FY21-22	<u>35,762.44</u>
		Total 001 - General Fund	35,762.44

Sterling Hill Community Development District

Summary A/R Ledger

200 - Debt Service Fund--Series 2003

From 5/1/2022 Through 5/31/2022

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2021	Hernando County Tax Collector	FY21-22	<u>18,775.79</u>
		Total 200 - Debt Service Fund--Series 2003	<u>18,775.79</u>
Report Balance			<u><u>54,538.23</u></u>

Sterling Hill Community Development District

Aged Payables by Invoice Date

Aging Date - 4/1/2022

001 - General Fund

From 5/1/2022 Through 5/31/2022

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Mulch Blowers of Florida	4/28/2022	1417	Installed ADA/IPEMA Hardwood at North and South Playgrounds	6,160.00
Rizzetta & Company, Inc.	5/1/2022	INV0000067888	District Management Fees 05/22	6,404.09
Times Publishing Company	5/25/2022	0000227199 05/25/22	Acct # 107011 Legal Advertising 05/22	73.70
Rizzetta & Company, Inc.	5/27/2022	INV0000068903	Personnel Reimbursement 05/22	11,563.52
Shaun Duval	5/27/2022	72085	Off Duty Patrol 05/22	90.00
Chris Croft	5/28/2022	72096	Off Duty Patrol 05/22	90.00
Derek Origon	5/31/2022	72150	Off Duty Patrol 05/22	90.00
Thomas Castiglione	5/31/2022	TC053122	Off Duty Patrol 05/22	720.00
Joshua Mitro	5/31/2022	72156	Off Duty Patrol 05/22	90.00
Juniper Landscaping of Florida LLC	5/31/2022	166300	Irrigation Repairs 05/22	3,753.59
Juniper Landscaping of Florida LLC	5/31/2022	166301	Irrigation Repairs 05/22	3,328.09
Florida Department of Revenue	6/1/2022	37-8015579013-3 05/22	Sales & Use Tax 05/22	362.53
Straley Robin Vericker	6/1/2022	21566	General/Monthly Legal Services 05/22	1,061.50
Johnson, Mirmiran, & Thompson, Inc.	6/2/2022	43-193017	Engineering Services 05/22	2,975.00
Report Total				<u>36,762.02</u>

Sterling Hill Community Development District
Notes to Unaudited Financial Statements
May 31, 2022

Balance Sheet

1. Trust statement activity has been recorded through 05/31/22.
2. See EMMA (Electronic Municipal Market Access) at <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 May 2022.
5. The district utilized funds from the Debt Service Reserve Fund for the November 2012 – November 2015 Series 2003 Bond payments.

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. General Fund – Payments for invoice FY21-22 totaling \$35,762.43 were received in June 2022.
8. Debt Service Fund 200 - Payments for invoice FY21-22 totaling \$18,775.80 were received in June 2022.

Tab 7



Quarterly Compliance Audit Report

Sterling Hill

Date: June 2022 - 2nd Quarter
Prepared for: Scott Brizendine
Developer: Rizzetta
Insurance agency:



Preparer:
Jason Morgan - *Campus Suite Compliance*
ADA Website Accessibility and Florida F.S. 189.069 Requirements

Table of Contents

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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

Passed	Description
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**

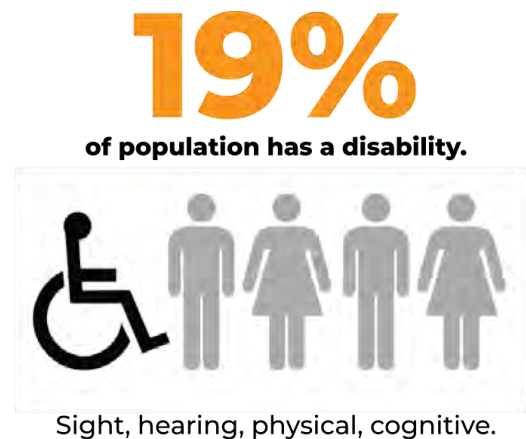
Compliance Criteria

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

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>



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>



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/sitertools/>



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.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



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>



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>



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

Assistive technology	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)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

Tab 8

March FIR Proposals



Proposal

Proposal No.: 165668

Proposed Date: 06/20/22

PROPERTY:	FOR:
Sterling Hill CDD John Toborg 4411 Sterling Hill Blvd Spring Hill, FL 34609	March FIR proposal #2

Proposal to eradicate what is left of the narrow, scraggly, weedy Bahia strip along the back side of the sidewalk from the beginning of the Arborglades/Elgin wall at the 3-rail to the south intersection. Proposal shall include the removal of eradicated material and the beveling to a 4" depth to help contain the mulch. Proposal shall also include additional mulch.





ITEM	QTY	UOM	TOTAL
Plant Material			\$20,400.00
Prep and scrap area for mulch	120.00	HR	
Mulch Installed by Yard (Subcontractor)	230.00	EA	
Fuel Surcharge 3.0%			\$612.00
Fuel Surcharge	20400.00	EA	
Total:			\$21,012.00

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 damage 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: A deposit or payment in full will be required 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



Proposal

Proposal No.: 165653
Proposed Date: 06/20/22

PROPERTY:	FOR:
Sterling Hill CDD John Toborg 4411 Sterling Hill Blvd Spring Hill, FL 34609	March FIR proposal #4

Proposal to completely eradicate what appears to be Cogongrass between the wall and sidewalk on the way to Windance from Haverhill. This plant is extremely invasive. There are also five (5) Pine stumps in this bed. Proposal shall include the installation of 3 Gal., FULL Feijoa on 30" centers to extend the existing hedge to the left of the existing grasses. Proposal shall also include the installation of two (2) 2"-2.5" 45G caliper Sweet Gum, Liquidambar styraciflua "rotundiloba". These can be installed between Pine 1 & 2 and 4 & 5. (the outer pines and those toward the interior).



