



Rizzetta & Company

Sterling Hill Community Development District

Board of Supervisors' Meeting September 9, 2025

**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	Daryl Adams	Rizzetta & Company, Inc.
District Counsel	Lauren Gentry	Kilinski/Van Wyk
District Engineer	Stephen Brletic	BDI 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

**Board of Supervisors
Sterling Hill Community
Development District**

September 2, 2025

Agenda

Dear Board Members:

The regular meeting of the Board of Supervisors of the Sterling Hill Community Development District will be held on **Tuesday, September 9, 2025, at 9:30 a.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**
- 4. BUSINESS ITEMS**
 - A. Consideration of Resolution 2025-08; Amendment to
Amenity Rules Tab 1
 - B. Discussion of Southside Bus Stops
- 5. STAFF REPORTS**
 - A. District Engineer
 1. Consideration of Pickleball Proposals..... Tab 2
 - B. Landscape
 1. Review of Landscape Inspection Report (under separate cover)
 2. Review of Juniper Contractor Response for July Tab 3
 3. Review of Juniper Irrigation Reports..... Tab 4
 - C. District Counsel
 - D. Amenity Management
 1. Review of Amenity Report Tab 5
 - E. District Manager
 1. Review of District Manager Report and Monthly Financials Tab 6
- 6. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors'
Meeting held on August 12, 2025..... Tab 7
 - B. Consideration of Operations & Maintenance
Expenditures for July 2025 Tab 8
- 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,
Darryl Adams
District Manager

Tab 1

RESOLUTION 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STERLING HILL COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN AMENDMENT TO THE AMENITY RULES AND RATES OF THE DISTRICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Sterling Hill Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Hernando County, Florida; and

WHEREAS, the District’s Board of Supervisors (“Board”) is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules, rates, charges and fees; and

WHEREAS, the Board accordingly finds that it is in the best interest of the District to adopt by resolution an amendment to the rules and rates set forth at **Exhibit A** (“Amendment”), which relate to use of the District’s amenity facilities and other District-owned property, for immediate use and application.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE STERLING HILL COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The above stated recitals are true and correct and are hereby incorporated herein by reference.

SECTION 2. The Amendment attached hereto as **Exhibit A** is hereby adopted pursuant to this Resolution as necessary for the conduct of District business. Portions of the rules and rates which are not addressed in this Resolution remain in full force and effect. The amended rules and rates shall remain in full force and effect until such time as the Board may amend or replace them.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 9th day of September 2025.

ATTEST:

**STERLING HILL COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairman, Board of Supervisors

Exhibit A: Amendment to Rules and Rates

EXHIBIT A
Amendment to Rules and Rates

Compliance with Laws and District Rules and Policies. All Patrons shall abide by and comply with all applicable federal, state and local laws, rules, regulations, ordinances and policies, as well as all District and HOA rules and policies, while present at or utilizing the Amenities and all other District property, and shall ensure that any minor for whom they are responsible also complies with the same. Failure to abide by any of the foregoing may be a basis for suspension or termination of the Patron's privileges to use or access the Amenities. The interpretation and enforcement of all rules and policies is solely at the discretion of club staff and management.

SMOKING, DRUGS, AND ALCOHOL

Smoking, including using any paraphernalia designed to consume tobacco or other substances such as vaping and electric and non-electronic devices, is prohibited anywhere inside or within 15 feet of the Amenity Facilities, including any building, or enclosed or fenced area, to the maximum extent of the prohibitions set forth in the Florida Clean Indoor Air Act or other subsequent legislation. Additionally, to the extent not prohibited by law, smoking is discouraged in all other areas of the Amenities and on District owned property. All waste must be disposed of in the appropriate receptacles. Any violation of this policy shall be reported to District Staff.

Possession, use and/or consumption of illegal drugs or alcoholic beverages is prohibited at the Amenities and on all other District owned property. Any person that appears to be under the influence of drugs or alcohol will be asked to leave the Amenities. Violation of this policy may result in suspension or termination of Amenity access and usage privileges and illegal drug use may be punished to the maximum extent allowed by law.

SERVICE ANIMAL POLICY

Prohibitions on pets or animals shall not apply to "Service Animals" as defined by Florida law, which are trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual or other mental disability. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal's work or tasks or the individual's disability prevents doing so. The District may remove the Service Animal only under the following conditions:

- If the Service Animal is out of control and the handler does not take effective measures to control it;
- If the Service Animal is not housebroken; or,
- If the Service Animal's behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual's disability to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

CLUBHOUSES, PARKS, AND RENTALS

- (1) Sterling Hill CDD clubhouse hours are 8:00am to 9:00pm Monday-Sunday. No loitering after park/clubhouse hours.
- (2) Animals are prohibited inside the clubhouse buildings.
- (3) All children 12 years and under must be accompanied by an adult when visiting the park.
- (4) Clubhouses close for New Years Eve, Thanksgiving and Christmas. If clubhouse is closed for other reasons, notices will be posted. We are closed at 4pm on the day before and after Thanksgiving and Christmas.
- (5) Rental of activity rooms is available to Patrons only. Reservations are accepted only with approved forms, along with room payment and deposit. Please check with staff for availability and reservation forms. The rental fee is \$75 (during operating hours) and there is a \$100 refundable cleaning deposit required. All rentals must comply with the rules, requirements, and terms and conditions set forth on the rental forms. Maximum capacity is 40 persons.

SPLASH PAD

For all emergencies, call 911. To report a problem or for any inquiries please see the South Clubhouse park attendant or call (352) 684-0160.

- (1) Hours of operation are 10:00 AM to Dusk (varies by time of year).
- (2) All persons using the splash pad do so at their own risk. No lifeguard on duty.
- (3) You must have an Access Card to gain access to the splash pad. Proof of residency and/or ID will be required if you do not have your Access Card.
- (4) Each household may bring up to five (5) guests for use of the splash pad facilities but must accompany their guests at all times.
- (5) Facility staff has the authority to deny access and/or usage of Splash Pad at any time if maximum bathing load is reached, as defined by Hernando County. (Max bathing load 11)
- (6) Splash pad may be closed at any time due to inclement weather, unforeseen circumstances, certain seasons of the year, or for maintenance.
- (7) The splash pad area cannot be reserved, as it is not a rentable area. Splash Pad use is on a first-come, first serve basis until facility reaches maximum bathing load (11), as defined by Hernando County.
- (8) Children under the age of 12 must be accompanied by an adult eighteen (18) years or older. Proof of age may be required.
- (9) Children who are not toilet trained must wear approved swim diapers, regular diapers are not permitted. No changing of diapers at splash pad.
- (10) Proper swim attire is required.
- (11) Persons experiencing diarrhea must not use the splash pad.
- (12) Persons with open cuts, sores, blisters, infections or diseases that may be transmitted by water are prohibited.
- (13) If splash pad is contaminated it will be shut down and cleaned as per Center of Disease Control and Prevention (Chapter 64E-9 Florida Admin Code).
- (14) No alcoholic beverages allowed.
- (15) No smoking, vaping, or tobacco products permitted.
- (16) Patrons are responsible for their guests and their behavior. Parents are responsible for their children's behavior.
- (17) No running, flipping, rough housing, or hanging on any of the equipment.
- (18) Do not drink or swallow the water, it is re-circulated chlorinated water system.

- (19) All participants should conduct themselves in a courteous, safe, and family-oriented manner. No cursing, offensive language, or offensive gestures are allowed.
- (20) Do not place any pool furniture on the splash pad.
- (21) No food or drink is permitted within 12' of splash pad, paver area only. No glass. No gum.
- (22) No animals are permitted on the splash pad.
- (23) No one is permitted to play music which is audible to others, headphones or earbuds only.
- (24) Do not cover any water fixtures or drains.
- (25) The District and/or facility staff are not responsible for any lost or stolen items.

FITNESS CENTER

For all emergencies, call 911.

