



Rizzetta & Company

Sterling Hill Community Development District

Board of Supervisors' Regular Meeting January 19, 2023

**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	Chairman
	Sandra Manuele	Vice Chairman
	Nancy Felio	Assistant Secretary
	Michael Gebala	Assistant Secretary
	Darrin Bagnuolo	Assistant Secretary
District Manager	Jayna Cooper	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

January 12, 2023

**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, January 19, 2023 at 6:00 p.m.** at the Sterling Hill North Clubhouse, located at 4411 Sterling Hill Boulevard, Spring Hill, FL 34609. The following is the agenda for this meeting:

- 1. CALL TO ORDER / ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. AUDIENCE COMMENTS ON AGENDA ITEMS**
 - A. Update from Windance HOA President Regarding Bulletin Board and Common Area Fence
- 4. BUSINESS ITEMS**
 - A. Discussion of Holbrook Asphalt HA-5 Proposal Tab 1
 - B. Consideration of MPLC Umbrella License Terms Tab 2
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Landscape Inspection Manager
 1. Review of Landscape Inspection Report Tab 3
 2. Juniper's Response to the Landscape Inspection Report
(under separate cover)
 - D. Amenity Management
 1. Review of Amenity Report Tab 4
 - E. District Manager
 1. Review of District Manager's Report and
Monthly Financials Tab 5
- 6. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors' Regular Meeting held on December 15, 2022 Tab 6
 - B. Consideration of Operations & Maintenance Expenditures for November 2022 Tab 7
- 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,
Jayna Cooper
Jayna Cooper
Regional District Manager

Tab 1

**Project Location**

Sterling Hills CDD
4250 Sterling Hills Blvd
Spring Hill FL 34609

Proposal #

HAU946218

Date Issued

11/18/2022

PO/LD #**Terms**

Due Upon Completion

Adviser Information

Steve White
P: 727-333-5897 | E: steve.white@holbrookasphalt.com

Description

HA5 Installation

Bill To

Sterling Hills CDD
Stephen Brletic
4250 Sterling Hills Blvd
Spring Hill FL 34609

Item	Quantity	UM	Rate	Amount
HA5 Clean & prepare surface using high pressure air & wire bristle brooms. Install a one coat application of "HA5" High Density Mineral Bond advanced performance pavement preservation treatment to approximately 92,326 SY of asphalt pavement	92,326	SqYd	2.20	203,117.20

*No pavement markings included in proposal

Total**\$203,117.20**

Please sign for proposal acceptance: **Do not sign this page, see final page for signing**



Date	Number
11/18/2022	HAUB09465

Terms and Conditions

TERMS AND CONDITIONS: Any proposals returned to Holbrook Asphalt Company ("Contractor") more than 14 days after the proposal is submitted to the Client is subject to revision, updated pricing, or may be voided by Contractor. Engineering, tests, permits, inspection fees and bonding fees are not included in price unless stated otherwise. Pricing based on no more than area and depth dimensions listed. Upon construction, if it is determined that concrete or asphalt area or depth is greater than the estimation, client agrees to pricing adjustment as a result of project overrun. Client specifically represents and warrants that either the Client is the owner of the premises where the work is to be performed, or, in the alternative, Client has authority from the owner of the premises authorizing the Work to be performed on the said premises.

GENERAL EXCLUSIONS: Contractor is not liable for any ADA compliance, if needed, Client should consult with an ADA compliance professional prior to specific project approval. Contractor not responsible for claims related to pavement markings or lack thereof during or following project work.

Contractor will not be responsible for its product failure if said failure is directly or indirectly caused by "Existing Surface Conditions," as defined below, and any written or implied warranty will become void. Existing Surface Conditions are defined as: water drainage issues or delamination or failure of existing paint, asphalt, surface sealer, wearing course or any other material that is in a failing or in an unstable state. If any portion of the project area has Existing Surface Conditions not caused or created by Contractor that impact Contractor's HA5 product or any other product Contractor applies to project area, the warranty is void. Client is responsible for having entry gates open on day of work. Any damage to gates, sensors or loop sensors above or below asphalt are responsibility of Client. Any hot-applied sealants will not be exactly level with pavement surface as material settles to fill voids. There may also be excess material on pavement surface. Regarding asphalt, concrete and excavation work: Contractor is not responsible for subgrade scarification, re-compaction or concrete damage due to removal of asphalt. Contractor is not responsible for existing condition of subgrade, drainage in areas of less than 1% grade, adjustments of utilities, manholes and valve covers. Contractor is not responsible for any damage to underground utilities and cost to repair the same.

PAYMENT TERMS: Payment is due upon completion of work (Completion by line item 'Progress Billing' and/or completion of project core). Payment is due upon Client receipt of invoice. Client understands and agrees that it will be billed for towing as incurred and will be due on receipt. If the Client has a discrepancy with the Contractor regarding the contracted work, a retention of 5% of invoice up to a maximum of \$750.00 may be retained by Client up to 45 days. Client agrees that it may be billed as each line item is completed and each item may become their own respective invoice and due upon receipt of the same. Contractor reserves the right to charge up to 50% of Proposal Total if client cancels project within 25 days of scheduled project commencement. Upon request, post-project walk-throughs may be scheduled to review concerns.

Client agrees that interest accrues on all past-due amounts at 24% per annum from invoice date, until paid in full; and may be billed collection fees of up to 40% and all fees incurred by collection efforts. Total Proposal price includes one mobilization unless stated otherwise. Additional mobilizations may be billed up to \$3,500 per additional mobilization. This agreement provides Client written Notice of Right to Lien. Pricing does not include bonding or prevailing wage/Davis Bacon Certification, unless stated otherwise. By signing this proposal (contract), Client agrees that Contractor may not be held liable for delays, conditions, or Acts of God beyond their control, which situations may delay or cause cancelation partially or entirely on any project. Delays include project demand and material supply.

INSURANCE: These insurance limits are listed by Contractor to inform Client of such. Any premiums above the following to be paid by Client. This disclosure overrules any other contract language wherein Contractor agrees to differing limits. Certificates available upon request.

GENERAL LIABILITY: \$1m (inc.), \$2m (agg.) **AUTO:** \$1m **UMBRELLA:** \$2m (inc.), \$2m (agg.) **PERSONAL INJ:** \$1m **WORKERS COMP:** \$1m

ADDITIONAL HA5 WARRANTY LIMITATIONS AND EXCLUSIONS: No claim will be honored unless Holbrook Asphalt has been notified in writing and is given the opportunity to inspect the claimed failure. Surface treatments applied previous to HA5 being installed are not covered under this warranty.

(For example, if a previously applied preservation treatment is peeling or delaminating from the pavement surface—even if the surface was cleaned and prepped prior to HA5 being installed on top of it—this warranty does not cover HA5 in these circumstances.) Any attempt to repair the surface prior to Holbrook Asphalt's inspection will render this warranty invalid. Areas where HA5 was installed over pavements with motor oil, brake fluid, hydraulic fluid, or other substances that disturb the adhesion of HA5 and that lead to delamination are not covered under warranty. This warranty does not cover structural defects in the asphalt (e.g. base failure or damage caused by faulty construction and or design), cracks, exposure to fuel, oil, or other chemicals determined to be harmful to the HA5 treatment, areas exposed to frequent sprinkler water run-off, or standing and/or ponding water, damage caused by heavy truck or equipment traffic, damage caused by equipment inflicting excessive stress or scraping to the pavement surface, damage caused by landscaping installation, or damage caused by earthquakes or other acts of God. Mechanical disturbances by snowplow chatter, studded tires, etc. are excluded from warranty. This warranty is not valid for areas located in elevations above 6500 feet. A valid Warranty Certificate must be signed with a copy returned to Holbrook Asphalt within 60 days of the HA5 installation for the warranty to be valid and executable.

Pre-mature wear of HA5 during the five-year period is defined as anything less than 70% residual inter-aggregate coverage of HA5 to the asphalt binder of the treated surface. If premature failure of HA5 is deemed by Holbrook Asphalt or an approved third-party expert within the five year period, reinstallation will take place at no charge or at the reduced rate identified on the Warranty Certificate for the project. Contractor reserves the right appoint the third-party expert should there be a dispute regarding the premature failure between the Client and Contractor. Client and Contractor agree to be bound by and abide by the decision of the third party expert regarding whether a premature failure has occurred.

I have read and agree with these terms and conditions. I elect to proceed with the signed option below.

HAU946218 - HA5 Installation (Sign to accept this proposal)

Name _____ Signature _____ Date _____ Contractor _____

Tab 2



Motion Picture Licensing Corporation
5140 W. Goldleaf Circle, Suite 103
Los Angeles, CA 90056
United States

Umbrella License Application

Name of Organization ("LICENSEE")

Contact Name

Position

Facility Address

City, State, Zip

Mailing Address (If different from above)

City, State, Zip

Telephone

Fax

Email Address

Website

License Fee

Start Date

I hereby request an MPLC Umbrella License, subject to the terms and conditions provided herein.