ITEM	QTY	UOM	TOTAL
------	-----	-----	-------

Plant Material			\$3,052.34
Sweet Gum, 10-12' x 5-6', 2-2.5" cal - 45G	2.00	45g	
Pineapple Guava, 03 gallon - 03G	32.00	03g	
Pine Bark, 03CF bag - 03CF	27.00	03CF	
Maintenance Division Labor	15.00	HR	
Irrigation Enhancement			\$250.00
Misc Irrigation Parts and labor	1.00	EA	
Stump Grinding			\$1,625.00
Stump Grinding	5.00	EA	
Fuel Surcharge 3.0%			\$147.81
Fuel Surcharge	4927.00	EA	
Total:			\$5,075.15

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:

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Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

April FIR Proposals



Proposal

Proposal No.: 165689
Proposed Date: 06/20/22

PROPERTY:	FOR:
Sterling Hill CDD John Toborg 4411 Sterling Hill Blvd Spring Hill, FL 34609	April FIR proposal #1

Proposal for the raking out and prepping of sod area. No soil included. Fill in a growing area of erosion on the NW bank of the large interior DRA in Amersham Isles surrounded by Larkenheath Dr. & Copper Hill Dr. Once area is graded smooth, new Bahia needs to be installed. This should take place close to late May.



ITEM	QTY	UOM	TOTAL
Plant Material			\$6,820.00
Prep/Scrap area for sod	40.00	HR	
Bahia Installed (Subcontractor- 400 sf pallet)	8400.00	Sq. Ft.	

Fuel Surcharge 3.0%			\$204.60
Fuel Surcharge	6820.00	EA	
Total:			\$7,024.60

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:

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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



Proposal

Proposal No.: 165702

Proposed Date: 06/20/22

PROPERTY:	FOR:
Sterling Hill CDD John Toborg 4411 Sterling Hill Blvd Spring Hill, FL 34609	April FIR proposal #2

Proposal to install two (2) 7 Gal., FULL Feijoa to replace dead plants at the bike rack at South Park.



ITEM	QTY	UOM	TOTAL
Plant Material			\$220.00
Pineapple Guava, 07 gallon - 07G	2.00	07g	
Pine Bark, 03CF bag - 03CF	2.00	03CF	
Maintenance Division Labor	1.00	HR	

Fuel Surcharge 3.0%			\$6.60
Fuel Surcharge	220.00	EA	
Total:			\$226.60

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:

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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



Proposal

Proposal No.: 165703

Proposed Date: 06/20/22

PROPERTY:	FOR:
Sterling Hill CDD John Toborg 4411 Sterling Hill Blvd Spring Hill, FL 34609	April FIR proposal #3

Proposal to install (6) 3 Gal., FULL Pringles Podocarpus on the SHBlvd. median outside Glenburne where some didn't make it through the winter.



ITEM	QTY	UOM	TOTAL
Plant Material			\$193.33
Pringles Podocarpus, 03 gallon - 03G	6.00	03g	

Pine Bark, 03CF bag - 03CF	2.00	03CF	
Maintenance Division Labor	1.00	HR	
Fuel Surcharge 3.0%			\$5.22
Fuel Surcharge	174.00	EA	
Total:			\$198.55

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:

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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

May FIR Proposals



Proposal

Proposal No.: 165706

Proposed Date: 06/20/22

PROPERTY:	FOR:
Sterling Hill CDD John Toborg 4411 Sterling Hill Blvd Spring Hill, FL 34609	May FIR proposal #1

Proposal to simply remove the dying Tree Ligustrum from the front of the rear gate median at Edgemere.



ITEM	QTY	UOM	TOTAL
Plant Material			\$110.00
Maintenance Division Labor	2.00	HR	
Fuel Surcharge 3.0%			\$3.30
Fuel Surcharge	110.00	EA	

Total: \$113.30

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:

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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



Proposal

Proposal No.: 165709

Proposed Date: 06/20/22

PROPERTY:	FOR:
Sterling Hill CDD John Toborg 4411 Sterling Hill Blvd Spring Hill, FL 34609	May FIR proposal #2

Proposal for Lime Sizzler Dw. Firebush. Fill in the ones that did not make it through the winter at the Amersham Isles entrance monuments. Use 3 Gal., FULL plants, existing spacing.





ITEM	QTY	UOM	TOTAL
Plant Material			\$701.65
Lime Sizzler Dwarf Firebush, 03 gallon - 03G	15.00	03g	
Pine Bark, 03CF bag - 03CF	4.00	03CF	
Maintenance Division Labor	3.00	HR	
Fuel Surcharge 3.0%			\$19.92
Fuel Surcharge	664.00	EA	
Total:			\$721.57

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:

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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



Proposal

Proposal No.: 165712

Proposed Date: 06/20/22

PROPERTY:	FOR:
Sterling Hill CDD John Toborg 4411 Sterling Hill Blvd Spring Hill, FL 34609	May FIR proposal #3

Proposal to flush cut 2 dead Pines on the SHBlvd. Median north of the Dunwoody entrance.



ITEM	QTY	UOM	TOTAL
Plant Material			\$550.00
Maintenance Division Labor	10.00	HR	
Fuel Surcharge 3.0%			\$16.50
Fuel Surcharge	550.00	EA	

Total: \$566.50

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:

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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

June FIR Proposals



Proposal

Proposal No.: 165716
Proposed Date: 06/20/22

PROPERTY:	FOR:
Sterling Hill CDD John Toborg 4411 Sterling Hill Blvd Spring Hill, FL 34609	June FIR proposal #1

Proposal to fill in the dead interior of this bed of Variegated Confederate Jasmine with 3 Gal., FULL plants on 24" centers. Also include enough 3 Gal., FULL Dw. Firebush to fill in the bare area in that section. Also include enough new Bahia turf to fill in the bare spots in this same area. Old Bahia needs to be eradicated, removed and new turf needs to be "cut-in" to match existing turf grade and sit at or below the curb.