- (1) Fitness Center Hours are 5:00 AM – 10:00 PM; 7 days a week. Interior lights will shut off automatically at 10pm, and alarm will activate. Staff will post when closed for holidays and maintenance.
- (2) Fitness center is for Patrons only, unless special permission is granted for guests.
- (3) Age Requirements:
 - Users must be 16 years of age or older to use fitness center without parent or legal guardian.
 - Children ages 13-15 must be accompanied by a parent or legal guardian who remains present at all times.
 - No one under the age of 13 is permitted in the fitness center. No exceptions!
 - Patrons age 18 or older may request one-day approval for guests from manager.
 - Age verification in the form of picture ID or birth certificate may be required any time by staff.
- (4) The facilities are under video surveillance. All activities are being recorded 24 hours a day.
- (5) In case of an emergency dial 911
- (6) You must have your Access Card to gain access.
- (7) No Tailgating - You may not open the fitness center doors for someone without an Access Card. If you do so you may be asked to leave, have your access suspended, or access terminated completely.
- (8) There is a 25-minute time limit on the fitness equipment when others are waiting.
- (9) All concerns, equipment malfunctions, damaged equipment and/or maintenance should be reported to clubhouse staff.
- (10) Use of the facility is at your own risk. Please use caution when exercising.
- (11) No dropping weights, emotional outbursts, or loud grunting while working out. Respect others.
- (12) No loud or offensive language or behavior.
- (13) No radio or music from cell phones or other devices. Headphones or ear buds are permitted.
- (14) All personal items must be kept off the workout floor.
- (15) Keep the facility clean. Put weights back where they belong, and pick up after yourself.
- (16) Fitness machines and equipment must be wiped down after each use with wipes or spray provided.
- (17) No loitering, drug use, smoking, electronic smoking devices, or alcohol of any kind is permitted in the fitness center facility.
- (18) Do not deface or destroy any property within the fitness center to include walls, floors, equipment, and restrooms. You will be responsible for the cost of repair.

- (19) Proper workout attire is mandatory. Closed toe athletic shoes, athletic shorts or pants, and shirt required. No sandals, flip-flops, boots, dress shoes, jeans or street clothes permitted.
- (20) Proper hygiene is required. You must wear clean clothes and avoid inappropriate body odor, strong perfumes, or cologne.
- (21) Please use all fitness equipment properly and in a safe manner.
- (22) Water or other sports drinks must be contained in non-breakable spill proof containers.
- (23) No outside food is permitted.
- (24) Animals are prohibited in the fitness center..

TENNIS COURT

For all emergencies, call 911. To report a problem or for any inquiries please see the North Clubhouse park attendant or call (352) 686-5161.

- (1) The courts are designated for Patrons only.
- (2) The tennis courts are open from 8 am to 9 pm, 7 days a week.
- (3) There is to be NO offensive or foul language.
- (4) There are NO reservations; the courts are first come, first serve.
- (5) If there are people waiting for a tennis court, there is a 90-minute maximum playing time.
- (6) Tennis court are to be used for tennis playing only. Roller blades, skate boards, bikes, etc. are prohibited.
- (7) You must have your driver's license or Access Card available for staff if necessary.
- (8) If a Patron brings a guest, the Patron must be present the entire time.
- (9) Guests are required to adhere to the same policies and regulations as the Patron.
- (10) Proper footwear is required.
- (11) Animals are prohibited on the tennis courts.

BILLIARDS ROOM

For all emergencies call 911. To report a problem or for any inquiries please see the North Clubhouse park attendant or call (352)686-5161.

- (1) Billiards room is open from 8am – 9pm, 7 days a week.
- (2) Access Card is required to gain entrance.
- (3) No one under the age of 10 years old may use the Billiards Room. Patrons between the ages of 10 and 16 must be supervised by a parent or legal guardian at all times. Patrons 16 years of age or older may use the Billiard Room independently. (ID may be requested).
- (4) Billiards room is for Patrons and guests only. Each Patron may bring in two (2) guests.
- (5) There is a 30-minute time limit if another Patron is waiting to play.
- (6) No food or drink is allowed. Only bottled water is permitted.
- (7) Do not place anything on the billiard table.
- (8) No sitting on the billiard table.
- (9) No sitting or lying on the floor.
- (10) Music can only be played through device ear buds or headphones.
- (11) There will be no removal of, or addition to, any existing equipment in the billiard room.
- (12) You are permitted to bring your own cue stick.

- (13) When you are done playing please clean off the chalk from the billiard table with brush provided, and return cue sticks to their proper location.
- (14) Should any Patron encounter a problem with the pool table or other equipment, please notify the staff immediately.
- (15) Patrons will be held responsible for any property damage caused by themselves or their guest.
- (16) Profanity or foul language is prohibited.
- (17) Gambling is prohibited at the facility.
- (18) NO smoking, vaping or electronic cigarettes.
- (19) Animals are prohibited in the Billiards Room.

Tab 2

Proposals from Superior Sealers, Mor Sports Group, Sunrise Homes & Renovations and Welch Tennis.

Attempted to get bids from Nidy Sports, Florida Courts, and Ryan & Company and they all declined.



9401 Corkscrew Palms Cir Ste 300 • Estero, FL 33928-6275 • Phone: (239) 292-3102

Kirk Wagner
15921 Courtside View Dr
Lithia, FL 33547

Job Address:
4250 Sterling Hill Blvd
Spring Hill, FL 34609

Print Date: 12-16-2024

Proposal for Sterling Hill CDD New Pickleball Courts



License: CBC1263668

Mor Sports Is Proud To Be The Official Court Builder Of The US Open Pickleball Championship

Thank You for Considering Mor Sports Group!

We are excited to receive your inquiry and provide a quotation for your project. At Mor Sports Group, we are dedicated to exceeding your expectations by delivering top-quality sports construction services.

Why Choose Mor Sports Group?

- **Competitive Pricing:** We've partnered with our suppliers to offer you the most competitive quotation possible, ensuring we stay within your budget.
- **Quality by Design & Valued Engineering:** These core values are the foundation of all our projects. We prioritize both exceptional craftsmanship and cost-effective solutions.
- **Right First Time, On Time:** We hold ourselves accountable to our client's mission statement, ensuring your project is completed efficiently and to your satisfaction.
- **Proven Expertise:** As a certified building contractor and proud member of the American Sports Builder Association, we offer a proven track record of success.
- **Experience You Can Trust:** We were the court building contractor of choice for the US Open Pickleball Championship in Naples, constructing or surfacing over 60 tournament courts.

Next Steps:

We've attached a detailed quotation outlining the project scope and pricing. Please take your time to review it. We are happy to answer any questions, discuss changes or amendments, and address any budgetary concerns you may have.

Feel free to explore the attached work reference document showcasing the US Open project and others. You can also contact our existing clients for further insight into our work.

We look forward to partnering with you on your project!

Sincerely,

The Mor Sports Group Team

Detailed Scope of Work: Pickleball Court Construction, Dog Parks, Athletic Field, Land Development and Clearing

Mor Sports Group is pleased to provide a comprehensive scope of work for the construction of your new pickleball court(s). This document outlines each project phase and its corresponding responsibilities.

Project Overview:

- Construction of 4 new pickleball courts, clearing, grading and land development, add parking spaces, new fencing for dog parks, athletic field, add sidewalks, new sod, and fill work

Client Responsibilities:

- **Permits and Approvals:** Obtain all necessary permits and approvals, including land development orders and building permits. Verify compliance with city zoning and provide copies to Mor Sports before construction starts.
- **Water Access:** Provide access to clean, potable water within 100 feet of the work zone.
- **Restroom Facilities:** Provide access to restrooms or arrange for a portable facility at an additional cost.
- **Court Setbacks:** Establish court offsets/boundary setbacks and ensure adequate space is available
- **Underground Utilities:** Ensure all underground services and existing floodlights are relocated or diverted before construction begins.
- **Stable Access Road:** Provide a stable access road to the worksite from the nearest paved road.
- **Compaction Testing (Optional):** Arrange for compaction testing if desired (not included in quote).
- **Potable Water Source:** Provide a source of potable water within 100 feet of the court(s).

Mor Sports Group Responsibilities:

Mobilization:

- Deliver machinery and materials to the site.
- Provide a storage location for machinery and materials (client responsibility).
- Implement protective measures for existing walkways/landscapes (if needed, additional cost).
- Provide construction fencing to keep separation with pool and playground area

Site Strip Breakdown:

- **Mobilization:**
 - Delivery of equipment and materials to the site, including a Bobcat skid-steer loader, grader, and laser-guided grading machine.
 - Establishment of clear access routes and designated spoil removal areas.
- **Sod Removal:**
 - Utilizing the Bobcat skid-steer loader equipped with a dedicated sod cutting attachment, we will efficiently remove all existing sod from the designated site area.
- **Sub-Base Excavation:**
 - The grader will be used to excavate the exposed sub-base to a depth of six inches. We will ensure minimal disturbance to the underlying soil structure.
- **Laser Grading:**
 - A state-of-the-art laser-guided grading machine will be utilized to achieve the precise slope required for the sub-base. This ensures proper drainage and a stable foundation for your project.

- **Spoil Removal:**

- All excavated materials, including sod and topsoil, will be loaded onto dump trucks for off-site disposal at an approved facility. Mor Sports will handle all necessary permitting and disposal fees.

- **Site Cleanup:**

- Upon completion of the excavation and grading, the work area will be cleared of debris and leveled for the next phase of construction.