Authorized Signer (Printed)

Signature

Title

PAYMENT OPTION:

- ☐ Send Invoice (fee due in 30 days)
- ☐ Bill Credit Card: ☐ Visa ☐ Mastercard ☐ AMEX ☐ Discover

Card Number

Expiration

CVV

UMBRELLA LICENSE® AGREEMENT TERMS AND CONDITIONS

1. Purpose. Motion Picture Licensing Corporation ("MPLC") grants licensee ("Licensee") a non-exclusive license ("License") to publicly perform copyrighted "Works" defined below, under the Terms and Conditions specified in this Umbrella License Agreement ("Agreement").
2. Law. MPLC warrants and represents that it has secured the appropriate rights, under the federal Copyright Act, Title 17, U.S.C. §101 and §106, to grant this License.
3. Term. "Term" shall mean the period beginning on the "Start Date" listed on the Umbrella License Application ("Application") and shall continue thereafter for periods of one (1) year each, unless cancelled by either party giving sixty (60) days advance written notice before the end of said period or any subsequent period. Each one (1) year period during the Term is referred to herein as a "Contract Year." If Licensee does not timely notify MPLC of intent to terminate, this Agreement will remain in effect for the entire Contract Year, and Licensee will be responsible for the entire annual fee due to MPLC hereunder. No refunds or credits will be made by MPLC in the event of early termination by Licensee.
4. Rights. The public performances authorized by this Agreement shall take place in the Facility(ies) identified in the Application or as Licensee otherwise notifies and shall be via any means originally intended for personal use only including but not limited to DVD, streaming, download and broadcast. The primary purpose of such performances is to entertain and/or educate authorized viewers and the audience must be limited accordingly. No specific titles, or any characters from such titles, or producers' names will be advertised or publicized to the general public, and no admission or other fee will be charged to the audience. The exhibitions cannot be used to endorse any goods or services. Works are defined as films, television programs and other audio-visual content originally intended for personal use only to which MPLC has received the rights to license under the parameters set forth herein and excludes premium home theatre exhibitions. Licensee grants MPLC the permission to use Licensee's name and logo in promoting MPLC's services.
5. Fee. The agreed license fee for the first Contract Year of this Agreement is specified on the Application, which amount is payable to MPLC. Subsequent Contract Years may include adjustments and fees based on various factors, including, but not limited to adjustments which: (i) reflect any change from the previous year's Consumer Price Index (CPI), and/or (ii) reflect an increase in the number of Facilities or other factors used to determine the license fee. On an annual basis, or upon request by MPLC, Licensee shall furnish MPLC with the information MPLC may require to determine the license fee for subsequent Contract Years. Following such a request, if Licensee does not furnish the requested information within thirty (30) days prior to expiration, MPLC may independently determine the license fee for that Contract Year based on its reasonable estimation. The license fee for each subsequent Contract Year shall be due and payable no later than each anniversary date of the applicable Contract Year. Late payments for subsequent Contract Years will be subject to a charge of one and one-half percent (1.5%) of the license fee per month.
6. Restrictions. The specific titles which may be publicly performed by Licensee under this Agreement are Works produced and/or distributed by MPLC-affiliated rights holder companies only. MPLC represents that it or its rights holders may not possess the appropriate rights to certain individual titles, or, due to the expiration of those rights during the term of this Agreement, MPLC may send Licensee at any time during the term of this Agreement binding notices that certain titles cannot be or may no longer be publicly performed under this Agreement. Such notices shall be binding and effective upon Licensee when received.
7. Legally Obtained Works Only. Licensee may publicly perform only legally obtained Works covered by this Agreement. The responsibility for obtaining the Works is that of Licensee, and the costs of acquiring the Works are to be borne solely by Licensee and are separate and distinct from the agreed public performance license fee.
8. No Other Rights. Licensee may not unlawfully duplicate, edit or otherwise modify the Works obtained for public performance purposes under this Agreement. Any and all rights not granted to Licensee in this Agreement are expressly reserved to MPLC and/or its rights holders.

9. Separate Fees. Any separate fees which may be due to music publishers, or collection societies for music publishers, for the right to publicly perform the music contained in any of the Works covered by this Agreement are solely Licensee's responsibility and are not the responsibility of MPLC. To the best of MPLC's knowledge, no such separate fees for motion pictures are presently in effect.
10. Assignment. This Agreement may not be assigned by Licensee, without the prior written consent of MPLC, except that Licensee shall (a) assign this Agreement in connection with a merger, consolidation or sale of its assets and business, (b) provide MPLC with immediate notice of the assignment including contact information for the assignee, and (c) guarantee assignee's performance of all obligations of Licensee under this Agreement. This Agreement may be assigned by MPLC.
11. Tax Liability. In the event that a determination is made by a taxing authority or court of any state in which Licensee conducts business that the activity licensed herein renders MPLC liable for the payment of a gross receipts, sales, business use or other tax which is based on the amount of MPLC's receipts from Licensee, then Licensee shall reimburse and indemnify MPLC within thirty (30) days of notification therefore for Licensee's pro rata share of any such tax derived from receipts received from Licensee.
12. Notice. Any notice provided for herein shall be given in person; by first class air mail, postage prepaid; or by reputable overnight carrier; addressed to the party to be notified as listed on the Application. The date of personal service or mailing of any such notice shall constitute the date of service.
13. Termination. MPLC reserves the right to terminate this Agreement on account of any breach by Licensee of its Terms and Conditions. In the event of such termination, there shall be no refund of the license fee. A waiver by MPLC or by Licensee of any specific breach by the other shall not constitute a waiver of any prior, continuing or subsequent breach of the same, or any other provision of this Agreement. If any part of this Agreement shall be determined unenforceable, the remainder of this Agreement shall remain in full force and effect.
14. Legal Fees. In the event MPLC engages a lawyer to enforce its rights under this Agreement by virtue of the breach on the part of Licensee, of any term of this Agreement, Licensee agrees to pay the reasonable costs and legal fees incurred by MPLC.
15. Collection Fees. In the event that MPLC incurs any costs or fees in connection with the collection of any amounts past due to MPLC hereunder, then Licensee shall be responsible for paying such amounts to MPLC upon demand, with interest at the rate of nine percent (9%) per annum calculated from date of demand.
16. Guarantees. Licensee guarantees that the information provided by Licensee is true, correct and complete in all respects. This Agreement constitutes a legal, valid and binding obligation upon Licensee and is enforceable by its Terms and Conditions which may be updated by MPLC. Acceptance of this Agreement can be made via electronic consent, handwritten signature, or payment of license fee.
17. Warranty. To the extent that, prior to the commencement date of this Agreement, Licensee may have infringed upon rights held by MPLC, MPLC hereby agrees that it will not seek legal recourse or assert any claim for any and all such possible infringements which would have been licensed under this Agreement. MPLC makes this warranty only with respect to rights held by it and is not empowered or authorized to make any such representation or warranty with respect to rights held by others.
18. Jurisdiction. The Application and these Terms and Conditions contain the full and complete agreement between MPLC and Licensee and shall be construed in accordance with the laws of the United States and the State of California and the parties submit to the nonexclusive jurisdiction of the U.S. Courts as regards to any claim or matter arising in relation to this Agreement.

Tab 3



January 9, 2023

Rizzetta & Company
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

RE: Termination/Assignment of CDD Engineering Services Agreement Services

To Whom It May Concern:

This letter is to inform you that Johnson, Mirmiran & Thompson, Inc. (JMT) wishes to terminate their contract for Engineering Services with the following CDDs or assign the contract to Brletic Dvorak, Inc. immediately, whichever the CDD board decides.

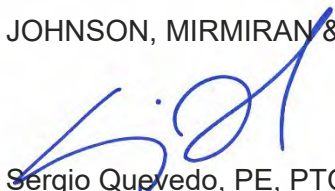
- Diamond Hill CDD
- Mira Lago West CDD
- Sterling Hill CDD
- Fishhawk CDD IV
- Concord Station CDD
- The Bridgewater CDD
- Waterset North CDD
- The Groves CDD
- The Preserve at Wilderness Lake CDD
- Country Walk CDD
- Lynwood CDD
- Wesbridge CDD

This decision is purely a business decision to no longer offer district engineering services and in no way indicative of any issue with the CDD. All records kept by JMT associated with engineering services during the duration of the contract will be made available to the CDD via email or delivery of a flash drive to the District Management office within 30 days of this letter. JMT will perform services until February 10th or until the contract has been transferred, whichever date comes first.

If you have any questions or need further information, please do not hesitate to contact me at 813-868-6511 or squevedo@jmt.com.

Very truly yours,

JOHNSON, MIRMIRAN & THOMPSON, INC.


Sergio Quevedo, PE, PTOE, RSP1
Senior Vice President
Regional Manager

AGREED AND ACCEPTED:

By: _____

Title: _____

Tab 4

STERLING HILL

LANDSCAPE INSPECTION REPORT



January 4, 2023
Rizzetta & Company
John R. Toborg – Division Manager
Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

Summary, South Intersection, Arborglades

General Updates, Recent & Upcoming Maintenance Events

- The next fertilization event will commence in March.
- No cutbacks and no installations should take place until early to mid-March!
- Juniper to provide a date as to when all Crape Myrtles shall be pencil/thumb pruned as well as when all trees will be lifted, and Spanish Moss removed up to the contract height of 15' over roads and 10' over turfed ROWs and sidewalks. Also, as to when all palms on the property will be trimmed including old seed pods.

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. The Silverthorn surrounding the North Park pool deck will need to be trimmed soon.
2. On the back side of the North Park totlot, remove a couple low hanging limbs from an Oak overhanging the mulch.
3. When the cutbacks do occur in March, include the Aztec grass on both sides of SHBlvd. at the south intersection.
4. Not sure what critter this is, but can STAFF call a wildlife control company and trap it and relocate? It is at the last section of wall between the south intersection and the Arborglades entrance. (Pic 4)



5. Has any insecticides/fungicides been applied to the Dw. India Hawthorn at the Arborglades entrance median? (Pic 5)



6. Also, has any fungicides been applied to the Roses with powdery mildew at the Arborglades entrance median?
7. All outfall structures need to be kept clear of all tall growth at each mowing event. This is in the large Arborglades DRA. (Pic 7>)
8. There is still dead growth in the Flax Lily on the SHBlvd. median outside Arborglades.

9. I think maybe the cause of these Fakahatchee Grasses along the wall between Arborglades and Edgemere may not be all due to the cold weather as I have reported on these prior to any freezing temps. Juniper to inspect for other causes, treat accordingly and cut back to a low mound going into spring. (Pic 9)



10. Is a hurricane blower being used to blow off the streets? If so, do not use this piece of equipment for this purpose. It is relocating mulch from the outer 18" behind the curb into the plant crowns, thus eliminating all mulch behind the curbs.