ITEM	QTY	UOM	TOTAL
Plant Material			\$1,170.79
Variegated Confederate Jasmine, 03 gallon - 03G	2.00	03g	

Dwarf Firebush, 03 gallon - 03G	7.00	03g	
Bahia, 01 Square Foot - 01SF	400.00	01SF	
Pine Bark, 03CF bag - 03CF	3.00	03CF	
Maintenance Division Labor	10.00	HR	
Fuel Surcharge 3.0%			\$35.10
Fuel Surcharge	1170.00	EA	
Total:			\$1,205.89

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:

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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



Proposal

Proposal No.: 165718
Proposed Date: 06/20/22

PROPERTY:	FOR:
Sterling Hill CDD John Toborg 4411 Sterling Hill Blvd Spring Hill, FL 34609	June FIR proposal #2

Since Anise is presenting a challenge in so many areas, Sterling began replacing this plant with Sweet Viburnum a couple years ago. Here, between Arborglades and Edgemere, more Anise has failed, and I am requesting a proposal from Juniper to replace with 3 Gal., FULL Sweet Viburnum to match those plants to the right.



ITEM	QTY	UOM	TOTAL
Plant Material			\$104.17
Odoratissimum Viburnum, 03 gallon - 03G	2.00	03g	

Pine Bark, 03CF bag - 03CF	1.00	03CF	
Maintenance Division Labor	1.00	HR	
Fuel Surcharge 3.0%			\$2.85
Fuel Surcharge	95.00	EA	
Total:			\$107.02

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.

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Signature (Owner/Property Manager) _____
Date

Printed Name (Owner/Property Manager)

Signature - Representative _____
Date



Proposal

Proposal No.: 165722

Proposed Date: 06/20/22

PROPERTY:	FOR:
Sterling Hill CDD John Toborg 4411 Sterling Hill Blvd Spring Hill, FL 34609	June FIR proposal #3

Proposal to fill in the tip of the SHBlvd. median at Edgemere with 3 Gal., FULL Variegated Confederate Jasmine on 24" centers.



ITEM	QTY	UOM	TOTAL
Plant Material			\$1,048.16
Variegated Confederate Jasmine, 03 gallon - 03G	29.00	03g	
Pine Bark, 03CF bag - 03CF	6.00	03CF	
Maintenance Division Labor	4.00	HR	

Fuel Surcharge 3.0%			\$29.79
Fuel Surcharge	993.00	EA	
			Total: \$1,077.95

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Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date



Proposal

Proposal No.: 165723

Proposed Date: 06/20/22

PROPERTY:	FOR:
Sterling Hill CDD John Toborg 4411 Sterling Hill Blvd Spring Hill, FL 34609	June FIR proposal #4

Proposal to replace dead or missing plants (I believe they are Carissa Hollies –please confirm prior) in the SHBlvd. median outside North Park. Also, include the replacement of the Blue Daze where it has failed in this same location. Hollies should be 3 Ga., FULL plants using existing spacing, and the Blue Daze need to be “Blue My Mind” variety and 1 Gal., FULL plants. Weed this bed.



ITEM	QTY	UOM	TOTAL
Plant Material			\$2,227.38
Carissa Holly, Dwarf - 3 gal	18.00	3g	

Blue Daze (Blue My Mind), 01 gallon - 01G	62.00	01g
Minima Jasmine, 01 gallon - 01G	54.00	01g
Pine Bark, 03CF bag - 03CF	27.00	03CF
Maintenance Division Labor	10.00	HR

Fuel Surcharge 3.0%			\$66.81
Fuel Surcharge	2227.00	EA	
Total:			\$2,294.19

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.

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Signature (Owner/Property Manager) _____
Date

Printed Name (Owner/Property Manager)

Signature - Representative _____
Date



Proposal

Proposal No.: 165729
Proposed Date: 06/20/22

PROPERTY:	FOR:
Sterling Hill CDD John Toborg 4411 Sterling Hill Blvd Spring Hill, FL 34609	June FIR proposal #5

Proposal to stump grind the three dead Crape Myrtle stumps in the bed across from Arborglades and replace with three new 45 Gal., MT Crape. Variety to match existing. We will re-visit the under plantings once new trees are in.



ITEM	QTY	UOM	TOTAL
Plant Material			\$2,282.41
Crape Myrtle, Natchez, Multi, 10-12' x 5-6', 4" cal, MUL - 45G	3.00	45g	
Pine Bark, 03CF bag - 03CF	9.00	03CF	

Maintenance Division Labor	10.00	HR	
Irrigation Enhancement			\$250.00
Misc Irrigation Parts	1.00	EA	
Stump Grinding			\$975.00
Sump Grinding	3.00	EA	
Fuel Surcharge 3.0%			\$105.21
Fuel Surcharge	3507.00	EA	
Total:			\$3,612.62

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.

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Signature (Owner/Property Manager) _____
Date

Printed Name (Owner/Property Manager)

Signature - Representative _____
Date



Proposal

Proposal No.: 165730
Proposed Date: 06/20/22

PROPERTY:	FOR:
Sterling Hill CDD John Toborg 4411 Sterling Hill Blvd Spring Hill, FL 34609	June FIR proposal #6

This DRA in Glenburne surrounded by Ayrshire Dr. needs to be considered for erosion repair. Proposal to rake out the embankment smooth and install new Bahia turf. No soil included.