Net Post Installations:

- Excavate for net post foundations following US Open & ASBA specifications.
- Install PVC net post sleeves in 3,000 psi fiber-reinforced concrete foundations.
- Apply concrete primer to net post foundations.
- Install fiberglass at the joint where concrete and asphalt meet.
- Install net posts and tensioner system after court completion.

Court Surfacing - Standard Color System:

- Flood the court and identify any areas holding water.
- Patch any areas holding water using court patch binder according to ASBA specifications.
- Apply two layers of acrylic resurfacer to the entire pickleball court.
- Apply two color layers to the designated playing area (client selects color for inner and outer court).
- Stencil permanent pickleball court lines and markings using white line paint and install line tapes according to ASBA specifications.

Project Timeline:

- A detailed project timeline will be provided upon contract approval. Please note that asphalt curing requires 30-45 days, depending on weather conditions.

Quotation Summary:

- The contract price is based on current material costs, which are subject to change. Mor Sports will use best

Land Clearing - Pickleball Court Area, Dog Park Area, Athletic Field Area

Clearing & Grub Site Remove Trees, Grind Stumps, Demolition of Fence & Dispose Off Site Haul Debris off Site: Land Clearing - Pickleball Court Area, Dog Park Area

Land Clearing - Pickleball Court Area, Dog Park Area, Athletic Field Area Total: **\$40,957.60**

Land Development - Pickleball Court Area, Dog Park Area, Athletic Field Area

Bring in 10 Loads of Fill to Reach Required Elevations To Fill In Tree Stump Removal Rough Grade to Clients Specification. No Added or Removed Fill Included Rough Grade Athletic Field & Dog Park Areas to Client Specifications No Added or Removed Fill Included Any Additional Fill Required Will be Billed as Change Order for Material and Labor

Land Development - Pickleball Court Area, Dog Park Area, Athletic Field Area Total: **\$96,360.00**

Athletic Field Installation

Install Construction Fencing, Install Conduits Relocate 1 inch PVC Pipe for Irrigation, Finish Grade & Compact, Install Sod

Athletic Field Installation Total: **\$109,950.00**

Concrete Works

Install Flat Work Walkways to Pickleball Courts & Athletic Field, Entry Ways to Dog Park 200 feet x 6 feet - Sidewalk Across Park 40 feet x 20 feet - 2 Entry Ways 60 feet x 6 feet - To Building

Concrete Works Total: **\$23,600.00**

(Dog Parks and Athletic Field) New Chain Link Fencing 6' High

- Install 6' High Fence System - 1,000 LF
- 3" Wide Terminal Posts
- 2.5" Line Posts
- Top Rail
- Bottom Line Wire

(Dog Parks and Athletic Field) New Chain Link Fencing 6' High Total: **\$47,819.00**

Parking Lot Works

Excavate for 12 inch Depth of LBR40, Install & 3rd grade LBR40 compact, Install 6 inch depth Limerock & 3rd Grade Install 1.5 inch Asphalt SP9.5, Install Parking Stops & Lines

Parking Lot Works Total: **\$45,000.00**

Pickleball Base Works

Excavate for 12 inch Depth of LBR40, Install 12 inch of LBR 40, Install 6 inch of Compacted Limerock Base, Install 1 inch Asphalt SP9.5, Saw Cut Edges Square

Pickleball Base Works Total: **\$55,420.80**

Pickleball Net Post & Center Anchor Installation

- Dig Out Net Post Foundations to ASBA Specifications
- Set PVC Sleeves In Concrete
- Install Fiber Glass Mesh Over Lay to Concrete Foundations Prior to Surface Installation
- Install "Pipe type" center strap anchor is made from black steel with a pin in the top for center strap hook up. Overall length is 9".

Pickleball Net Post & Center Anchor Installation Total: **\$8,359.76**

(4 Pickleball Courts) New Chain Link Fencing 10'

- Install 10' High Fence System - 360 LF
- 3" Wide Terminal Posts
- 2.5" Line Posts
- Top Rail
- Bottom Line Wire

(4 Pickleball Courts) New Chain Link Fencing 10' Total: **\$32,726.60**

New Surfacing Asphalt - 4 Pickleball New Construction

- Patch Courts With Court Patch Binder
- Install 2 Layer of Acrylic Resurfacer
- Install 2 Layers of Color
- Install White Playing Tennis Lines

New Surfacing Asphalt - 4 Pickleball New Construction Total: **\$17,814.00**

(4) Pickleball Net Post & Playing Net (32")

** Putterman Pickleball Net (32")**

- Net size: 21'7"x 2'8"
- Net body: 3.0mm braided polyethylene rope in 1-3/4" knotted mesh
- Headband: 2.5" double-layered 28oz white vinyl, folded and tucked, treated with UV and mildew inhibitors; 4 rows of bonded thread interlocking stitching with built-in grommets
- Sideband: 2.5" black vinyl with built-in grommets, sewn pocket, 2 hollow fiberglass rods
- Bottom band: 2.5" black vinyl with built-in grommets
- Cable: 26' long, 6mm steel coated cable; 3600lbs tensile strength
- Includes heavy-duty polyester webbing center strap
- 3-year limited warranty

** Pickleball External Wind Post Set: **

- 2-7/8" diameter, 54" high (36" playing height)
- 12-gauge powder-coated galvanized steel posts
- Complete with external winder (new & improved reel)
- Set includes a crank and two post caps
- Available in black and green
- 1-year limited warranty

(4) Pickleball Net Post & Playing Net (32") Total:

\$2,715.00

Pickleball Court Accessories (Qty 4)

Items	Description	Price
Putterman 6.5 MidCourt Bench (Green)	This Putterman outdoor court bench seats 4 and is 28" wide and 32.5" high. 2-year limited warranty Treated with UV and environmental inhibitors Bench weighs 25 lbs and has a 617.29 lb capacity Perfect for tennis courts, parks, walking trails parks and any other outdoor area where public seating is desired.	\$1,288.00

Pickleball Court Accessories (Qty 4) Total:

\$1,288.00

Permit & Engineering

** Permitting & Testing - Any Additional Permits Required Will Charged As Change Order**

PROJECT KEY NOTES

Due to the variable cost of permits from county to county, this quote does not allow for any permits. If required, Mor Sports can apply for permits and costs will be passed onto the Client. Please note - All Permits must be paid for in full by the Client prior to works commencing.

Permit & Engineering Total:

\$600.00

Total Price: \$482,610.76

Payment Schedule:

To ensure a smooth project flow and timely completion, we kindly request adherence to the following payment schedule:

- **50% Deposit:** A deposit is required to schedule your project. Work won't begin until this initial payment is received.
- **Stage Payments:** Each project milestone will be invoiced separately and must be paid in full before we proceed to the next stage.
- **Final Payment:** A walkthrough with Mor Sports management and your designated point of contact (POC) will occur before net and post installation. Once you, the authorized POC, sign the completion/handover sheet acknowledging the project's completion as per the agreement, final payment will be due.
- **Late Fees:** A 5% late fee will be applied to any outstanding balance 30 days past the due date.

Project Management & Communication:

By accepting this proposal, you agree to Mor Sports' payment terms. Additionally, you'll receive an activation prompt for our online project management platform (Buildertrend). This platform provides 24/7 access to project schedules, invoices, daily progress reports, photos, and videos. This allows for continuous communication and transparency throughout the project.

To access your Buildertrend account, simply enter your email address as the username and create your password. This account will be available for future projects with Mor Sports Group.

Thank you for choosing Mor Sports Group! We look forward to a successful partnership on your project.

I confirm that my action here represents my electronic signature and is binding.