11. Eradicate and hand pull a growth of Torpedograss underneath the cluster of large Crape Myrtles along the wall between Arborglades and Edgemere.



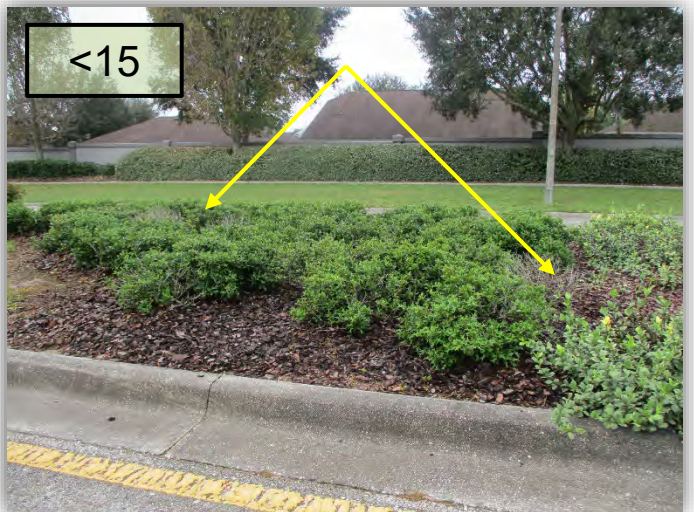
12. Has anything been applied to the Dw. India Hawthorn at the front side of the rear median at Edgemere. It has now become largely defoliated. (Pic 12)



13. Crews need to tip the Blue Plumbago on the SHBlvd. median between Edgemere and North Park.

14. Crews need to remove all palm debris from beneath all palms throughout the community.

15. Surprisingly, many of the Red-Tip Photinias that were rejuve cut along the wall between Brightstone Place and Brackenwood are coming back nicely. However, I do ask Juniper to closely monitor these and regularly apply a preventative fungicide in an attempt to stay ahead of a common fungus which affects this plant.



Brackenwood, Amersham Isles, SHBlvd. Behind Amersham Isles

16. Unfortunately, after an unnecessarily long wait for the new warranted plants to be planted at Brackenwood entrance, they were hit hard by the freeze. We will probably lose these plants ... again. (Pic 16)



22. It appears some work has been done at the outfall structures in an Amersham Isles DRA. However, it does not appear to be finished. Piles of dirt were left beside a swale that was created. This needs to be raked out and trash removed. (Pic 22)



17. Treat the flush of weeds growing on the back side of the walls along Elgin and SHBlvd. at the Brackenwood corner of the north intersection. Remove trash debris. The bed lines of Silverthorn behind the same walls need to be defined and then mulched.

18. Also, establish the bed line of Silverthorn along the wall in the triangular lawn on the Amersham Isles corner of the north intersection. Eradicate weeds.

19. Going into spring, I ask Juniper to place on their schedule the rejuve cutting of all Oleander behind the main SH monument at the Amersham Isles corner of the north intersection.

20. Treat dollarweed and other broadleaf weeds in the turf of the SHBlvd. ROW between the north intersection and the Amersham Isles entrance and beyond toward North Park.

21. I'd like the Loropetalum in front of the Amersham Isles entrance monuments kept at or slightly below the tops of the short walls. However, no trimming until spring.

23. I've not seen any replacements of any irrigation boxes or lids in quite some time and there are still many that remain. When will these be replaced?

24. Remove all palm saplings from beds where they do not belong.

25. There is still a small dead Pine snag near the 3-rail on the back side of Amersham Isles toward Arborglades. Is STAFF handling this? (Pic 25>)

26. Tip the Silverthorn surrounding the lift station across from Arborglades.

27. Juniper to provide an update regarding the large irrigation break across from the school entrance on Elgin. When will this be restored? (Pic 27>)

28. Are the Dw. India Hawthorn at the point where the wall angles back at the Amersham Isles corner of the north intersection along Elgin being treated?



Glenburne, Elgin, SHBlvd. South

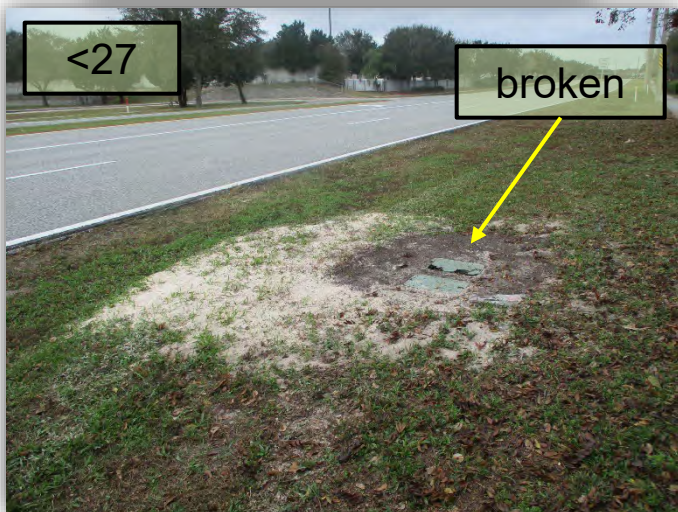
29. Make sure to include the Crape Myrtles along the Glenburne wall along Elgin in the de-mossing and pruning project.

30. Juniper to provide an update regarding the restoration of another irrigation repair along Elgin on the Glenburne side. It also appears yet another vehicle has left the road and damaged one of our Oaks. (Pic 30>)

31. Has Juniper been able to determine why there is always a sidewalk full of silt in this same location month after month? Is there an irrigation break here? Why isn't it being blown back into the bed? (Pic 31>)



32. Turf has been installed on the SHBlvd. median from the Glenburne entrance to Elgin. However, the instructions were to bring turf to the dripline of the existing Oak outside Glenburne. It stopped way short. This needs to be corrected. (Pic 32)



Glenburne, Haverhill, SHBlvd. South, Windance

33. A couple more outfall structures in Glenburne were also worked on. These also should be finished up.

34. What is the status of the numerous necessary irrigation repairs discovered during the previous inspection at the Glenburne entrance?

35. Cut back the Pothos vine climbing over the wall from a residential yard in Glenburne along SHBlvd. (Pic 35)



36. It's minor but cut back the Jasmine climbing up the rear wall of the Mandalay Place raised planter.

37. Spring Hill is wedged between Zones 9a & 9b on the Hardiness Zone map. Purple Queen is cold hardy in Zone 8. Therefore, I ask that the newer Purple Queen at Haverhill and the SHBlvd. median outside Haverhill be left alone until mid-March when it "should" come back from the roots. (Pic 37>)

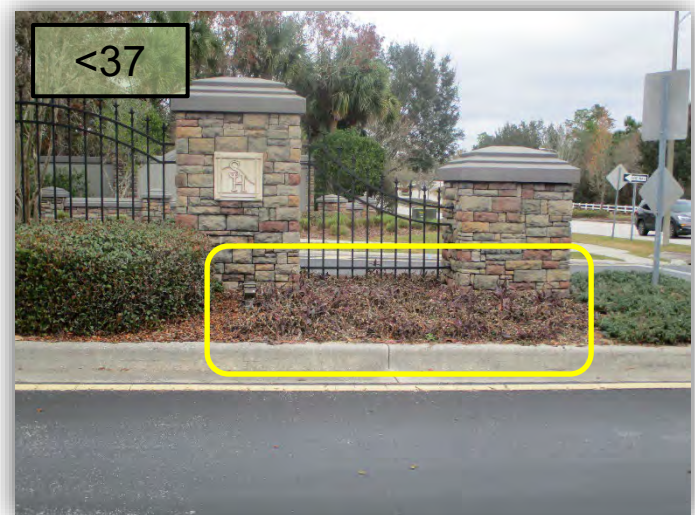
38. Attempts were made to replace turf where Juniper sprayed RoundUp around structures. I will say I feel it is rather hit or miss and I do not consider it complete. (Pic 38>)

39. I mentioned earlier where I have not noticed any damaged irrigation boxes or lids being replaced lately. This is one of many banks of valve boxes where I saw lids off, relocated or

missing. – between Haverhill & Windance. (Pic 39)



40. Is there a date as to when the five (5) Pine stumps will be ground outside the wall between Haverhill & Windance?



Windance, SHBlvd. South, Barrington, Covey Run, South Park

41. Proposal request No. 9 in the August 3rd report, requested all remaining Hawthorn and Juniper at the SHBlvd. median tip outside Windance be removed. It appears only a portion has been removed. When will this be completed? (Pic 41)



42. There is still an Oak along the Barrington fence past the lift station with water shoots to the ground.

43. We will continue to watch the turf on the inbound ROW of Barrington. If it does not recover in the spring, I feel Juniper should replace at their cost. (Pic 43)



44. Oleander, Dw. Azaleas and some Confederate Jasmine at Barrington were once again hit hard by the freeze. They recovered last year. We will wait until March for any cutbacks to occur. (Pic 44>)

45. Make sure the outfall structures in the Barrington DRAs are being line trimmed at every cut. Tall materials exist.

46. Is Juniper treating the Dw. India Hawthorn on the SHBlvd. median outside Windance? It is not thriving and extremely thin.