ITEM	QTY	UOM	TOTAL
Plant Material			\$5,280.00
Maintenance Division Labor	40.00	HR	
Bahia Installed (Subcontractor- 400 sf pallet)	5600.00	Sq. Ft.	

Fuel Surcharge 3.0%				\$158.40
Fuel Surcharge	5280.00	EA		
Total:				\$5,438.40

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.

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Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date



Proposal

Proposal No.: 165732
Proposed Date: 06/20/22

PROPERTY:	FOR:
Sterling Hill CDD John Toborg 4411 Sterling Hill Blvd Spring Hill, FL 34609	June FIR proposal #7

Proposal to fill in the tip of the Windance median with 3 Gal., FULL Variegated Confederate Jasmine on 24" centers.



ITEM	QTY	UOM	TOTAL
Plant Material			\$350.79
Variegated Confederate Jasmine, 03 gallon - 03G	8.00	03g	
Pine Bark, 03CF bag - 03CF	3.00	03CF	
Maintenance Division Labor	2.00	HR	

Fuel Surcharge 3.0%			\$10.50
Fuel Surcharge	350.00	EA	
Total:			\$361.29

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.

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Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date



Proposal

Proposal No.: 165735

Proposed Date: 06/20/22

PROPERTY:	FOR:
Sterling Hill CDD John Toborg 4411 Sterling Hill Blvd Spring Hill, FL 34609	June FIR proposal #9

Proposal to fill in the bare spots along the 3-rail between South Park and Dunwoody with 3 Gal., FULL Dw. Firebush.

ITEM	QTY	UOM	TOTAL
Plant Material			\$164.16
Dwarf Firebush, 03 gallon - 03G	5.00	03g	
Pine Bark, 03CF bag - 03CF	1.00	03CF	
Maintenance Division Labor	1.00	HR	
Fuel Surcharge 3.0%			\$4.92
Fuel Surcharge	164.00	EA	
Total:			\$169.08

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.

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Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

Tab 9



Estimate

Number E3673

Date 7/1/2022

Bill To

Sterling Hill
 4411 Sterling Hill Blvd
 Spring Hill, FL, 34609

Lic #CPC1458488

Project	Terms	Service Rep
Remodel	TBD	Charles

Description	Amount
Commercial Pool Leak Detection -Recommended	\$700.00
Existing Handrail and Ladder are in Good Condition	
Remove Existing Tiles	\$600.00
Additional \$4100 if a Beam Crack is found behind tiles needing repair before new tile install.	
Waterproof Tile Line	\$600.00
Install Top Row Tile Approx 280 Ft	\$6,160.00
Install Bottom Row Tile Approx 280 Ft	\$6,160.00
Tile to be chosen from Health Department Approved Colors	
Demo Existing Finish from Scum Gutter Area	\$1,900.00
Install New Scum Gutter Grates	\$450.00
Install New Floor Return Covers	\$515.00
Install Non Skid Step Marker Tile	\$928.00
Install Tile Line Depth Marker Tiles -Upper Row	\$1,000.00

ACCEPTANCE OF PROPOSAL- Labor is warranted for the finish and tile for one year. Finish product is warranted by manufacturer as stated above. Any additions or changes to the above specifications involving extra costs will be executed only upon written orders and will become an extra charge over the estimate. Not responsible for damage to lawn, sprinklers, driveways, walks, curbs, plants, patio furniture, or for relocating irrigation if needed. Pool must continually fill to waterline tile level after refinishing. Not responsible for water rings. Color variation and hair line cracks due to settlement or other are not a warranty item on finishes, decks, or tile. No warranty on leaks unless leak detection is done before job with proper documentation. If damaged plumbing or electrical conduit, pool cracks, or beam cracks found underground can be repaired at additional cost as is unknown and not included with initial estimate unless specified. Unforeseen layers of non bondable pool surface such as paint, fiberglass, or other will have to be hydroblasted at additional cost. Finishes are not designed for night time viewing. Deck sealing is not included with install, but can be priced separately. Excess job materials are property of Pool Pros as material is ordered in bulk so there is excess. Handwriting notes and modifications on contract voids it. Any items not paid upon completion will accrue interest and penalties. Any charges incurred in collection will be customer responsibility. The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. Good for 30 Days.



Estimate

Number E3673
Date 7/1/2022

Bill To
Sterling Hill
4411 Sterling Hill Blvd
Spring Hill, FL, 34609

Lic #CPC1458488

Project	Terms	Service Rep
Remodel	TBD	Charles

Description	Amount
Install Depth Marker Tiles to Top of Beam	\$400.00
Redo All Swim Lane Marker Tiles Approx 800 Lin Ft	\$14,400.00

No Diver Ropes, but can Add and Price at Request	
Pebble Tec Pebble Sheen Pool Surfacing- 76' x 60' Pool 10 Year Limited Lifetime Warranty White Krystal	\$48,500.00

Includes:
-Pool Prep
-Bond Kote
-All New Outlet Covers & Main Drain Cover
If pool surface is delaminated or deteriorating more than 25% existing surface will need hydroblasting for an additional fee of \$6,200- \$7,200
Shore Commercial Recommended to Hire and Perform Surface Wear in at Remodel Job Completion

Total \$82,313.00

ACCEPTANCE OF PROPOSAL- Labor is warranted for the finish and tile for one year. Finish product is warranted by manufacturer as stated above. Any additions or changes to the above specifications involving extra costs will be executed only upon written orders and will become an extra charge over the estimate. Not responsible for damage to lawn, sprinklers, driveways, walks, curbs, plants, patio furniture, or for relocating irrigation if needed. Pool must continually fill to waterline tile level after refinishing. Not responsible for water rings. Color variation and hair line cracks due to settlement or other are not a warranty item on finishes, decks, or tile. No warranty on leaks unless leak detection is done before job with proper documentation. If damaged plumbing or electrical conduit, pool cracks, or beam cracks found underground can be repaired at additional cost as is unknown and not included with initial estimate unless specified. Unforeseen layers of non bondable pool surface such as paint, fiberglass, or other will have to be hydroblasted at additional cost. Finishes are not designed for night time viewing. Deck sealing is not included with install, but can be priced separately. Excess job materials are property of Pool Pros as material is ordered in bulk so there is excess. Handwriting notes and modifications on contract voids it. Any items not paid upon completion will accrue interest and penalties. Any charges incurred in collection will be customer responsibility. The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. Good for 30 Days.