Signature:

Date:

Print Name:



Job Name: Sterling Hill Dog park/Sports court

Address: 4250 Sterling Hill Blvd Dr
Spring Hill, FL 34609

Contact Info: Jason Pond/Stephen Brletic

August 31 ,2025

Job Estimate

<u>Description</u>	
Furnish & install approx 500 LF of 4' conduit (schedule 40 gray pvc) with sweeping 90s around court and caps. 8 handholds to be surface level with the court.	\$16,640.00
Project perimeter silt fencing (all sod to be replaced within silt fenced area)	\$2,398.00
Furnish & install approx 160 LF of 1" pvc for a waterline- water line Will have 2 spigots, one for each dog park.	\$2 ,100.00
Clear approximately 1,662 sq ft Furnish and install base and hot mix asphalt based on provided plans Furnish and install 8 concrete car stops.& line stripe spaces	\$14,300.00
Furnish and install all base material/Asphalt. based on plans provided for pickleball court	\$35,745.00
Furnish and install concrete sidewalks as specified in plans provided 3,000 PSI w/broom finish removal of 4 inch concrete at entryway.	\$32,895.00
Asphalt Court; 1 coat of Black Resurfacer 2 coats of color (3 total colors per court) Permanent install of sleeves, Net Posts, & nets for 4 Pickleball courts.	\$18,300.00
Project bond cost	\$5,408.15
Requested additional Commercial auto coverage.	\$1,283.95 (plus monthly payments of \$581)
Access Road- furnish and install limestone along with compaction to enable heavy trucks to access work site.	\$6,500.00
Contractor fee for permitting	\$8,500.00
Total:	\$144,070.00

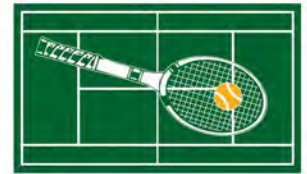
Notes: A 50% deposit is required of each line item prior to start of project, then an additional 25% is due at half way point. Of project remainder is due upon completion. We are not responsible for utilities and sprinklers not marked prior to start of project by CDD. All asphalt includes a one year warranty. Superior Sealers is responsible for any permits. all sod will be replaced within the silt fence area or other areas disturbed by Superior Sealers.

Customer Signature: _____ **Date:** _____

Estimate is valid for 30 days from date listed above

Welch Tennis Courts, Inc.

World's Largest Builder of Fast Dry Courts



Construction - Resurfacing - Lighting - Accessories

USTA - USPTA
ASBA - TIY

ALL-WEATHER (ASPHALT) PICKLEBALL COURT CONSTRUCTION PROPOSAL

Welch Tennis Courts, Inc. (hereinafter referred to as the "Contractor") proposes to furnish the labor, materials, equipment, and services necessary to construct four (4) All-Weather Pickleball Courts at Sterling Hill CDD (hereinafter referred to as the "Owner") in Spring Hill, Florida. In accordance with, and subject to, the terms, conditions and specifications set forth below, the work is referred to in this proposal as the "Project."

1. CONSTRUCTION REQUIREMENTS: The Owner shall be responsible for determining the physical location of the courts, assuring that the plans and the work described in this proposal comply with all applicable zoning requirements and deed restrictions including, but not limited to, all applicable set-back requirements. The Owner shall be solely responsible for the suitability of the project site and the constructability of the Project upon the property.

This proposal includes an allowance for permits, fees, engineering costs and related acquisition costs; costs more than this allowance shall be reimbursed by the Owner to the Contractor. The Owner shall be responsible for providing the Contractor with an onsite dumpster during the Project.

The Contractor shall provide the required contractor licensing to complete the Project, along with general liability and workers' compensation insurance. If a waiver of subrogation is required by the Owner, an additional charge of \$250.00 will be added to the contract price. If the Owner requires bonding in the form of payment and performance bonds or insurance more than the limits of liability coverage usually carried by Contractor, such additional coverage and bonding will be provided to the Owner at the Contractor's cost.

2. SITE PREPARATION: Site preparation, including clearing, grubbing, tree and stump removal, debris removal and rock removal, is *not* included in the price of this proposal. If large rocks, tree roots, tree stumps, debris, or other impediments to routine grading of the site are encountered, the Owner shall be responsible for the cost of removing them. If extra fill material is required to achieve the desired finished elevation of the courts, the costs of furnishing such additional fill material, as is needed, shall be borne by the Owner. Grading shall be done to a tolerance of plus or minus one (1) inch of the final sub-grade elevation. Rate and direction of slope shall be one (1) inch in ten (10) feet all in one plane. A compaction of 95% (Modified Proctor) is required and the soil shall be free of all roots and vegetation.

3. COURT CONSTRUCTION: The Contractor shall construct four (4) all-weather pickleball courts, in a battery measuring 120 feet by 60 feet.

- a. Base: The base shall consist of six (6) inches of base material topped with one and one-half (1½) inches of compacted asphalt hot mix. **Welch Tennis Courts, Inc. cannot guarantee that the asphalt hot mix and/or base material will be free of all impurities (iron, clay balls, wood bits and deleterious material). These materials can be present in the materials received from our suppliers.**

The presence of such deleterious materials can result in discoloration of the surface and/or raised bumps in the court surface.

- b. Surface: After the asphalt has properly cured, a fiberglass membrane shall be installed to extend the life of the courts. Two (2) filler coats of Deco Acrylic Resurfacer material shall be applied to the entire court surface, followed by two (2) full coats of Deco Color MP. The courts shall be the Owner's choice of standard colors. No "birdbath" deeper than 1/16 of an inch shall exist after flooding the courts and allowing one hour of time to elapse at a temperature of at least at 70 degrees Fahrenheit (21 degrees Celsius) in sunlight.
- c. Court Completion: Regulation playing lines shall be striped using masking tape and white line paint. Permanent external-wind net posts with WTC pickleball nets shall be installed.

4. FENCING: The Contractor shall provide and install approximately 360 lineal feet of ten-foot-high black vinyl fencing.

- a. All terminal posts shall be 3-inch and all line posts will be 2½-inch PC-40 Ameristar Permacoat pipe and top rail will be 1⅝-inch PC-20 Ameristar Permacoat pipe.
- b. All Ameristar Permacoat posts and top rail are high tensile steel, galvanized inside and out with pure zinc. The pipe is then electrostatically powder coated with polyester to provide a superior color coat finish. All fittings are PVC coated.
- c. Fence fabric will be 2-inch #8-gauge vinyl mesh.
- d. Bottom tension wire will be installed on all fencing.
- e. One (1) walk gate will be provided.

5. COURT EQUIPMENT: The Contractor shall provide the following:

- (4) Aluminum Court Number Signs
- (1) Court Sponge Unit

6. CONTRACT PRICE: The Contractor shall complete the Project described above for the following contract prices:

PICKLEBALL COURTS (4)	\$116,130.00
COURT EQUIPMENT	\$ 700.00
<u>ALLOWANCE FOR PERMITS/FEES/ENGINEERING</u>	<u>\$ 2,300.00</u>
<u>TOTAL</u>	<u>\$118,430.00</u>

OPTION: POLY BENCHES: The Contractor shall supply four (4) Poly Benches. Includes taxes. Add+1,118.00____Initials

7. PAYMENT TERMS: Contract amount shall be billed based on AIA Progress Payments and Schedule of Values. **NOTE:** Payment of Contractor's invoices is due upon receipt of the invoice by the Owner. Late charges, at the rate of 1½% per month (18% per annum maximum) shall begin to accrue on any unpaid invoice balance, beginning thirty (30) days after the invoice date. Welch Tennis Courts, Inc. reserves the right to stop work in the event of non-payment.

8. ESCALATION CLAUSE: If, between the time this agreement is prepared and the date the Project described herein is completed, there is an increase in the cost of materials, equipment, transportation or energy, the prices specified herein shall be adjusted by written change order modifying this agreement.

9. BUILDING REQUIREMENTS. The Owner shall provide access to the site for tractor-trailers and other vehicles with a weight more than twenty tons; provide staked corners for the courts; provide an area adjacent to the site for storing and preparing materials. The Contractor shall exercise reasonable care in utilizing the access and storage areas but cannot be responsible for damage caused by normal construction operations (e.g., damage to sod, landscaping, sprinkler lines, sidewalks, pavement, etc.).

The Owner shall notify, locate, and mark for the Contractor, prior to commencement of the Project, any water, sewer, electrical or other conduits, which are located at the courts beneath the ground surface or otherwise obstructed from view, and in the absence of such notice, the Contractor shall not be held liable for any damages to conduits during the Project.

The Owner shall provide an onsite dumpster for the Contractor's use during the Project. In the event the Owner is unable to or would like the Contractor to provide the dumpster, the Contractor shall coordinate the delivery of a dumpster for the jobsite. The costs for the dumpster, including but not limited to pick-up, delivery, monthly/weekly fees, and dump charges, shall be the responsibility of the Owner.

The Owner shall also be responsible for sodding (or other suitable provisions for preventing erosion) around the perimeter of the courts. If sod is used, it should be placed approximately one inch below the surface level of the courts to allow for adequate court drainage.

10. WARRANTY: Welch Tennis Courts, Inc. shall warranty the completed Project to be free of significant defects in workmanship and materials for a period of one (1) year. The warranty shall commence on the date of completion, but will not be enforceable, unless payment is made in the full amount of the executed contract, including change orders and late payment fees (if applicable). **Cracking in court surface is not warranted.**

11. BINDING CONTRACT: This agreement and all its terms and conditions shall be binding upon the parties to this agreement and upon the personal representatives, executors, administrators, heirs, and successors, and assigns of either party.