47. Crews need to remove piled up tree debris along the tree line on the outbound side of Covey Run Place. (Pic 47)



48. Is STAFF's vendor going to install some turf here in the ROW on Bramblewood Loop? (Pic 48 and inset>)

49. The Silverthorn surrounding the dog park will need to be tipped soon.



South Park, Dunwoody

50. The beds below the palms behind the South Park totlot are full of palm debris.

51. The end of the South Park parking lot still needs to be cleaned up including a broken limb and damaged plant material. (Pic 51)



Proposals

1. I've requested Juniper prepare a proposal to install a cold-hardy annual such as pansies, violas, snapdragons, petunias, and sweet alyssum. Our next rotation is not scheduled until March and these beds are now empty.. (Pic 1)



location on a roadway median and the potential for it to snap in half, I am requesting a proposal for its removal (flush cut). (Pic 3)



2. I feel this year, attention needs to be paid to some erosion on the banks of the largest DRA in Arborglades. First reported last year, one area has grown exacerbated by a critter hole. Can STAFF gather proposals for at least these two areas in this DRA? (Pics 2a & b>)



3. I'm not quite sure what to do with this Sabal Palm on the SHBlvd. median between Arborglades and Edgemere where SHBlvd. curves. Although the Sabal Palm appears perfectly healthy, there is large hollowed out portion in its trunk which adversely affects the structural integrity of the palm. Due to its



Tab 5

Sterling Hill 2022 Year In Review



Prepared By:
Rizzetta Amenitey Services, Inc.

Clubhouse and Amenity Improvements in 2022

- Monthly carpet and floor cleaning through Apex Floor Cleaning monthly cleaning plan.
- Professionally cleaned mat flooring in north and south fitness centers and billiard room.
- North and south pool awning were professionally cleaned.
- Rented a lift and maintenance replaced lights out at our courts.
- Trimmed back trees in front of street lights in our clubhouse parking lots.
- Touch up painted the wainscoting in both clubhouses and the fitness center.
- Pressure washed all sidewalks at north and south clubhouses.
- Repainted basketball hoop metal poles and installed new basketball nets on the hoops.
- Installed new chain and sign keeping residents out of splash pad pump area.
- Cleaned roof soffits on north and south clubhouse roofs.
- Pressure washed playground equipment at north and south playground.
- Pressure washed all parking stops in north and south clubhouse parking lots.
- Installed new swings and painted the chains at north and south clubhouse playgrounds.
- Made repairs to north playground fence, also cleaned and repainted where needed.
- Sanded, filled, primed and painted north and south back pool doors.
- New resident office chairs in north and south clubhouse offices.
- Replaced out broken and damaged pool furniture with new chairs and tables where needed.
- Pressure washed and painted south clubhouse back pavilion floor.
- Repaired north clubhouse water fountains.

- Repaired loose pool railings at north and south clubhouse pools.
- Bleached cleaned south pool and playground wood support beams.
- Installed upgraded splash pad controller.
- Repaired sink and toilet in south clubhouse women's bathroom.
- Touch up painted party room, fitness center, and main lobbies at north and south clubhouses.
- Installed new sidewalk connecting bus stop sidewalk to parking lot, with new crosswalk.
- Installed new speed bump at south clubhouse entrance.
- Installed new north clubhouse tribute plaque.
- New community bulletin boards installed at both clubhouses.
- Pressure washed north and south pavers on pool decks.
- Purchased four new arm chairs and two lamps for north clubhouse lobby.
- Had sliding glass doors serviced in activities room at north and south clubhouses.
- Repaired rotten front pillar at North Clubhouse front doghouse area.
- Painted front pillars of north and south clubhouse doghouses.
- Repainted north and south clubhouse entrance doors.
- Installed new Miami Beach play structure at south playground.
- Installed new stainless steel soap dispensers in the bathrooms.
- Replaced water hose bib at storage lot wash down.
- New resident cork boards in both clubhouses for business cards.
- New roof installed at north clubhouse.
- Installed new air grate in north fitness center.
- Replaced out ceiling tiles in north clubhouse activities room.
- Removed dividing wall and sliding glass doors in north clubhouse activities room.
- Pressure washed paver walkway leading to north fitness center.
- Replaced south clubhouse flag spotlight with new LED light.
- Chlorine cleaned and soft washed basketball and tennis courts.
- Added new sod and filled holes at dog park.

Field Maintenance in 2022

- Trash clean up in the DRA's, wooded areas, and along Sterling Hill Blvd.
- Installed a total of 40 new community street signs where needed.
- Replaced out any faulty up lights at village entrances.
- Signature Privacy Walls repaired damaged sections of wall and rock columns damaged by lightning strikes.
- Palm tree trimming throughout the community.
- Pressure washed common area sidewalks within the villages.
- Removed dead and dying trees along Sterling Hill Blvd.
- Bleach sprayed and cleaned all white PVC three rail fencing along the boulevard.
- Repainted sections of Sterling Hill barrier wall that was damaged by graffiti.
- Replaced faulty kant slams at village pedestrian gates.
- Dug out clogged DRA run outs throughout villages.
- Touch up painted village entrance and pedestrian gates.
- Sidewalk repairs done throughout the community to include the clubhouses, villages and along Sterling Hill Blvd.
- Replaced missing and broken finials on all gates throughout Sterling Hill.
- Installed and took down holiday decorations at clubhouses and village entrances.
- Installed new camera system and DVR at Barrington entrance.
- Trimmed low lying limbs along sidewalks & roadways along Sterling Hill Blvd.
- Pressure washed the Amersham concrete brick wall along Elgin.
- Went through all of Sterling Hill roadways replacing missing blue fire hydrant reflectors.
- Installed new lit key pads and A to Z buttons at a number of village entrance call boxes.
- Inspected and replaced battery backups in village gates.
- HA5 reapplied to roadways in Arborglades and Edgemere.

Event Rentals and Resident Programs in 2022

- A total of 102 private event rentals were booked between both clubhouses.
- Community Easter Event
- Community comedy / magic show
- Spring Break community pool party
- Community ice cream socials
- Community paint nights
- Swim lessons and water aerobics classes
- Fall Festival
- Veterans Day Community Celebration
- Community Christmas Party
- CDD board meetings, HOA board meetings, DRB meetings, and VAP meetings.
- Deputy and FHP patrol details at clubhouses, villages and bus stops.

Upcoming Projects for 2023

- Replace out uneven sidewalk areas throughout the community, along Sterling Hill Blvd, and at clubhouses.
- Continued leg work of moving dog park from south clubhouse to across from Windance village.
- Plant removal in some center median areas along Sterling Hill Blvd. and replacing it with grass.
- Pressure washing of sidewalks and pvc fence along Sterling Hill Blvd.
- Resurfacing of the basketball and tennis courts.
- Resurfacing the north clubhouse pool.
- New LED uplighting on palm trees at main entrances.
- Grading and re-sodding of DRA banks in decline throughout Sterling Hill villages.

Tab 6



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- ✓ **Next Regular Meeting:** February 16, 2023 at 9:30 a.m.

**District
Manager's
Report**

January 19

2023

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FINANCIAL SUMMARY

10/31/2022

General Fund Cash &
Investment Balance:

\$364,380

Reserve Fund Cash &
Investment Balance:

\$1,445,832

Debt Service Fund Investment
Balance:

\$625,698

**Total Cash and Investment
Balances:**

\$2,435,910

General Fund Expense Variance: \$22,735

**Under
Budget**



Rizzetta & Company

Sterling Hill Community Development District

**Financial Statements
(Unaudited)**

October 31, 2022

Prepared by: Rizzetta & Company, Inc.

sterlinghillcdd.org
rizzetta.com

Sterling Hill Community Development District

Balance Sheet

As of 10/31/2022

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	130,909	0	8,500	139,409	0	0
Investments	233,471	1,445,832	625,698	2,305,000	0	0
Accounts Receivable	1,490,390	128,562	789,807	2,408,760	0	0
Refundable Deposits	30,663	0	0	30,663	0	0
Fixed Assets	0	0	0	0	27,235,279	0
Amount To Be Provided Debt Service	0	0	0	0	0	13,630,000
Total Assets	1,885,433	1,574,394	1,424,005	4,883,832	27,235,279	13,630,000
Liabilities						
Accounts Payable	107,219	0	0	107,219	0	0
Due To Other	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	107,279	0	5,555,000	5,662,279	0	13,630,000
Fund Equity & Other Credits						
Beginning Fund Balance	406,235	1,444,604	(4,930,190)	(3,079,351)	0	0
Investment In General Fixed Assets	0	0	0	0	27,235,279	0
Net Change in Fund Balance	1,371,919	129,790	799,195	2,300,903	0	0
Total Fund Equity & Other Credits	1,778,154	1,574,394	(4,130,995)	(778,448)	27,235,279	0
Total Liabilities & Fund Equity	1,885,433	1,574,394	1,424,005	4,883,832	27,235,279	13,630,000

See Notes to Unaudited Financial Statements

Sterling Hill Community Development District

Statement of Revenues and Expenditures

As of 10/31/2022

(In Whole Numbers)

	Year Ending 09/30/2023	Through 10/31/2022	Year To Date 10/31/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	95	(95)
Special Assessments				
Tax Roll	1,490,387	1,490,387	1,507,813	(17,426)
Other Misc. Revenues				
RV & Boat Storage Fees	20,000	1,667	15,200	(13,533)
Total Revenues	1,510,387	1,492,054	1,523,108	(31,054)
Expenditures				
Legislative				
Supervisor Fees	14,000	1,167	1,000	166
Total Legislative	14,000	1,167	1,000	166
Financial & Administrative				
Administrative Services	8,727	727	727	0
District Management	34,628	2,886	2,886	0
District Engineer	15,000	1,250	0	1,250
Disclosure Report	2,000	0	0	0
Assessment Roll	5,093	5,093	5,092	1
Financial & Revenue Collections	5,093	424	425	0
Tax Collector/Property Appraiser Fees	2,750	0	0	0
Accounting Services	19,400	1,617	1,616	0
Auditing Services	3,865	0	0	0
Arbitrage Rebate Calculation	1,000	1,000	0	1,000
Public Officials Liability Insurance	4,408	4,408	4,540	(132)
Legal Advertising	800	67	98	(31)
Dues, Licenses & Fees	1,000	1,000	175	825
Website Hosting, Maintenance, Backup & Email	3,000	250	1,637	(1,388)
Total Financial & Administrative	106,764	18,722	17,196	1,525
Legal Counsel				
District Counsel	18,000	1,500	460	1,041
Total Legal Counsel	18,000	1,500	460	1,041
Law Enforcement				
Off Duty Deputy	30,000	2,500	2,040	460
Total Law Enforcement	30,000	2,500	2,040	460
Security Operations				
Security System Monitoring Services &	12,000	1,000	258	742