Blank



Extreme Pavers & Restoration Plus

David Stachowiak, Owner
 352-263-7638
 extremepaversplus@gmail.com
 8242 Commercial Way
 Spring Hill, FL 34613

FREE ESTIMATES

Billed To:
 STERLING HILL CDD
 4411 STERLING HILL
 SPRING HILL 34609

Invoice Number:
 ESTIMATE
 Date of Issue:
 7-7-2022

Invoice Total:
 \$ 101,500.00
 Date Due:
 On Receipt

Salesperson: David

Job: JASON POND

Payment Terms:

Description	Unit Price	Line Total
RESURFACING POOL FINISH/PROCESS ON COMMERCIAL POOL		
DRAIN ENTIRE POOL		
DEMO ALL HOLLOW SPOTS IN THE POOL FINISH & ACID WASH		
INSTALL NEW TILE CAP ALONG THE ENTIRE SCUM GUTTER	EDGE	
INSTALL NEW CAP/MARKER TILE ON THE STAIRCASE OF THE	POOL	
INSTALL NEW LANE MARKER TILE ON BOTTOM OF THE POOL		
INSTALL NEW DEPTH MARKER TILES TO CODE		
COLORS OF TILE TO BE DETERMINED		
APPLY BOND COATING PRODUCT TO THE ENTIRE POOL		
SURFACE. THIS HELPS THE NEW FINISH BOND WITH THE NEW		
PREPPED SURFACE.		
CONTINUE ON PAGE 2 (TWO)		

Please make all checks payable to:
 EXTREME PAVERS & RESTORATION PLUS

THANK YOU FOR YOUR BUSINESS!

Subtotal

Total

Licensed and Insured



Extreme Pavers & Restoration Plus

David Stachowiak, Owner
 352-263-7638
 extremepaversplus@gmail.com
 8242 Commercial Way
 Spring Hill, FL 34613

FREE ESTIMATES

Billed To:
 STERLING HILL CDD
 4411 STERLING HILL
 SPRING HILL 34609

Invoice Number:
 ESTIMATE
 Date of Issue:
 7-7-2022

Invoice Total:
 \$ 101,500.00
 Date Due:
 On Receipt

Salesperson: David

Job: JASON POND

Payment Terms:

Description	Unit Price	Line Total
INSTALL ALL NEW RETURN COVERS, MAIN DRAIN COVERS, &		
ALL INTAKE COVERS ALONG THE SCUM GUTTER		
APPLY & INSTALL NEW POOL FINISH (DIAMOND BRIGHT)		
PRODUCT TO THE ENTIRE PREPPED POOL & SCUM GUTTER	EDGE.	
COLOR OF POOL FINISH TO BE DETERMINED BY :		
STERLING HILL CDD		
ALL DEMO MATERIALS TO BE HAULED AWAY		
ALL LABOR & MATERIALS NEEDED TO COMPLETE THIS JOB		
ARE INCLUDED IN PRICING.		
CONTACT: JASON POND 352-650-7402		
TOTAL		\$ 101,500.00

Please make all checks payable to:
 EXTREME PAVERS & RESTORATION PLUS

THANK YOU FOR YOUR BUSINESS!

Subtotal

Total

\$ 101,500.00

Licensed and Insured



Extreme Pavers & Restoration Plus

David Stachowiak, Owner
352-263-7638
extremepaversplus@gmail.com

8242 Commercial Way
Spring Hill, FL 34613

FREE ESTIMATES

Billed To:
STERLING HILLS OF
4411 STERLING HILL
SPRING HILL 34609

Invoice Number:
ESTIMATE

Invoice Total:

Date of Issue: 7-7-2022
Date Due: On Receipt

Salesperson: David

Job: JASON POND

Payment Terms:

Description

Unit Price

Line Total

ESTIMATE : CLEAN & SEAL ALL PAVERS : PAGE TWO

ALL MATERIALS & LABOR INCLUDED: \$ 15,400.00

**** IF WE DID THE POOL FINISH WORK AT THE SAME TIME**

**** EXTREME PAVERS WILL DISCOUNT THIS CLEAN & SEAL**

**** JOB TO : \$6,000.00 WHICH IS A SAVINGS OF \$ 9,400.00 ****

Subtotal

Total

Please make all checks payable to:
EXTREME PAVERS & RESTORATION PLUS

THANK YOU FOR YOUR BUSINESS!