12. ATTORNEY'S FEES; COSTS OF COLLECTION; VENUE: If a dispute arises out of this agreement, and a civil action is brought by either party to resolve the dispute, then, in such event, the prevailing party, as determined by the Court hearing the matter, shall be entitled to recover its court costs, including reasonable attorney's fees, from the non-prevailing party. If any sums invoiced by Contractor under this agreement are not paid when due, and suit is brought to enforce this agreement or to recover payment of any balances due and owing by the Owner under this agreement, Contractor shall be entitled to recover its costs of collection, including reasonable attorney's fees, regardless of whether suit is brought or not. Any action to enforce this contract or any action arising from this contract (which does not include an action to enforce a construction lien under Chapter 713 of the Florida Statutes) shall be brought only in a court of competent jurisdiction in Hillsborough County, Florida.

13. TIME FOR ACCEPTANCE OF PROPOSAL: This proposal and the prices set forth herein shall be valid for only 30 days from the date of this proposal, and must be accepted within such time, unless the Contractor agrees in writing to extend the time for acceptance. Acceptance of this proposal by the Owner shall give rise to a binding and enforceable contract.

14. ENTIRE AGREEMENT/CHANGES TO AGREEMENT: This proposal, once accepted by the Owner, sets forth the entire agreement between the parties, and all oral representations, prior negotiations, understandings, agreements, conditions, and terms discussed between the parties prior to acceptance and signing of this proposal/agreement by the Owner are deemed to have merged into this agreement. This agreement may *not* be modified or amended, except in writing, which is signed by all parties to this agreement.

SALES REPRESENTATIVE

Chris Hagman (813.520.8320)

ACCEPTED BY:

_____(OWNER)

DATE:_____

Type/Print Name & Title

Accepted and approved by:

WELCH TENNIS COURTS, INC.

George Todd, Jr., President

DATE:_____

ADDENDUM #1

This addendum shall become part of the contract documents and shall supersede any verbal or written agreements between Welch Tennis Courts, Inc. and the Owner. Modification of this addendum shall only occur by an executed change order.

Project Information Sheet

Customer Name: _____

Project Address: _____ Billing Address: _____

Primary Contact: _____ Accts Payable Contact: _____

Name: _____ Name: _____

Phone Number: _____ Phone Number: _____

Email Address: _____ Email Address: _____

Color Selection:	Green	Black	N/A	Other
Lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Cabana Frames	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Cabana Canvas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> _____
Net Posts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Windscreens	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> _____

Hard Court Contracts Only

Deco Colors:

Exterior Color

- ☐ Light Blue
- ☐ Dark Blue
- ☐ Light Green
- ☐ Medium Green
- ☐ Dark Green
- ☐ Gray
- ☐ Red
- ☐ Adobe Tan*
- ☐ Tour Purple*

Interior Color

- ☐ Light Blue
- ☐ Dark Blue
- ☐ Light Green
- ☐ Medium Green
- ☐ Dark Green
- ☐ Gray
- ☐ Red
- ☐ Adobe Tan*
- ☐ Tour Purple*

Pickleball Line Color

- ☐ Black
- ☐ Blue
- ☐ Green
- ☐ Orange
- ☐ Red
- ☐ White
- ☐ Yellow

*Premium Court Color Additional Charges Apply

By signing below the Owner is authorizing Welch Tennis Courts, Inc. to proceed with the selections above and that all information is accurate and true.

(Signature)

(Date)

(Print Name)

COMMERCIAL CONSTRUCTION AGREEMENT

This CONTRACT AGREEMENT ("Contract") is made on _____, by and between Sterling Hill CDD Holdings, Inc. ("Owner") and Sunrise Homes & Renovations, Inc. ("Contractor").

- A. Contractor wishes to enter the following Contract with the Owner to furnish labor and materials for: clearing, install base and hot mix asphalt 8 parking spaces with wheel stops, concrete base for 4 pickleball courts, paint stripe 8 parking spaces, 8 handholds to be surface level with court, project perimeter silt fencing, 1" pvc water line for 2 spigots (1 at each dog park), install 4" thick concrete sidewalk as specified in plan with 3,000 PSI and broom finish, removal of front entryways, pickleball courts to have basecoat, striping, permanent sleeves and net posts ("Project"), pursuant to plans dated September 9, 2024 (together with all changes and addendums: "Project Documents"). This Contract includes, by reference, all terms and conditions, and all other documents listed in this Contract and modifications issued after execution of this Contract.
- B. Owner has made available to Contractor all the Project Documents, and Contractor has agreed to be responsible for obtaining copies pertinent to its work; and
- C. The Project Documents have been carefully examined by Contractor, his agents and representatives. Contractor agrees the Project Documents are complete and accurate as to all work to be performed by the Contractor. Contractor assumes all responsibility for any part of the Project Documents that are incomplete or inaccurate.
- D. **ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS OR NEGLECTS TO MAKE OTHER LEGALLY REQUIRED PAYMENTS, THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX AND IT IS RECOMMENDED THAT WHENEVER A SPECIFIC PROBLEM ARISES, YOU CONSULT AN ATTORNEY.**

E.

I.

TERMS AND CONDITIONS RELATING TO CONTRACTOR

1. Contractor shall furnish all labor, material, skill and equipment necessary or required to perform all the work for the Project as follows: Contractor to provide labor and materials as shown on the Project Documents and the Contract Specifications. Contract price shall be (including all taxes and permit fees): \$268,100.00.

Contractor shall be paid as follows:

\$134,050.00 50% deposit on signing this contract with the balance to fall under the Draw Schedule as follows:

\$53,620.00 20% due when site prep for courts and parking spaces is complete, this is before the asphalt is poured

\$53,620.00 20% due when electrical and plumbing lines are laid

\$26,810.00 10% due when sod, irrigation and job is complete

2. Contractor shall pay for all materials, labor and equipment used in, or in connection with the performance of this Contract when such bills or claims become due and to indemnify and hold harmless the Project and Owner from all claims and mechanic's liens and to furnish satisfactory evidence to Owner, when and if required that the Contractor has complied with the above requirements
3. Contractor shall begin work after being notified, in writing, by Owner that the Project is ready and the permits have been obtained from Hernando County, Florida.
4. Contractor agrees to proceed with the work in an orderly and reasonable sequence and to abide by Owner's decision as to the allotment of all storage and working space of the Project.
5. Contractor agrees to indemnify and hold harmless Owner, Owner's agents and representatives, Architects, Owner's lender and all other contractors and/or subcontractors from any and all losses or damage (including without limiting the generality of the foregoing, attorneys' fees and disbursements paid or incurred by Owner to enforce the provisions of this paragraph) occasioned by the failure of Contractor to carry out the provisions of this Contract.
7. Contractor agrees to accept responsibility for all damage caused by Contractor to clean and repair all surfaces soiled or damaged by Contractor, and to protect the work performed by Contractor. If any dispute arises between Contractor and another Contractor and/or subcontractor as to which is responsible for any damage, the dispute shall be submitted to Owner for decision and Owner's determination as to responsibility shall be final and binding
8. Contractor is solely responsible for initiating, maintaining and supervising all safety

precautions and measures in connection with the performance of this Contract and agrees to take all safety precautions with respect to his work and shall comply with all applicable laws, ordinances, rules and regulations and lawful orders of any public or governmental authority for the safety of persons or property.

9. Contractor agrees not to assign or sublet any or all this Contract and not to assign any money due or to become due thereunder without first obtaining prior written consent of Owner. Contractor further agrees to supply Owner with a list of all individuals or businesses it intends to subcontract work to or from whom it will obtain materials or equipment. Such list is attached hereto as Exhibit B and incorporated herein by reference, to which Owner hereby consents.

10. Contractor agrees to furnish such shop drawings or samples as may be required by the Owner or Architect.

11. Contractor agrees not to employ any person who would be unacceptable to Owner. Contractor further agrees to remove any such person if Owner reasonably objects to his continued employment on this project.

12. Contractor agrees that Owner, or his authorized representatives, shall have the right to order, in writing, the elimination or addition of any part of parts of work or materials as omitted from or added to this Contract by Architect and/or Owner. Fair adjustments shall be made in the contract price for such omitted or added work or materials. No extra work shall be allowed or changes made by Contractor, or paid for by Owner, unless and until authorized by Owner, in writing, before the work and/or changes are begun. Contractor agrees to sign attached Contract Specifications to this Contract and waives all claims for additions or changes unless this Owner has signed a written Change Order.

Contractor further agrees to give notice to Owner of all claims for extras, for requests of extensions of time and for damages for delays or otherwise, promptly and in accordance with the General Contract. Contractor acknowledges and agrees that any change orders for extras must be consented to in writing by Owner. Further, Contractor understands that only the proper board member(s) may sign Change Orders on the Owner's behalf.