See Notes to Unaudited Financial Statements

Sterling Hill Community Development District

Statement of Revenues and Expenditures

As of 10/31/2022

(In Whole Numbers)

	Year Ending 09/30/2023	Through 10/31/2022	Year To Date 10/31/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Maintenance				
Total Security Operations	12,000	1,000	258	742
Electric Utility Services				
Utility Services	47,000	3,916	9,425	(5,508)
Utility - Street Lights	72,000	6,000	13,487	(7,487)
Total Electric Utility Services	119,000	9,916	22,912	(12,995)
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	6,000	500	636	(137)
Total Garbage/Solid Waste Control Services	6,000	500	636	(137)
Water-Sewer Combination Services				
Utility Services	8,000	667	622	46
Total Water-Sewer Combination Services	8,000	667	622	46
Stormwater Control				
Lake/Pond Bank Maintenance & Repair	3,000	250	0	250
Total Stormwater Control	3,000	250	0	250
Other Physical Environment				
Property Insurance	35,083	35,083	32,841	2,242
General Liability Insurance	6,900	6,900	6,208	692
Entry & Walls Maintenance & Repair	7,000	583	4,500	(3,917)
Landscape Maintenance	231,540	19,295	18,509	786
Well Maintenance	3,500	292	0	291
Landscape - Fertilizer	22,860	1,905	5,724	(3,818)
Landscape Replacement Plants, Shrubs, Trees	55,000	4,583	1,200	3,383
Landscape Inspection Services	8,400	700	700	0
Landscape - Annuals/Flowers	3,600	300	0	300
Fire Ant Treatment	1,200	100	285	(185)
Holiday Decorations	3,000	0	0	0
Landscape - Mulch	60,000	5,000	0	5,000
Landscape - Pest Control	2,100	175	175	0
Irrigation Repair	25,000	2,084	6,538	(4,455)
Total Other Physical Environment	465,183	77,000	76,680	319
Road & Street Facilities				
Gate Phone	6,500	541	581	(40)
Gate Maintenance & Repair	30,000	2,500	5,479	(2,979)
Sidewalk Maintenance & Repair	25,000	2,084	0	2,084
Street Sign Repair & Replacement	1,500	125	0	125
Pressure Washing	8,000	666	0	666
Street Light/Decorative Light Maintenance	1,500	125	0	125

See Notes to Unaudited Financial Statements

Sterling Hill Community Development District

Statement of Revenues and Expenditures

As of 10/31/2022

(In Whole Numbers)

	Year Ending 09/30/2023	Through 10/31/2022	Year To Date 10/31/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Road & Street Facilities	72,500	6,041	6,060	(19)
Parks & Recreation				
Management Contract	22,000	1,834	50	1,784
Contracted Employee Salaries	350,500	29,208	12,174	17,034
Telephone, Internet, Cable	8,000	667	700	(33)
Pest Control	2,940	245	150	95
Furniture Repair & Replacement	5,000	416	358	59
Pool Furniture Replacement	5,000	417	0	417
Playground Equipment & Maintenance	10,000	833	24	809
Maintenance & Repairs	35,000	2,917	3,027	(111)
Vehicle Maintenance	4,500	375	167	208
Wildlife Management Services	1,500	125	0	125
Clubhouse Miscellaneous Expense	3,000	250	300	(50)
Pool Service Contract & Chemicals	42,000	3,500	5,706	(2,206)
Athletic Court/Field/Playground Maintenance & Repair	3,500	292	0	292
Fitness Equipment Maintenance & Repair	2,500	208	0	208
Office Supplies	2,500	208	145	64
Total Parks & Recreation	497,940	41,495	22,801	18,695
Special Events				
Special Events	5,000	417	525	(108)
Total Special Events	5,000	417	525	(108)
Contingency				
Capital Outlay	153,000	12,750	0	12,750
Total Contingency	153,000	12,750	0	12,750
Total Expenditures	1,510,387	173,925	151,190	22,735
Total Excess of Revenues Over(Under) Expenditures	0	1,318,129	1,371,918	(53,789)
Fund Balance, Beginning of Period	0	0	406,236	(406,236)
Total Fund Balance, End of Period	0	1,318,129	1,778,154	(460,025)

See Notes to Unaudited Financial Statements

Sterling Hill Community Development District

Statement of Revenues and Expenditures

As of 10/31/2022

(In Whole Numbers)

	Year Ending 09/30/2023	Through 10/31/2022	Year To Date 10/31/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,227	(1,227)
Special Assessments				
Tax Roll	128,562	128,562	128,562	0
Total Revenues	<u>128,562</u>	<u>128,562</u>	<u>129,789</u>	<u>(1,227)</u>
Expenditures				
Contingency				
Capital Reserve	95,382	95,382	0	95,382
Capital Projects - Asset Review Projects	<u>33,180</u>	<u>33,180</u>	<u>0</u>	<u>33,180</u>
Total Contingency	<u>128,562</u>	<u>128,562</u>	<u>0</u>	<u>128,562</u>
Total Expenditures	<u>128,562</u>	<u>128,562</u>	<u>0</u>	<u>128,562</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>129,789</u>	<u>(129,789)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>1,444,605</u>	<u>(1,444,605)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>1,574,394</u>	<u>(1,574,394)</u>

Sterling Hill Community Development District

Statement of Revenues and Expenditures

As of 10/31/2022

(In Whole Numbers)

	Year Ending 09/30/2023	Through 10/31/2022	Year To Date 10/31/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	888	(888)
Special Assessments				
Tax Roll	789,807	789,807	798,307	(8,500)
Total Revenues	<u>789,807</u>	<u>789,807</u>	<u>799,195</u>	<u>(9,388)</u>
Expenditures				
Debt Service				
Interest	611,340	611,340	0	611,340
Principal	178,467	178,467	0	178,467
Total Debt Service	<u>789,807</u>	<u>789,807</u>	<u>0</u>	<u>789,807</u>
Total Expenditures	<u>789,807</u>	<u>789,807</u>	<u>0</u>	<u>789,807</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>799,195</u>	<u>(799,195)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>(4,930,190)</u>	<u>4,930,190</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>(4,130,995)</u>	<u>4,130,995</u>

Sterling Hill CDD
Investment Summary
October 31, 2022

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>October 31, 2022</u>
SunTrust	Business Money Market	\$ 10,002
The Bank of Tampa MMA	Business Money Market	209,503
The Bank of Tampa ICS: Operating		
Pacific Western Bank	Business Money Market	13,966
	Total General Fund Investments	\$ 233,471
The Bank of Tampa ICS Road Reserve		
Community Bank Of The Chesapeake	Business Money Market	\$ 53,998
First Republic Bank	Business Money Market	66
First-Citizens Bank & Trust Company	Business Money Market	248,561
Nexbank	Business Money Market	248,561
Pacific Western Bank	Business Money Market	234,595
The Huntington National Bank	Business Money Market	4
	Subtotal	785,785
The Bank of Tampa ICS Asset Replacement Reserve		
Community Bank Of the Chesapeake	Business Money Market	\$ 194,537
EagleBank	Business Money Market	248,561
The Huntington National Bank	Business Money Market	216,949
	Subtotal	660,047
	Total Reserve Fund Investments	\$ 1,445,832
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	694
US Bank Series 2003 Prepayment B	US Bank Money Market Account-Managed	4
US Bank Series 2003 Revenue	US Bank Money Market Account-Managed	416,386
US Bank Series 2003 Prepayment A	US Bank Money Market Account-Managed	61,553
	Total Debt Service Fund Investments	\$ 625,698

**Sterling Hill Community Development District
Summary A/R Ledger
From 10/1/2022 to 10/31/2022**

	Fund ID	Fund Name	Customer name	Document num- ber	Date created	Balance Due	AR Account
655, 2639							
	655-001	655 General Fund	Hernando County Tax Collector	AR00000615	10/01/2022	1,490,390.47	12110
Sum for 655, 2639						1,490,390.47	
655, 2640							
	655-005	655 Reserve Fund	Hernando County Tax Collector	AR00000615	10/01/2022	128,562.00	12110
Sum for 655, 2640						128,562.00	
655, 2641							
	655-200	655 Debt Service Fund S2003	Hernando County Tax Collector	AR00000615	10/01/2022	789,807.37	12110
Sum for 655, 2641						789,807.37	
Sum for 655						2,408,759.84	
Sum Total						2,408,759.84	

See Notes to Unaudited Financial Statements

Sterling Hill Community Development District
Summary A/P Ledger
From 10/1/2022 to 10/31/2022