Licensed and Insured



Extreme Pavers & Restoration Plus

David Stachowiak, Owner
 352-263-7638
 extremepaversplus@gmail.com

8242 Commercial Way
 Spring Hill, FL 34613

FREE ESTIMATES

Billed To:
 STERLING HILLS OF
 4411 STERLING HILL
 SPRING HILL 34609

Invoice Number:
 ESTIMATE

Invoice Total:

Date of Issue: 7-7-2022
 Date Due: On Receipt

Salesperson: David

Job: JASON POND

Payment Terms:

Description	Unit Price	Line Total
CLEAN, SAND & SEAL ALL PAVERS		
POOL #(1) ONE HAS 7,900 SQ FT OF PAVERS AROUND POOL,		
FRONT ENTRANCE & WALKWAY		\$ 8,690.00
POOL # (2)TWO HAS 6100 SQ FT OF PAVERS AROUND POOL &		
FRONT ENTRANCE		6,710.00
PRESSURE WASH ALL PAVERS		
CHEMICAL WASH ALL PAVERS TO KILL ALL MOLD UNDER		
BRICK. RESAND ALL PAVERS.		
SPRAY 2 (TWO) COATS OF SEALER TO ALL PAVERS		
ALL MATERIAL & LABOR INCLUDED * \$ 15, 400.00		
CONTINUE ON PAGE TWO		

Please make all checks payable to:
 EXTREME PAVERS & RESTORATION PLUS

THANK YOU FOR YOUR BUSINESS!

Subtotal

Total

Licensed and Insured

Blank



1003 Indiana Ave
Palm Harbor, FL 34683
727-688-7068
Info@USPoolsFLA.com

Proposal

Date: 06/30/2022
Name: Sterling Hills, Jason
Address: 4411 Sterling Hill Blvd. Spring Hill, FL
Phone: (352) 650-7402
E-mail: sterlinghillclub@live.com

Pool Doc.

Pool:

- Drain the pool and remove the hydrostatic plug
- Remove any hollow spots in the pool if any
- Float the existing pools beam where the tile was removed (as needed)
- Acid wash the existing pool
- Apply a 2 part sgm bond coat
- Hand trowel the new pool finish
- Wash the new finish to expose the aggregate
- Clean up and haul off any debris

TOTAL TO REFINISH THE POOL USING COMMERCIAL WHITE PEBBLESHEEN	\$64,960.00
TOTAL TO REFINISH THE POOL GUTTER USING COMMERCIAL WHITE PEBBLESHEEN	\$12,900.00
TOTAL TO REPLACE GUTTER GRATES	\$1,100.00
TOTAL TO INSTALL SWIMLANE TILE TILE CHOSEN	\$15,795.00 PLUS COST OF
TOTAL TO INSTALL WATERLINE TILE, LEVEL PER CODE TILE CHOSEN	\$14,900.00 PLUS COST OF
TOTAL TO INSTALL NEW BEAM TILE WITH NO DIVING TILES AND DEPTH MARKERS PER CODE TILE CHOSEN	\$18,395.00 PLUS COST OF
TOTAL TO SUPPLY AND INSTALL NON-SKID STEP CAP TILE	\$5,070.00
TOTAL TO REPLACE (8) POOL BULBS AND GASKETS	\$1,845.00
PROJECT TOTAL \$134,965.00 PLUS TILE MATERIAL COST	

Tab 10



Spring Hill Lock & Key Inc.

11223 Spring Hill Drive | Spring Hill, Florida 34609
3526863855 | info@Springhilllockandkey.com | www.springhilllockandkey.com

RECIPIENT:

Jason

4411 Sterling Hill Boulevard
Spring Hill, Florida 34609

Quote #22350

Sent on Jun 27, 2022

Total \$2,603.36

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
Quote for Replacment of Exterior Trim	Quote for Replacement of Exterior Trim on Cal Royal Exit Devices	1	\$0.00	\$0.00
Cal Royal Exit Device Entry Trim	Cal Royal Exit Device Entry Function Trim 26D Includes Tax. Per Door Quote \$349.21 x 7 Doors includes Labor Charges	7	\$349.21	\$2,444.47

This quote is valid for the next 30 days, after which values may be subject to change.

Subtotal	\$2,444.47
FL Sales Tax (6.5%)	\$158.89
Total	\$2,603.36

Tab 11

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, June 16, 2022 at 9:00 a.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
Michael Gebala	Board Supervisor, Assistant Secretary

Also present were:

Jayna Cooper	District Manager, Rizzetta & Company, Inc.
Stephen Brletic	DE, JMT Engineering <i>(Via conference call)</i>
Vivek Babbar	DC, Straley, Robin, Vericker <i>(Via conference call)</i>
Connie Mastroni	Assistant Clubhouse Manager
John Toborg	Landscape Inspection Services Manager, Rizzetta & Company
Josh Burton	Juniper Branch Manager

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

Mrs. Cooper called the meeting to order at 9:05 a.m. and noted that there were audience members present.

SECOND ORDER OF BUSINESS

**Audience Comments on Agenda
Items**

The Board heard audience comments regarding items on the landscape inspection reports not getting done in a timely manner. Ms. Miller, Mr. Burton, and Mr. Toborg responded and answered questions.

THIRD ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Babbar informed the Board that he would send a follow-up demand letter to a resident regarding unauthorized use of CDD property including sod replacement cost and possibly amenity suspension.

B. District Engineer Report

Mr. Brletic updated the Board on the Barrington buffer area. Homeowners on the south side of the buffer will be given mailed notice to leave the area untouched, per permit stipulations.

Mr. Brletic updated the Board on the notice of public hearing for re-zoning for the property that abuts Arborglades. The rezoning is for a change of use. The proposed structure will be an apartment complex with garages, a clubhouse, and fitness center.

Mr. Brletic updated the Board that the Stormwater Needs Analysis for the District is complete and will be submitted to the county. He will provide it for the next agenda for Board review.

C. Landscape Inspection Services Manager

Mr. Toborg reviewed the field inspection report and answered Board members' questions. Mr. Burton gave updates on the status of items on Mr. Toborg's report. Discussion ensued regarding sod in the medians and mowing of the DRAs.

D. Amenity Management

Ms. Mastroni reviewed the amenity report. The Board did not have any questions.

E. District Manager

Ms. Cooper reviewed the District Manager Report & financial statements.