13. Contractor agrees to obtain and furnish to Owner and to maintain in effect during the life of this Contract, if requested to do so, a performance and/or payment bond from a surety or sureties in the form and with sureties acceptable to Owner in an amount equal to the unpaid portion of the contract price, conditioned upon and covering the faithful performance of and compliance with all the terms, provisions and conditions of this Contract, the premium therefor to be paid by Contractor.

14. Contractor guarantees its work against all defects in material or workmanship for a period of one year from the earlier of the date of final payment or the date the Certificate of Occupancy is issued by the building authority for the project. Contractor hereby assigns all vendor warranties given by each equipment or parts manufacturer to the Owner.

15. In the event Contractor fails to correct, replace and/or repair faulty or defective work performed and/or materials furnished under this Contract, or shall fail to complete or diligently

proceed with its work under this Contract within the time herein provided for, Owner, upon three days' notice in writing to Contractor shall have the right to correct, replace and/or re-execute such faulty or defective work, or to take over the work to be provided pursuant to this Contract and complete the same either through its own employees or through a contractor or subcontractor of its choice, and to charge the costs thereof to Contractor including compensation for the Architect's services against the sums owed under this Contract or to pursue any and all other remedies provided by law.

16. Contractor agrees that in case of default on the part of Contractor under the terms of this Contract, the material and equipment of Contractor shall be left at the Project for use by Owner in completing the work covered by this Contract. Owner shall be obligated to pay the Contractor for all such material and equipment.

17. Contractor agrees to obtain, at its cost, all permits, all licenses, all plan approval, all inspections and all other governmental approvals relating to this work on the Project and to comply with all federal, state, county, and municipal laws, codes and regulations and to pay all costs and expenses incurred in connection with such compliance, to pay all fees and taxes, including sales and use taxes, and also pay all taxes imposed by any state or federal law for any employment insurance, pensions, retirement funds or any similar purpose, and to furnish all necessary reports and information to the appropriate federal, state and municipal agencies, with respect to all of the foregoing, the same as though Contractor was in fact Owner and to hold Owner and any other Contractor and/or subcontractor harmless from any and all losses or damage occasioned by the failure of Contractor to comply with the terms of this paragraph.

18. Contractor agrees to pay all royalties, license and permit fees to defend all suits or claims for infringement of any patent rights involved in the work of Contractor under this Contract and to save Owner and other Contractors harmless from loss, costs or expense on account of such use or infringement by Contractor.

19. If any part of Contractor's work depends, for proper execution, upon the work of Owner, any other Contractor, Contractor shall inspect and promptly report to Owner any apparent discrepancies or defects in such work that renders it unsuitable for use on the Project. Failure of Contractor to inspect and report shall constitute an acceptance of the work of Owner, other Contractors.

II.

TERMS AND CONDITIONS RELATING TO OWNER

20. Owner agrees to employ Contractor to do the work described in Paragraph 1 hereof subject to the terms and conditions of this Contract.

21. Owner agrees to pay Contractor the full amount, less retainage and other hold backs, owed upon faithful, prompt and complete performance of the Contractor's work to be performed under this Contract and Owner's written acceptance of the work.

22. Owner will release checks for Contractor's accepted draw invoices within 3 business days.

23. Final payment, including all retention, shall become due and payable on the 10th day after acceptance of the entire project and all work has been accepted in writing by Owner.

III.

MISCELLANEOUS PROVISIONS

24. Any and all disputes relating to, or arising out of this Contract, including claims arising under the mechanic's lien laws, shall be submitted to binding arbitration before a single arbitrator appointed by the American Arbitration Association. Such arbitration shall be conducted under the Construction Industry Arbitration Rules of the American Arbitration Association, and the arbitration hearing shall take place in Spring Hill, Florida. The discovery rules set forth in the Florida Rules of Civil Procedure shall apply to the arbitration and the parties shall be allowed to conduct discoveries according to those Rules. The arbitrator shall have the power to decide any discovery disputes. The prevailing party, as determined by the arbitrator, shall be awarded the arbitration fees it incurred, its reasonable attorney's fees, costs, and expert witness fees incurred in connection with the arbitration. Prior to filing an arbitration claim, the parties agree to mediate their disputes in Spring Hill, Florida, with a mediator selected by the Owner. Each side shall pay one-half of the costs of the mediator.

25. This Contract shall not be modified except in writing signed by both Owner and Subcontractor.

26. This Contract shall be construed and governed by the law of Florida.

BUILDER: SUNRISE HOMES & RENOVATIONS, INC.
2150 Meredith Drive
Spring Hill, FL 34608
(352)398-6790

By: Stephen L. Costa

Print Name: Stephen L Costa

Its: President

Date: 8-18-25

Sterling Hill CDD Holdings

By: _____

Print Name: _____

Its: _____

Date: _____



Certified Building Contractor #CBC1254207
352.398.6790

E-Mail: SteveCosta57@gmail.com

www.SunriseHomesFL.com

Contract Specifications for 4 Pickleball Courts, 8 Parking Spaces and Dog Walk Sidewalk Sterling Hill CDD Holdings, Inc.

The following specifications will include:

General –

- *Architect and engineering fees are not included
- *No water or electric impact fees are included
- *Construction as specified on blueprints and/or the Specifications listed here.
- *Hernando County permit and inspections fees up to \$3,000.00 allowance are included
- *Apply for and pay the Notice of Commencement
- *Pay for all surveys required before and during construction. This includes the final as built survey.
- *Pay for all blueprint copies required by the county for permitting
- *Pay for portable toilet on site during construction
- *Removal of construction related trash and debris from construction site

Site work -

- *Ground prep for pickleball courts
- *Silt fence type III includes installation and maintaining with construction entrance, inlet protection and tree barricades as needed
- *Sawcut and remove sidewalk
- *Clear tree stumps and haul off
- *Site balancing and prep (cut/fill) up to 564 cu yds
- *Final grade and clean-up
- *This does not include consideration for potential conflict or debris that may be uncovered during excavation. The Contractor is not responsible for any material not identified by report that may be deemed toxic or classified as hazardous material. Removal of such material would be at an additional cost.

Dog Walk –

- *Material and labor for preparation and installation of 4" thick concrete walk with fiber, 3,000 PSI with broom finish. Includes replacement of 90 sq ft existing concrete walk.
- *Run water line approximately 156 LF and install 2 spigots – 1 at each dog park

Four (4) Pickleball Courts –

- *No fence, benches or bike rack is included
- *Concrete material and labor for preparation and installation of 4" thick pickleball courts with fiber, 3,000 psi
- *Install four (4) pickleball courts with base coat (2) topcoats
- *Layout and stripe all pickleball court lines (layout, tape, primer, paint tennis court green)

- *Install 4 industry standard grade pickleball court nets
- *Electric feed to be buried in 2" PVC line with 8 underground junction boxes for future lighting

Eight (8) Parking Spaces and Restripe Existing -

- *No bike rack is included
- *Paving base materials with 15" full depth limerock for parking
- *8 parking spaces with asphalt – 1.5" depth, non-thermal stripping
- *8 car stops installed
- *Restripe existing approximately 51 parking spaces
- *Restripe existing approximately 3 handicap parking spaces with symbol and walkway
- *Install 1 stop bar as needed
- *Restripe existing approximately 2 crosswalks
- *Restripe 1 gored out area and 2 arrows

Sod and Irrigation -

- *Install Bahia sod behind parking spaces to secure slopes – 704 sq ft
- *Install Bahia sod in activities field laid to grade – 14,800 sq ft
- *Add 2 zones of irrigation to irrigate the field

Total cost with the above Specifications is \$268,100.00

BUILDER: SUNRISE HOMES & RENOVATIONS, INC.

2150 Meredith Drive

Spring Hill, FL 34608

(352)398-6790

By: _____

Print Name: _____

Its: _____

Date: _____

Sterling Hill CDD Holdings

By: _____

Print Name: _____

Its: _____

Date: _____

Tab 3

STERLING HILL

LANDSCAPE INSPECTION REPORT



July 31, 2025

Rizzetta & Company

John R. Toborg – Division Manager

Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

Summary, Elgin South, Elgin South, Arborglades

General Updates, Recent & Upcoming Maintenance Events

- During the month of August, all Bahia turf shall receive an application of 500 Gals. Of Liquid Iron (Fe-Ferrous Sulfate)
- Juniper to provide an alternative to the 300 lbs. of 24-0-11 fertilizer that is to be applied to all St. Augustine turf during the month of August per the revised county ordinance referenced below.
- As a reminder, Hernando Co. does not allow Nitrogen from June 1st through September 30th. They also do not allow Nitrogen from December 15th through March 15th leaving a very small window from March 15th to June 1st for the growing season.
- Juniper to notify STAFF and Landscape Specialist at least one week prior to the application being scheduled. Then on the day of application, Juniper is to notify staff so that staff can verify quantity and fertilizer types and write how many bags have been delivered, what it is being used for and date it on the label. This will need to be sent to me for verification.
- Crews (account manager) needs to check in with STAFF when they are on-site to see if there are any issues that need to be addressed. They also need to be completing a Log detailing work accomplished during that week.