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
655, 2639	655 General Fund	10/11/2022	Apex Floor & Furniture Care	5827	North & South Clubhouse Carpet/ Tile Cleaning 10/22	180.00
	655 General Fund	10/21/2022	Brett F. Croft	73818	Off Duty Patrol 10/21/22	90.00
	655 General Fund	10/07/2022	Brett F. Croft	73616	Off Duty Patrol 10/07/22	90.00
	655 General Fund	10/08/2022	Brett F. Croft	73630	Off Duty Patrol 10/08/22	90.00
	655 General Fund	10/20/2022	Christina Miller	CM102022 655	Board Of Supervisors Meeting 10/20/22	200.00
	655 General Fund	09/14/2022	City Electric Supply Co	169426	Electric Supplies 09/22	326.65
	655 General Fund	10/20/2022	Commercial Energy Specialists, Inc.	187717	Service Call South Clubhouse 10/22	202.50
	655 General Fund	10/01/2022	Dale Girardin	10130	Fall Fest Music Services 10/22	300.00
	655 General Fund	10/22/2022	Daniel Duane Arriza	73824	Off Duty Patrol 10/21/22	90.00
	655 General Fund	10/20/2022	Darrin Bagnuolo	DB102022 655	Board Of Supervisors Meeting 10/20/22	200.00
	655 General Fund	08/01/2022	DCSI, Inc.	29853	Camera/DVR Service Call 07/22	145.00
	655 General Fund	10/12/2022	DCSI, Inc.	30031	Fitness Center Doors Service 10/22	236.50
	655 General Fund	10/29/2022	Evan Weston	73956	Off Duty Patrol 10/29/2022	90.00
	655 General Fund	10/29/2022	Evan Weston	73948	Off Duty Patrol 10/29/2022	90.00
	655 General Fund	08/01/2022	FitRev, Inc.	26004	Functional Repairs 07/22	342.00
	655 General Fund	10/03/2022	Florida Department of Economic Opportunity	86679	Special District Fee FY22-23	175.00
	655 General Fund	10/24/2022	Hernando County Utilities	SS00013-00 10/22	South Clubhouse Water Bill 10/22	214.43
	655 General Fund	10/24/2022	Hernando County Utilities	SS00001-00 10/22	North Clubhouse Water Bill 10/22	407.16
	655 General Fund	10/17/2022	Jessica Lynn Hemley	73755	Off Duty Patrol 10/14/22	90.00
	655 General Fund	09/30/2022	Johnson Mirmiran & Thompson, Inc.	47-199161	Engineering Services 09/22	630.00
	655 General Fund	10/22/2022	Joseph McClellan	73837	Off Duty Patrol 10/22/22	90.00
	655 General Fund	10/17/2022	Joshua Mitro	73761	Off Duty Patrol 10/14/22	90.00
	655 General Fund	10/10/2022	Joshua Mitro	73656	Off Duty Patrol 10/08/22	90.00
	655 General Fund	09/01/2022	Juniper Landscaping of Florida, LLC	168307	Viburnum Install 06/22	702.06
	655 General Fund	10/03/2022	Juniper Landscaping of Florida, LLC	181014	Irrigation Repairs - Clock D Replacement 10/22	2,126.90
	655 General Fund	10/03/2022	Juniper Landscaping of Florida, LLC	180847	General Landscape Maintenance 10/22	17,970.00
	655 General Fund	10/03/2022	Juniper Landscaping of Florida, LLC	180847	General Landscape Maintenance 10/22	539.10
	655 General Fund	08/31/2022	Juniper Landscaping of Florida, LLC	178060	Landscape Fertilization 08/22	745.00
	655 General Fund	10/03/2022	Juniper Landscaping of Florida, LLC	181017	Irrigation Repairs - Winddance Clock Replacement 10/22	1,785.30
	655 General Fund	09/20/2022	Juniper Landscaping of Florida, LLC	179592	Insect and Disease Control - 09/15/2022	180.25
	655 General Fund	09/30/2022	Juniper Landscaping of Florida, LLC	181015	Irrigation Repairs 09/22	1,194.85
	655 General Fund	10/03/2022	Juniper Landscaping of Florida, LLC	181016	Irrigation Repairs 09/22	1,194.81
	655 General Fund	09/21/2022	Juniper Landscaping of Florida, LLC	179638	Fertilization Application 09/22	790.00

Sterling Hill Community Development District
Summary A/P Ledger
From 10/1/2022 to 10/31/2022

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
655 General Fund	09/21/2022	Juniper Landscaping of Florida, LLC	179638	Fertilization Application 09/22	23.70
655 General Fund	10/03/2022	Juniper Landscaping of Florida, LLC	181012	South Clubhouse Clock Replacement 10/22	1,431.22
655 General Fund	10/25/2022	Juniper Landscaping of Florida, LLC	183813	Landscape Maintenance 10/22	175.00
655 General Fund	10/25/2022	Juniper Landscaping of Florida, LLC	183813	Landscape Maintenance 10/22	1,724.00
655 General Fund	10/25/2022	Juniper Landscaping of Florida, LLC	183813	Landscape Maintenance 10/22	56.97
655 General Fund	09/30/2022	Juniper Landscaping of Florida, LLC	181013	Irrigation Repairs - Clock E Replacement 09/22	2,468.49
655 General Fund	10/21/2022	Juniper Landscaping of Florida, LLC	183306	Bahia Fertilize Turf Additional Application #5 - 10/20/2022	114.84
655 General Fund	10/21/2022	Juniper Landscaping of Florida, LLC	183306	Bahia Fertilize Turf Additional Application #5 - 10/20/2022	3,828.00
655 General Fund	09/30/2022	LLS Tax Solutions, Inc.	002804	Arbitrage Rebate Calculation Series 2003A/2003B 09/22	500.00
655 General Fund	10/20/2022	Michael William Gebala	MG102022 655	Board Of Supervisors Meeting 10/20/22	200.00
655 General Fund	10/20/2022	Nancy E Feliu	NF102022 655	Board Of Supervisors Meeting 10/20/22	200.00
655 General Fund	10/31/2022	Nathan Nichols	73992	Off Duty Patrol 10/30/22	90.00
655 General Fund	10/04/2022	Outsmart Pest Management, Inc.	35105	Pest Control Treatment South Clubhouse 10/22	75.00
655 General Fund	09/01/2022	Outsmart Pest Management, Inc.	34121	Pest Control Treatment North Clubhouse 07/22	75.00
655 General Fund	10/04/2022	Outsmart Pest Management, Inc.	35106	Bi-Annual Fire Ant Treatment South Clubhouse 10/22	285.00
655 General Fund	10/04/2022	Outsmart Pest Management, Inc.	35104	Pest Control Treatment North Clubhouse 10/22	75.00
655 General Fund	10/17/2022	Panzners Tree Service, Inc.	7485	Tree Removal Services 10/22	1,200.00
655 General Fund	10/14/2022	Rios & Company International	3520	Graphis Signs Installed 10/22	300.00
655 General Fund	10/28/2022	Rizzetta & Company, Inc.	INV0000072674	Personnel Reimbursement 10/28/22	12,174.18
655 General Fund	10/31/2022	Rizzetta & Company, Inc.	INV0000072706	Cell Phone 10/22	50.00
655 General Fund	10/01/2022	Rizzetta & Company, Inc.	INV0000071947	Assessment Roll FY 22-23	5,092.50
655 General Fund	09/30/2022	Rizzetta & Company, Inc.	INV0000072051	Cell Phone 09/22	50.00
655 General Fund	10/20/2022	Sandra Manuele	SM102022 655	Board Of Supervisors Meeting 10/20/22	200.00
655 General Fund	10/28/2022	Shaun Duval	73932	Off Duty Patrol 10/28/22	90.00
655 General Fund	10/28/2022	Shaun Duval	73928	Off Duty Patrol 10/28/22	90.00
655 General Fund	10/21/2022	Shore Commercial Services, Inc.	226785	Pool Repair South Clubhouse 10/22	526.98
655 General Fund	10/12/2022	Shore Commercial Services, Inc.	226703	Pool Repair North Clubhouse 10/22	2,355.00
655 General Fund	10/03/2022	Shore Commercial Services, Inc.	225935	Pool Maintenance North Clubhouse 10/22	2,622.00
655 General Fund	10/11/2022	Signature Privacy Walls of Florida, Inc.	1368	Wall Repair Damaged By Lighting 10/22	4,500.00
655 General Fund	07/18/2022	Southern Automated Access Services, LLC	11472	Gate Repairs - Dunwoody 07/22	3,211.00

**Sterling Hill Community Development District
Summary A/P Ledger
From 10/1/2022 to 10/31/2022**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
655 General Fund	10/19/2022	Southern Automated Access Services, LLC	11927	Gate Maintenance - Dunwoody 10/22	384.00
655 General Fund	10/19/2022	Southern Automated Access Services, LLC	11922	Gate Maintenance - Arborglades 10/22	594.00
655 General Fund	10/19/2022	Southern Automated Access Services, LLC	11928	Gate Maintenance - Glenburne 10/22	501.00
655 General Fund	08/11/2022	Southern Automated Access Services, LLC	11565	Gate Repairs - Haverhill 08/22	105.00
655 General Fund	10/19/2022	Southern Automated Access Services, LLC	11925	Gate Maintenance - Haverhill 10/22	105.00
655 General Fund	10/18/2022	Southern Automated Access Services, LLC	Southern Phone Summary 10/22	Southern Phone Summary 10/22	581.35
655 General Fund	10/19/2022	Southern Automated Access Services, LLC	11926	Gate Maintenance - Covey Run 10/22	780.00
655 General Fund	10/18/2022	Southern Automated Access Services, LLC	11923	Gate Maintenance - Edgemere 10/22	501.00
655 General Fund	10/19/2022	Southern Automated Access Services, LLC	11924	Gate Maintenance - Mandalay 10/22	594.00
655 General Fund	10/31/2022	Straley Robin Vericker	22275	Legal Services 10/22	459.50
655 General Fund	09/30/2022	Straley Robin Vericker	22143	Legal Services 09/22	2,807.41
655 General Fund	10/31/2022	Thomas Castiglione	103122 Castiglione	Off Duty Patrol 10/22	480.00
655 General Fund	10/12/2022	Times Publishing Company	0000243729	Acct # 107011 Legal Advertising 10/22	97.50
655 General Fund	10/31/2022	Travis M Shields	74008	Off Duty Patrol 10/31/22	120.00
655 General Fund	10/01/2022	Waste Management Inc. of Florida	0787922-1568-9	Waste Disposal Services South Clubhouse 10/22 Acct 12001	332.13
655 General Fund	10/01/2022	Waste Management Inc. of Florida	0788044-1568-1	Waste Disposal Services North Clubhouse 10/22 Acct 63003	304.15
655 General Fund	10/08/2022	William Harsanyi III	73624	Off Duty Patrol 10/07/22	90.00
655 General Fund	10/19/2022	Withlacoochee River Electric Cooperative, Inc.	Sterling Hill Summary of WREC 11/22 ACH	Sterling Hill Summary of WREC 11/22 ACH	4,683.64
655 General Fund	10/19/2022	Withlacoochee River Electric Cooperative, Inc.	Sterling Hill Summary of WREC 11/22 ACH	Sterling Hill Summary of WREC 11/22 ACH	6,743.56
655 General Fund	10/31/2022	Withlacoochee River Electric Cooperative, Inc.	Sterling Hill Summary of WREC 10/22 ACH	Sterling Hill Summary of WREC 10/22 ACH	4,741.24
655 General Fund	10/31/2022	Withlacoochee River Electric Cooperative, Inc.	Sterling Hill Summary of WREC 10/22 ACH	Sterling Hill Summary of WREC 10/22 ACH	6,743.56
Sum for 655, 2639					107,219.43
Sum for 655					107,219.43
Sum Total					107,219.43

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

Balance Sheet

1. Trust statement activity has been recorded through 10/31/22.
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 from 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

6. Payment terms for landowner assessments are (a) defined in the FY22-23 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Tab 7

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, December 15, 2022 at 9:30 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
Darrin Bagnuolo	Board Supervisor, Assistant Secretary

Also present were:

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

Audience **Present**

FIRST ORDER OF BUSINESS**Call to Order**

Mrs. Cooper called the meeting to order at 9:30 a.m. and noted that there were audience members present.