Ms. Cooper reminded the Board that the next regular meeting of the Board of Supervisors will be held on July 21, 2022 at 9:00 a.m. at the Sterling Hill North Clubhouse located at 4411 Sterling Hill Boulevard, Spring Hill, Florida, 34609.

Mrs. Cooper presented Rich Massa's resignation letter from the Board.

On a motion from Ms. Miller, seconded by Ms. Felio, with all in favor, the Board of Supervisors accepted Rich Massa's resignation from the Board of Supervisors for the Sterling Hill Community Development District.

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89 The Board revised the O&M increase explanation letter that will be sent to
90 residents along with the mailed notice letter.

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92 **FOURTH ORDER OF BUSINESS** **Consideration of Minutes of Board of**
93 **Supervisors Regular Meeting held on**
94 **May 19, 2022**
95

On a motion from Ms. Manuele, seconded by Mr. Gebala, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors regular meeting held on May 19, 2022 as presented for the Sterling Hill Community Development District.

96
97 **FIFTH ORDER OF BUSINESS** **Consideration of Operation &**
98 **Maintenance Expenditures for April 2022**
99

On a motion from Ms. Manuele, seconded by Ms. Feliu, with all in favor, the Board of Supervisors approved operation and maintenance expenditures for April 2022 in the amount of \$92,331.36 for the Sterling Hill Community Development District.

100
101
102 **SIXTH ORDER OF BUSINESS** **Audience Comments**
103

104 The Board heard audience comments regarding irrigation that had been pulled
105 up next to a sidewalk repair on a private lot. The Board will address it as
106 appropriate if contacted by the homeowner. The Board received a compliment
107 from a homeowner for the work they do for the community.

108
109 **SEVENTH ORDER OF BUSINESS** **Supervisor Requests**

110
111 There were no Supervisor requests.

112
113 **EIGHTH ORDER OF BUSINESS** **Adjournment**
114

On a motion from Ms. Feliu, seconded by Mr. Gebala, with all in favor, the Board of Supervisors adjourned the meeting at 10:28 a.m. for the Sterling Hill Community Development District.

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116
117 _____
118 Assistant Secretary Chairman/Vice Chairman

Tab 12

STERLING HILL COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida · 813-994-1001

Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa Florida 33614

www.sterlinghillcdd.org

Operation and Maintenance Expenditures May 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2022 through May 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$162,562.00**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Abhinav Sharma	7198	72022	Off Duty Patrol 05/22	90.00
Anthony Musto	7176	71829	Off Duty Patrol 05/22	90.00
Apex Floor & Furniture Care	7169	5740	Carpet Maintenance 05/22	180.00
Beach Lake Sprinkler Corp	7162	1052-F115288	Replace The Leaking Test Cock 03/22	680.00
Brett F. Croft	7146	71601	Off Duty Patrol 04/22	90.00
Brett F. Croft	7171	71804	Off Duty Patrol 05/22	90.00
Brett F. Croft	7171	71820	Off Duty Patrol 05/22	90.00
Brett F. Croft	7181	71986	Off Duty Patrol 05/20	90.00
Brett F. Croft	7181	71996	Off Duty Patrol 05/21	90.00
Bright House Networks	20220509-01	9.02693E+13	4411 Sterling Hill Blvd AHMS 05/22	699.90
Christina Miller	7153	CM041222	Board Of Supervisors Meeting-Budget Workshop 04/12/22	200.00
Christina Miller	7153	CM042122	Board Of Supervisors Meeting 04/21/22	200.00

Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Christina Miller	7194	CM051922	Board Of Supervisors Meeting 05/19/22	200.00
DCSI Inc.	7164	29569	Service Call 04/22	313.00
Douglas DiMartino III	7188	71602	Off Duty Patrol 04/22	90.00
Edward Brandhuber	7170	71808	Off Duty Patrol 05/22	90.00
Fitrev, Inc.	7157	25433	Service Call 05/22	40.00
Florida Department of Health in Hernando County	7172	27-BID-5887709	27-60-1945107 Annual Permit Splash Pad 1200 Gallons 05/22	125.00
Florida Department of Revenue	7158	37-8015579013-3 04/22	Sales & Use Tax 04/22	210.56
Hernando County Utilities	7148	SS00001-00 04/22	North Clubhouse Water Bill 04/22	273.62
Hernando County Utilities	7191	SS00001-00 05/22	North Clubhouse Water Bill 05/22	434.86
Hernando County Utilities	7148	SS00013-00 04/22	South Clubhouse Water Bill 04/22	207.66
Hernando County Utilities	7191	SS00013-00 05/22	South Clubhouse Water Bill 05/22	334.02
Jack Evans	7182	71912	Off Duty Patrol 05/13	90.00
Jacob Hunt	7168	50622	Magic & Comic Show 05/22	1,350.00

Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Jessica Lynn Hemley	7183	71556	Off Duty Patrol 04/16	90.00
Jessica Lynn Hemley	7183	71557	Off Duty Patrol 04/16	90.00
Jessica Lynn Hemley	7173	71741	Off Duty Patrol 04/22	90.00
Johnson, Mirmiran, & Thompson, Inc.	7174	42-191639	Engineering Services 04/22	1,295.00
Joseph Nelson	7185	71504	Off Duty Patrol 04/15	90.00
Joseph Nelson	7185	71506	Off Duty Patrol 04/16	90.00
Joshua Mitro	7184	71945	Off Duty Patrol 05/15	90.00
Juniper Landscaping of Florida LLC	7149	154382	Fertilization Application 03/22	4,448.00
Juniper Landscaping of Florida LLC	7159	160629	Sod Replacement Amersham 04/22	2,636.85
Juniper Landscaping of Florida LLC	7159	160630	Disposal Of Existing Grasses & Install Elm Tree 04/22	18,087.44
Juniper Landscaping of Florida LLC	7159	160635	Irrigation Repairs 04/22	322.86
Juniper Landscaping of Florida LLC	7159	160636	Main Line Repair Along Elgin 04/22	335.89
Juniper Landscaping of Florida LLC	7175	161866	General Landscape Maintenance 05/22	18,509.10

Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Juniper Landscaping of Florida LLC	7175	161966	Pest Control & Landscape Maintenance 05/22	1,591.35
Love Motorsports	7167	1019216	2022 Polaris Ranger Side by Side 05/22	14,365.75
Matthew G. LaPalme	7150	71617	Off Duty Patrol 04/22	90.00
Matthew G. LaPalme	7150	71618	Off Duty Patrol 04/22	90.00
Michael A. Woodward	7187	71917	Off Duty Patrol 05/14	90.00
Michael Renczkowski	7186	71929	Off Duty Patrol 05/14	90.00
Michael Renczkowski	7186	71990	Off Duty Patrol 05/20	90.00
Michael William Gebala	7147	MG041222	Board Of Supervisors Meeting-Budget Workshop 04/12/22	200.00
Michael William Gebala	7147	MG042122	Board Of Supervisors Meeting 04/21/22	200.00
Michael William Gebala	7189	MG051922	Board Of Supervisors Meeting 05/19/22	200.00
Nancy E Feliu	7154	NF041222	Board Of Supervisors Meeting-Budget Workshop 04/12/22	200.00
Nancy E Feliu	7154	NF042122	Board Of Supervisors Meeting 04/21/22	200.00
Nancy E Feliu	7195	NF051922	Board Of Supervisors Meeting 05/19/22	200.00

Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Norman E. Burburan	7180	71911	Off Duty Patrol 05/13	90.00
Outsmart Pest Management, Inc.	7196	33500	Pest Control Treatment North Clubhouse 05/22	75.00
Outsmart Pest Management, Inc.	7196	33501	Pest Control Treatment South Clubhouse 05/22	75.00
Richard P. Massa Jr.	7152	RM041222	Board Of Supervisors Meeting-Budget Workshop 04/12/22	200.00
Richard P. Massa Jr.	7152	RM042122	Board Of Supervisors Meeting 04/21/22	200.00
Richard P. Massa Jr.	7193	RM051922	Board Of Supervisors Meeting 05/19/22	200.00
Rizzetta & Company, Inc.	7165	INV0000068076	Personnel Reimbursement 04/29/22	11,070.28
Rizzetta & Company, Inc.	7165	INV0000068127	Out Of Pocket Expenses 04/22	50.00
Rizzetta & Company, Inc.	7197	INV0000068154	General Management & Oversight/Personnel 05/22	13,740.32
Robert Saliva	007178	11106	Relaced Circuit Board in Call Box 05/22	105.00
Robert Saliva	7178	11108	Gate Repairs - Remotes 05/22	105.00
Robert Saliva	7178	11126	Gate Repairs - Barrington 05/22	4,265.00
Robert Saliva	7199	11145	Gate Repairs -Amersham 05/22	105.00

Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Robert Saliva	7199	11208	Gate Repairs -Covey Run 05/22	3,350.00
Robert Saliva	7199	Southern Phone Summary 05/22	Southern Phone Summary 05/22	557.40
Samantha M. Gigante	7190	71694	Off Duty Patrol 04/22	90.00
Sandra Manuele	7151	SM041222	Board Of Supervisors Meeting-Budget Workshop 04/12/22	200.00
Sandra Manuele	7151	SM042122	Board Of Supervisors Meeting 04/21/22	200.00
Sandra Manuele	7192	SM051922	Board Of Supervisors Meeting 05/19/22	200.00
Shore Commercial Services, Inc	7155	223907	12 Jugs Chlorine 04/22	75.00
Shore Commercial Services, Inc	7155	223947	Filter Cartridge & 12 Jugs Chlorine 04/22	248.84
Shore Commercial Services, Inc	7177	224047	Pool Maintenance Annual 05/22	2,622.00
Signature Privacy Walls of Florida, Inc.	7160	1251	Repair 6 Posts Hit by Lighting 04/22	9,500.00
Sterling Hill CDD	CD566	CD566	Debit Card Replenishment	3,651.78
Sterling Hill CDD	CD567	CD567	Debit Card Replenishment	2,304.79
Straley Robin Vericker	7179	21463	General/Monthly Legal Services 04/22	1,302.00

Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Thomas Castiglione	7163	TC043022	Off Duty Patrol 04/22	480.00
Waste Management Inc. of Florida	7166	0745179-1568-7	Waste Disposal Services South Clubhouse 05/22	335.63
Waste Management Inc. of Florida	7166	0745307-1568-4	Waste Disposal Services North Clubhouse 05/22	254.22
WillyGoat, LLC	7156	208088	Miami Beach Playground Set Installation 04/22	14,000.00
Withlacoochee River Electric Cooperative, Inc.	7161	2118959 04/22	Public Lighting & Poles 04/22	697.88
Withlacoochee River Electric Cooperative, Inc.	7161	2161145 04/22	3750 Sterling Hill Blvd B Well 04/22	99.20
Withlacoochee River Electric Cooperative, Inc.	7161	2161146 04/22	13043 Golden Line Ave Gate 04/22	43.63
Withlacoochee River Electric Cooperative, Inc.	20220519-02	Electric Summary Billing 04/22	Withlacoochee Electric Summary Billing 04/22	11,064.62
Withlacoochee River Electric Cooperative, Inc.	7200	Electric Summary Billing 05/22	Withlacoochee Electric Summary Billing 05/22	<u>10,873.55</u>
Report Total				<u>\$ 162,562.00</u>