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. Maintain the Dw. Firebush along the Elgin/Arborglades wall at uniform, consistent heights.

2. At one transition from Dw. Firebush to Feijoa near the same area as above, there is a damaged Feijoa. Remove this plant and check for any irrigation damage. Where the wall/3-rail transition occurs, trim the Silverthorn.

3. Golden Dewdrop along the wall between the South intersection and the Arborglades entrance needs to be trimmed.

4. **The Arborglades median remains overgrown and overrun with weeds. There are weeds taller than the Knockout Roses. (Pic 4>)**

5. **I'm not sure if the newer planted Bahia inside the Arborglades DRA is taking.**

6. The Golden Dewdrop leaving Arborglades toward Edgemere is also overgrown. (Pic 6>)

7. Vines are also beginning to take over a hedge of Simpson's Stopper along the wall between Arborglades and Edgemere.

8. Eradicate weeds in the mulch beds along the same stretch of wall.



Summary of Comments on Slide 1

Page: 2

	Number: 1	Author: charlie.hemelgarn	Subject: Sticky Note	Date: 8/15/2025 7:14:48 AM
	6- pruned on rotation done			
	Number: 2	Author: charlie.hemelgarn	Subject: Sticky Note	Date: 8/15/2025 7:13:00 AM
	1 - Done			
	Number: 3	Author: charlie.hemelgarn	Subject: Sticky Note	Date: 8/15/2025 7:15:10 AM
	7 - vines removed best as we can			
	Number: 4	Author: charlie.hemelgarn	Subject: Sticky Note	Date: 8/15/2025 7:12:40 AM
	2- Done			
	Number: 5	Author: charlie.hemelgarn	Subject: Sticky Note	Date: 8/15/2025 7:15:47 AM
	8- weeds will be sprayed week of 8/11			
	Number: 6	Author: charlie.hemelgarn	Subject: Sticky Note	Date: 8/15/2025 7:12:56 AM
	3 - Done			
	Number: 7	Author: charlie.hemelgarn	Subject: Sticky Note	Date: 8/15/2025 7:13:57 AM
	4 - rose bushes were cut down and weeds removed			
	Number: 8	Author: charlie.hemelgarn	Subject: Sticky Note	Date: 8/15/2025 7:14:27 AM
	5 - will look at week of 8/25			

Arborglades, Edgemere

9. I've asked for these Photinia to be removed several times along the wall between Arborglades and Edgemere. (Pic 9)



10. Juniper is still being challenged in keeping the Dw. Firebush trimmed low enough on the Sterling Hill Blvd. (SHBlvd.) median outside Edgemere. (Pic 10>)

11. Top the Podocarpus on the Edgemere Median.

12. Hand pull upright Spurge and other tall weeds in the Edgemere median.

13. Trim the Summer Sunset Jasmine from the curb on the Edgemere median and diagnose and treat accordingly the partially defoliated


Jatropha. (Pic 13)





14. Fakahatchee Grasses on the SHBlvd. Median between Edgemere and North Park remain brown and uncut and Dw. Fireush too tall. (Pic 14)





Page: 3


 Number: 1 Author: charlie.hemelgarn Subject: Sticky Note Date: 8/15/2025 7:16:41 AM
9- will be removed week of 8/18

 Number: 2 Author: charlie.hemelgarn Subject: Sticky Note Date: 8/15/2025 7:19:24 AM
14 - Fire bush done week of 8/4
Fakahatchee week of 8/18

 Number: 3 Author: charlie.hemelgarn Subject: Sticky Note Date: 8/15/2025 7:17:09 AM
10 - this was completed week of 8/4

 Number: 4 Author: charlie.hemelgarn Subject: Sticky Note Date: 8/15/2025 7:17:32 AM
11- was completed week of 8/11

 Number: 5 Author: charlie.hemelgarn Subject: Sticky Note Date: 8/15/2025 7:17:47 AM
completed week of 8/11

 Number: 6 Author: charlie.hemelgarn Subject: Sticky Note Date: 8/15/2025 7:18:11 AM
completed week of 8/11

Edgemere, Nort Park, Brightstone Place, Brackenwood

15. Vines remain on the Silverthorn along the 3-
1 mile between Edgemere and North Park.
(Pic 15)



16. The SHBlvd. median outside North Park
5 remains extremely weedy.

17. All shrubs at the North Park entrance are
overgrown. Also, the Loropetalum and Feijoa
in front of the clubhouse both need to be
lowered as well as “terraced”.

18. Hand pull and eradicate a vine covering the
Feijoa between the North Park pool deck and
the outside storage facility. Silverthorn is also
very overgrown. It is still not being kept clear
between the rear pool fence and the
Silverthorn. (Pics 18a & b>)



19. Azalea beds along the side of the North Park
2 pool are also very weedy as are the beds
surrounding the flagpole. No plants are being
“terraced” in this bed, either.

20. Remove dead plants along the wall
3 approaching Brightstone Place from North
Park.









21. Trim the Gold Mound on the Brightstone Place
4 Monument and remove dead Knockout
Roses. (Pic 21)



22. Hand pull vining weeds from the Dw. Firebush
8 on the SHBlvd. median between Brightstone
Place and Brackenwood.



Page: 4

	Number: 1	Author: charlie.hemelgarn	Subject: Sticky Note	Date: 8/15/2025 7:20:17 AM
	15 - these were removed when we pruned that area Done week of 8/11			
	Number: 2	Author: charlie.hemelgarn	Subject: Sticky Note	Date: 8/15/2025 7:22:34 AM
	19 this was done week of 8/11			
	Number: 3	Author: charlie.hemelgarn	Subject: Sticky Note	Date: 8/15/2025 7:23:04 AM
	20 - dead plants have been marked will remove week of 8/18			
	Number: 4	Author: charlie.hemelgarn	Subject: Sticky Note	Date: 8/15/2025 7:23:46 AM
	21 - plants were trimmed week of 8/11 removals will be week of 8/18			
	Number: 5	Author: charlie.hemelgarn	Subject: Sticky Note	Date: 8/15/2025 7:20:38 AM
	16 - will check week of 8/18			
	Number: 6	Author: charlie.hemelgarn	Subject: Sticky Note	Date: 8/15/2025 7:21:20 AM
	17 - the north park was started week of 8/4 and finished week of 8/11			
	Number: 7	Author: charlie.hemelgarn	Subject: Sticky Note	Date: 8/15/2025 7:22:06 AM
	18 this was done week of 8/11 will check week of 8/18			
	Number: 8	Author: charlie.hemelgarn	Subject: Sticky Note	Date: 8/15/2025 7:24:07 AM
	22 - will check on this week of 8/18			

Brackenwood

23. Remove water shoots from the Crape Myrtles that were damaged on the SH Blvd. median between Amersham Isles and Brackenwood.

24. Since I've mentioned this numerous times already, Juniper needs to be more cognizant of maintaining hedges along walls and other locations at consistent heights. Plant heights are all over the place. (Pic 24)



25. What were live weeds leading up to the Brackenwood monument last month are now dead weeds this month. (Pic 25)

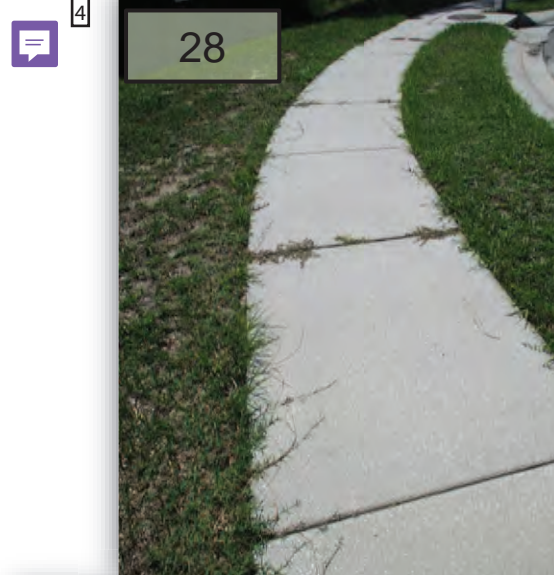


26. And there is no change to the weedy condition of the Brackenwood monument plantings. (Pic 26>)


27. Plantings at the Brackenwood entrance are all overgrown. (Pic 27)





28. Autumnwind Court inside Brackenwood was not maintained this past rotation. (Pic 28)





Page: 5


 Number: 1 Author: charlie.hemelgarn Subject: Sticky Note Date: 8/15/2025 7:27:19 AM
27 trimmed week of 8/11

 Number: 2 Author: charlie.hemelgarn Subject: Sticky Note Date: 8/15/2025 7:24:49 AM
23 - week of 8/18

 Number: 3 Author: charlie.hemelgarn Subject: Sticky Note Date: 8/15/2025 7:25:46 AM
24 - the team has been instructed to use the wall and plant type to determine the height.