SECOND ORDER OF BUSINESS**Audience Comments on Agenda
Items**

There were no audience comments presented at this time

The update from Windance HOA regarding bulletin boards and common area fence was tabled.

THIRD ORDER OF BUSINESS**Administer Oath of Office to Newly Appointed Supervisors and Review of Form 1 & Sunshine Law Requirements**

Mrs. Cooper administered the Oath of Office to Ms. Christina Miller, Mr. Darrin Bagnuolo and Ms. Sandra Manuele. All would like to continue received compensation for the FY 2022-2023 meetings.

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2023-01, Designating Officers of the District**

On a motion from Ms. Manuele, seconded by Mr. Bagnuolo, with all in favor, the Board of Supervisors appointed Ms. Miller as Chair for the Sterling Hill Community Development District.

On a motion from Mr. Bagnuolo, seconded by Mr. Gebala, with all in favor, the Board of Supervisors appointed Ms. Manuele as Vice Chair for the Sterling Hill Community Development District.

On a motion from Ms. Miller, seconded by Mr. Bagnuolo, with all in favor, the Board of Supervisors adopted Resolution 2023-01, Designating Officers with Ms. Miller as Chair and Ms. Manuele as Vice Chair for the Sterling Hill Community Development District.

The Board also appointed Mrs. Jayna Cooper and Mr. Matthew Huber as Assistant Secretaries for signature purposed only.

FIFTH ORDER OF BUSINESS**Consideration of the Second Addendum to the Contract for Professional District Services**

On a motion from Mr. Gebala, seconded by Mr. Bagnuolo, with all in favor, the Board of Supervisors accepted the Second Addendum to the Contract for Professional District Services for the Sterling Hill Community Development District.

SIXTH ORDER OF BUSINESS**Staff Reports****A. District Counsel**

Mr. Babbar will send an email to the neighbors that have had continuous disagreements with each other and stated for the record, that this is now a civil matter.

B. District Engineer Report

Mr. Brletic presented his report to the Board.

The Board held a discussion regarding the Holbrook HA-5 Proposal. Mr. Brletic informed the Board that the warranty work has been completed. He will reach out to Holbrook to see what else can be done under warranty, walk the property and go over the rating list.

The Board agreed to hold a special workshop between January and February to discuss future HA-5 work. The Board would like Holbrook to be in attendance.

Mr. Brletic gave a quick update on the Dog Park and let the Board know that a meeting will be scheduled with the County soon for any minor plan revision requests.

C. Landscape Inspection Services Manager

Mr. Toborg reviewed the landscape inspection report. There were no Board questions or comments.

The Board reviewed Juniper's response to the October Landscape Report. Mr. Toborg suggested holding off on all plantings until March.

D. Amenity Management

Mr. Pond reviewed his report with the Board. There were no questions or comments at this time.

E. District Manager

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

Ms. Cooper reminded the Board that their next regular scheduled meeting will be held on January 19, 2023 at 6:00 p.m.

The Board held a brief discussion in regards to having a holiday party at the clubhouse for staff members.

<p>On a motion from Mr. Bagnuolo, seconded by Mr. Gebala, with all in favor, the Board of Supervisors authorized a NTE \$500 for food and beverages for staff party to be held at the Clubhouse for the Sterling Hill Community Development District.</p>

SEVENTH ORDER OF BUSINESS

**Consideration of Minutes of Board of
Supervisors Regular Meeting held on
November 17, 2022**

Mrs. Cooper presented the Minutes of the Board of Supervisors regular meeting held on November 17, 2022.

On a motion from Mr. Gebala, seconded by Ms. Miller, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors regular meeting held on November 17, 2022, as presented, for the Sterling Hill Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Operation &
Maintenance Expenditures for October
2022**

On a motion from Ms. Feliu, seconded by Ms. Miller, with all in favor, the Board of Supervisors ratified the operation and maintenance expenditures for October 2022 in the amount of \$58,471.02 for the Sterling Hill Community Development District.

NINTH ORDER OF BUSINESS

Audience Comments

There were no audience members present.

TENTH ORDER OF BUSINESS

Supervisor Requests

During the Supervisors requests, Mr. Bagnuolo stated for the record, that he would like to talk to EGIS when it is time to renew the policy about increasing the deductible.

ELEVENTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. Bagnuolo, seconded by Ms. Miller, with all in favor, the Board of Supervisors adjourned the meeting at 11:07 a.m. for the Sterling Hill Community Development District.

Assistant Secretary

Chairman/Vice Chairman

Tab 8

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 November 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2022 through November 30, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$ 168,706.16**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2022 Through November 30, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Apex Floor & Furniture Care	100112	5827	North & South Clubhouse Carpet/ Tile Cleaning 10/22	\$ 180.00
Apex Floor & Furniture Care	100157	5840	North & South Clubhouse Carpet/ Tile Cleaning 10/22	\$ 180.00
Bear's AV	100147	1005	Projector & Screen Rental 11/22	\$ 900.00
Brett F. Croft	100113	73616	Off Duty Patrol 10/07/22	\$ 90.00
Brett F. Croft	100113	73630	Off Duty Patrol 10/08/22	\$ 90.00
Brett F. Croft	100113	73818	Off Duty Patrol 10/21/22	\$ 90.00
Brett F. Croft	100158	74036	Off Duty Patrol 11/04/22	\$ 90.00
Brett F. Croft	100158	74058	Off Duty Patrol 11/05/22	\$ 90.00
Chris Croft	100168	74139	Off Duty Patrol 11/11/22	\$ 90.00
Christina Miller	100114	CM102022 655	Board Of Supervisors Meeting 10/20/22	\$ 200.00
Christina Miller	100169	CM111722	Board of Supervisors Meeting 11/17/22	\$ 200.00
City Electric Supply Co	100159	169426	Electric Supplies 09/22	\$ 326.65
Commercial Energy Specialists, Inc.	100148	187717	Service Call South Clubhouse 10/22	\$ 202.50
Dale Girardin	100115	10130	Fall Fest Music Services 10/22	\$ 300.00

Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2022 Through November 30, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Daniel Duane Arriza	100116	73824	Off Duty Patrol 10/21/22	\$ 90.00
Daniel Duane Arriza	100170	74009	Off Duty Patrol 10/31/22	\$ 120.00
Darrin Bagnuolo	100117	DB102022 655	Board Of Supervisors Meeting 10/20/22	\$ 200.00
Darrin Bagnuolo	100171	DB111722	Board of Supervisors Meeting 11/17/22	\$ 200.00
DCSI, Inc.	100118	29853	Camera/DVR Service Call 07/22	\$ 145.00
DCSI, Inc.	100118	30031	Fitness Center Doors Service 10/22	\$ 236.50
DCSI, Inc.	100172	30131	Gate Camera Service Call 11/22	\$ 125.00
Deena Groves	100160	74105	Off Duty Patrol 11/07/22	\$ 300.00
Deena Groves	100173	74258	Off Duty Patrol 11/19/22	\$ 240.00
Evan Weston	100139	73948	Off Duty Patrol 10/29/2022	\$ 90.00
Evan Weston	100139	73956	Off Duty Patrol 10/29/2022	\$ 90.00
FitRev, Inc.	100119	26004	Functional Repairs 07/22	\$ 342.00
Florida Department of Economic Opportunity	100135	86679	Special District Fee FY22-23	\$ 175.00
George Cloversettle	100161	74104	Off Duty Patrol 11/07/22	\$ 300.00

Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2022 Through November 30, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
George Cloversettle	100174	74116	Off Duty Patrol 11/08/22	\$ 202.50
Hernando County Utilities	100120	SS00001-00 10/22	North Clubhouse Water Bill 10/22	\$ 407.16
Hernando County Utilities	100120	SS00013-00 10/22	South Clubhouse Water Bill 10/22	\$ 214.43
Horizon Casual, Inc.	100189	3638	Pool Furniture - North Clubhouse	\$ 3,729.98
Horizon Casual, Inc.	100189	3639	Pool Furniture - South Clubhouse	\$ 3,242.40
Jesse Fletcher	100175	74286	Off Duty Patrol 11/18/22	\$ 90.00
Jessica Lynn Hemley	100121	73755	Off Duty Patrol 10/14/22	\$ 90.00
Jessica Lynn Hemley	100176	74324	Off Duty Patrol 11/19/22	\$ 90.00
Johnson Mirmiran & Thompson, Inc.	100149	47-199161	Engineering Services 09/22	\$ 630.00
Jonathan L Mathis	100177	74115	Off Duty Patrol 11/08/22	\$ 330.00
Joseph McClellan	100122	73837	Off Duty Patrol 10/22/22	\$ 90.00
Joseph McClellan	100162	74046	Off Duty Patrol 11/05/22	\$ 90.00
Joseph Schneider	100178	74251	Off Duty Patrol 11/18/22	\$ 90.00
Joshua Mitro	100123	73656	Off Duty Patrol 10/08/22	\$ 90.00

Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2022 Through November 30, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Joshua Mitro	100123	73761	Off Duty Patrol 10/14/22	\$ 90.00
Juan Perez	100179	74124	Off Duty Patrol 11/09/22	\$ 300.00
Juniper Landscaping of Florida, LLC	100124	178060	Landscape Fertilization 08/22	\$ 745.00
Juniper Landscaping of Florida, LLC	100124	179592	Insect and Disease Control - 09/15/2022	\$ 180.25
Juniper Landscaping of Florida, LLC	100150	180847	General Landscape Maintenance 10/22	\$ 18,509.10
Juniper Landscaping of Florida, LLC	100150	181015	Irrigation Repairs 09/22	\$ 1,194.85
Juniper Landscaping of Florida, LLC	100150	181016	Irrigation Repairs 09/22	\$ 1,194.81
Juniper Landscaping of Florida, LLC	100150	183306	Bahia Fertilize Turf Additional Application #5 - 10/20/2022	\$ 3,942.84
Juniper Landscaping of Florida, LLC	100150	183813	Landscape Maintenance 10/22	\$ 1,955.97
Juniper Landscaping of Florida, LLC	100180	168307	Viburnum Install 06/22	\$ 702.06
Juniper Landscaping of Florida, LLC	100180	179638	Fertilization Application 09/22	\$ 813.70
Juniper Landscaping of Florida, LLC	100180	181013	Irrigation Repairs - Clock E Replacement 09/22	\$ 2,468.49
Juniper Landscaping of Florida, LLC	100180	181014	Irrigation Repairs - Clock D Replacement 10/22	\$ 2,126.90
Juniper Landscaping of Florida, LLC	100180	181017	Irrigation Repairs - Winddance Clock Replacement 10/22	\$ 1,785.30
Juniper Landscaping of Florida, LLC	100180	185187	General Landscape Maintenance 11/22	\$ 18,509.10
Juniper Landscaping of Florida, LLC	100180	187644	Fertilization Application 11/22	\$ 813.70

Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2022 Through November 30, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Juniper Landscaping of Florida, LLC	100190	181012	South Clubhouse Clock Replacement 10/22	\$ 1,431.22
Kyle Wilson	100181	74185	Off Duty Patrol 11/12/22	\$ 90.00
Kyle Wilson	100181	74186	Off Duty Patrol 11/12/22	\$ 90.00
LLS Tax Solutions, Inc.	100151	2804	Arbitrage Rebate Calculation Series 2003A/2003B 09/22	\$ 500.00
Michael Renczkowski	100163	74120	Off Duty Patrol 11/06/22	\$ 90.00
Michael William Gebala	100125	MG102022 655	Board Of Supervisors Meeting 10/20/22	\$ 200.00
Michael William Gebala	100182	MG111722	Board of Supervisors Meeting 11/17/22	\$ 200.00
Nancy E Feliu	100126	NF102022 655	Board Of Supervisors Meeting 10/20/22	\$ 200.00
Nancy E Feliu	100183	NF111722	Board of Supervisors Meeting 11/17/22	\$ 200.00
Nathan Nichols	100164	73992	Off Duty Patrol 10/30/22	\$ 90.00
Outsmart Pest Management, Inc.	100127	35104	Pest Control Treatment North Clubhouse 10/22	\$ 75.00
Outsmart Pest Management, Inc.	100127	35105	Pest Control Treatment South Clubhouse 10/22	\$ 75.00
Outsmart Pest Management, Inc.	100127	35106	Bi-Annual Fire Ant Treatment South Clubhouse 10/22	\$ 285.00
Outsmart Pest Management, Inc.	100140	34121	Pest Control Treatment North Clubhouse 07/22	\$ 75.00
Panzner's Tree Service, Inc.	100152	7485	Tree Removal Services 10/22	\$ 1,200.00
Rios & Company International	100128	3520	Graphis Signs Installed 10/22	\$ 300.00
Rizzetta & Company, Inc.	100129	INV0000071947	Assessment Roll FY 22-23	\$ 5,092.50

Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2022 Through November 30, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	100130	INV0000072636	District Management Fees 11/22	\$ 6,454.06
Rizzetta & Company, Inc.	100136	INV0000072100	Personnel Reimbursement 10/14/22	\$ 14,709.49
Rizzetta & Company, Inc.	100138	INV0000072051	Cell Phone 09/22	\$ 50.00
Rizzetta & Company, Inc.	100141	INV0000072674	Personnel Reimbursement 10/28/22	\$ 12,174.18
Rizzetta & Company, Inc.	100153	INV0000072706	Cell Phone 10/22	\$ 50.00
Rizzetta & Company, Inc.	100154	INV0000072730	Amenity Management & Oversight & Personnel Reimbursement 11/11/22	\$ 14,964.90
Sally L. Daniel	100184	01532201-2022	Ad Valorem Assessments - R09 223 18 3601 0000 0P10	\$ 987.91
Sally L. Daniel	100184	01568501-2022	Non Ad Valorem Assessment - R10 223 18 3604 0000 0P10	\$ 1,536.26
Sandra Manuele	100131	SM102022 655	Board Of Supervisors Meeting 10/20/22	\$ 200.00
Sandra Manuele	100185	SM111722	Board of Supervisors Meeting 11/17/22	\$ 200.00
Shaun Duval	100142	73928	Off Duty Patrol 10/28/22	\$ 90.00
Shaun Duval	100142	73932	Off Duty Patrol 10/28/22	\$ 90.00
Shore Commercial Services, Inc.	100155	225935	Pool Maintenance North Clubhouse 10/22	\$ 2,622.00
Shore Commercial Services, Inc.	100155	226703	Pool Repair North Clubhouse 10/22	\$ 2,355.00
Shore Commercial Services, Inc.	100155	226785	Pool Repair South Clubhouse 10/22	\$ 526.98
Shore Commercial Services, Inc.	100186	226910	Pool Maintenance North Clubhouse 11/22	\$ 2,622.00
Signature Privacy Walls of Florida, Inc.	100143	1368	Wall Repair Damaged By Lighting 10/22	\$ 4,500.00

Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2022 Through November 30, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Southern Automated Access Services. LLC	100132	Southern Phone Summary 10/22	Southern Phone Summary 10/22	\$ 581.35
Southern Automated Access Services. LLC	100137	11922	Gate Maintenance -Arborglades 10/22	\$ 594.00
Southern Automated Access Services. LLC	100137	11923	Gate Maintenance -Edgemere 10/22	\$ 501.00
Southern Automated Access Services. LLC	100137	11924	Gate Maintenance -Mandalay 10/22	\$ 594.00
Southern Automated Access Services. LLC	100137	11925	Gate Maintenance -Haverhill 10/22	\$ 105.00
Southern Automated Access Services. LLC	100137	11926	Gate Maintenance - Covey Run 10/22	\$ 780.00
Southern Automated Access Services. LLC	100137	11927	Gate Maintenance - Dunwoody 10/22	\$ 384.00
Southern Automated Access Services. LLC	100137	11928	Gate Maintenance -Glenburne 10/22	\$ 501.00
Southern Automated Access Services. LLC	100165	12006	Gate Repairs - Glenburne 11/22	\$ 105.00
Southern Automated Access Services. LLC	100165	12007	Gate Maintenance - Haverhill 11/22	\$ 593.00
Southern Automated Access Services. LLC	100165	12008	Gate Maintenance - Covey Run 11/22	\$ 105.00
Southern Automated Access Services. LLC	100191	Southern Phone Summary 11/22	Southern Phone Summary 11/22	\$ 691.35
Spectrum	11062022	090269301102122 Auto Draft	4411 Sterling Hill Blvd. AHMS 11/22	\$ 699.90
Sterling Hill CDD			Debit Card Replenishment	\$ 742.09
Straley Robin Vericker	100156	22143	Legal Services 09/22	\$ 2,807.41
Straley Robin Vericker	100187	22275	Legal Services 10/22	\$ 459.50
Thomas Castiglione	100144	103122 Castiglione	Off Duty Patrol 10/22	\$ 480.00

Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2022 Through November 30, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Times Publishing Company	100133	0000243729 10/12/22	Acct # 107011 Legal Advertising 10/22	\$ 97.50
Times Publishing Company	100166	0000256611 11/09/22	Acct # 107011 Legal Advertising 11/09/22	\$ 87.30
Travis M Shields	100167	74008	Off Duty Patrol 10/31/22	\$ 120.00
Waste Management Inc. of Florida	100145	0792858-1568-8	Waste Disposal Services South Clubhouse 11/22 Acct 12001	\$ 338.77
Waste Management Inc. of Florida	100146	0792978-1568-4	Waste Disposal Services North Clubhouse 11/22 Acct 63003	\$ 310.22
Waste Management Inc. of Florida	11142022	0787922-1568-9	Waste Disposal Services South Clubhouse 10/22 Acct 12001	\$ 332.13
Waste Management Inc. of Florida	11142022-01	0788044-1568-1	Waste Disposal Services North Clubhouse 10/22 Acct 63003	\$ 304.15
Willard Stephens	100188	74152	Off Duty Patrol 11/11/22	\$ 90.00
William Harsanyi III	100134	73624	Off Duty Patrol 10/07/22	\$ 90.00
Withlacoochee River Electric Cooperative, Inc.	11042022	Sterling Hill Summary of WREC 10/22 ACH	Sterling Hill Summary of WREC 10/22 ACH	\$ 11,484.80

Report Total

\$ 168,706.16