 Number: 4 Author: charlie.hemelgarn Subject: Sticky Note Date: 8/15/2025 7:27:41 AM
28 will look at this week of 8/18

 Number: 5 Author: charlie.hemelgarn Subject: Sticky Note Date: 8/15/2025 7:26:18 AM
25 - will clean up weeds week of 8/18

 Number: 6 Author: charlie.hemelgarn Subject: Sticky Note Date: 8/15/2025 7:27:03 AM
26 - some of the plants were marked for removal rest will be cleaned up week of 8/18

Brackenwood, Amersham Isles North Intersection

29. The Confederate Jasmine on the back side of the Brackenwood median remains overgrown.

30. Staff to remove broken tree on the north property line in Brackenwood first reported a couple months ago. (Pic 30)



31. Thorngrove Way in Brackenwood looks just like Autumnwind Ct. in Item No. 28.

32. Overgrown Loropetalum, palm saplings, jasmine climbing up trees, no terracing, palm debris and water shoots in the Crape Myrtles are all issues along the black aluminum fencing leading to the north intersection on the Brackenwood corner. The Dwarf Asian Jasmine at this same corner is overrun with Torpedograss and other weeds.

33. These annual beds need replacing. (Pic 33)



34. The triangular lawn on the Amersham Isles corner of the north intersection is completely overgrown. (Pic 34)



35. The Nerium Oleander in the triangular lawn on the Amersham Isles corner of the north intersection has still not been cut to the ground. (Pic 35)



36. Vines are covering the Sandankwa Viburnum leading up to the Amersham Isles entrance and the Pyracantha are overgrown. (Pic 36>)

37. Is STAFF working to get this tree removed along the wall leading to the Amersham Isles entrance? (Pic 37>)

38. The Loropetalum in front of the Amersham Isles monuments remain overgrown. (Pic 38>)



Page: 6

	Number: 1	Author: charlie.hemelgarn	Subject: Sticky Note	Date: 8/15/2025 7:28:24 AM
	29 - will look at week of 11/18			
	Number: 2	Author: charlie.hemelgarn	Subject: Sticky Note	Date: 8/15/2025 7:30:30 AM
	34 - will look at this week of 8/18			
	Number: 3	Author: charlie.hemelgarn	Subject: Sticky Note	Date: 8/15/2025 7:31:02 AM
	35 we will look at this week of 8/18			
	Number: 4	Author: charlie.hemelgarn	Subject: Sticky Note	Date: 8/15/2025 7:28:48 AM
	31 will look at week of 8/18			
	Number: 5	Author: charlie.hemelgarn	Subject: Sticky Note	Date: 8/15/2025 7:29:07 AM
	32 will be trimmed week of 8/18			
	Number: 6	Author: charlie.hemelgarn	Subject: Sticky Note	Date: 8/15/2025 7:29:53 AM
	33 Flowers are suppose to be replaced in September			
	Number: 7	Author: charlie.hemelgarn	Subject: Sticky Note	Date: 8/15/2025 7:31:21 AM
	36 will look at week of 8/18			
	Number: 8	Author: charlie.hemelgarn	Subject: Sticky Note	Date: 8/15/2025 7:31:50 AM
	38 this was done week of 8/4			

Amersham Isles

39. Hand pull and eradicate vines taking over the ¹ w. Asian Jasmine on the outbound side of Amersham Isles. Star Jasmine on the AI median is overgrown. **Hand pull weeds taller than the Feijoa. (Pic 39>)**




40. Crews are still not coming high enough up the ² RA embankment inside Amersham Isles to & beyond the wooden retaining walls. (Pic 40)





41. The exit side of Amersham Isles is very overgrown.




Page: 7

 Number: 1 Author: charlie.hemelgarn Subject: Sticky Note Date: 8/15/2025 7:32:37 AM
39 completed week of 8/4

 Number: 2 Author: charlie.hemelgarn Subject: Sticky Note Date: 8/15/2025 7:33:25 AM
40 will check week of 8/18

 Number: 3 Author: charlie.hemelgarn Subject: Sticky Note Date: 8/15/2025 7:33:45 AM
41 completed week of 8/4

 Number: 4 Author: charlie.hemelgarn Subject: Sticky Note Date: 8/15/2025 7:33:06 AM
38 was completed week of 8/4

Amersham Isles Backside

42. The Sweet Viburnum behind the 3-rail on the back side of Amersham Isles heading toward Brightstone Place is getting to be up to 3' above the 3-rail – too tall.

43. Silverthorn across SH Blvd. from North Park is unruly and covered with vines.

44. No change or new installs have been made to the Sweet Viburnum on the back side of Amersham Isles across from North Park leading towards Edgemere. (Pic 44)



45. Remove residential vines from the CDD-maintained wall on the back side of Amersham Isles between North Park and Edgemere. (Pic 45)



46. The Dw. India Hawthorn bed across from Edgemere is once again completely covered with gourd vine and other weeds.

47. Gourd vine has continued to thrive beyond the mentioned above and is now going further into the Silverthorn bed beyond.

48. Where the rear Amersham Isles wall ends and the 3-rail fence continues toward Arborglades entrance, hedges on both sides of the 3-rail are getting covered with vines and the hedge is overgrown. This condition extends clear to the south intersection. (Pic 48)



49. The Crape Myrtle across from the Arborglades entrance continues to come back from the roots.

50. The landscaping surrounding the lift station is not being maintained.

51. The Dwarf Asian Jasmine beds at the south intersection are overrun with Torpedograss.

52. Beds along the Elgin wall from the south intersection northward are overgrown and many are covered in Torpedograss.

53. Can STAFF completely remove this butchered Drake Elm along the Elgin wall. I'm assuming a utility company came in and hacked it up. (Pic 53>)

54. Remove all dead plants along the Elgin wall.

55. The half dead bed of Star Jasmine is still



Page: 8

 Number: 1	Author: charlie.hemelgarn	Subject: Sticky Note	Date: 8/15/2025 7:41:22 AM
47 will look at week of 8/18			
 Number: 2	Author: charlie.hemelgarn	Subject: Sticky Note	Date: 8/15/2025 7:34:19 AM
42 completed week of 8/4			
 Number: 3	Author: charlie.hemelgarn	Subject: Sticky Note	Date: 8/15/2025 7:42:01 AM
48 punned week of 8/4			
 Number: 4	Author: charlie.hemelgarn	Subject: Sticky Note	Date: 8/15/2025 7:34:40 AM
43 was trimmed week of 8/4			
 Number: 5	Author: charlie.hemelgarn	Subject: Sticky Note	Date: 8/15/2025 7:39:28 AM
44 scheduled week of 8/25			
 Number: 6	Author: charlie.hemelgarn	Subject: Sticky Note	Date: 8/15/2025 7:42:44 AM
49 will check week of 8/18			
 Number: 7	Author: charlie.hemelgarn	Subject: Sticky Note	Date: 8/15/2025 7:40:13 AM
45 will check week of 8/18			
 Number: 8	Author: charlie.hemelgarn	Subject: Sticky Note	Date: 8/15/2025 7:43:11 AM
50 will need to locate and look at week of 8/18			
 Number: 9	Author: charlie.hemelgarn	Subject: Sticky Note	Date: 8/15/2025 7:44:04 AM
51 beds will be sprayed week of 8/18 with Fusillade			
 Number: 10	Author: charlie.hemelgarn	Subject: Sticky Note	Date: 8/15/2025 7:44:34 AM
52 will be sprayed week of 8/18 with Fusillade			
 Number: 11	Author: charlie.hemelgarn	Subject: Sticky Note	Date: 8/15/2025 7:46:17 AM
54 this will be removed 8/18			
 Number: 12	Author: charlie.hemelgarn	Subject: Sticky Note	Date: 8/15/2025 7:40:49 AM
46 vines were removed as best as we can week of 8/4			
 Number: 13	Author: charlie.hemelgarn	Subject: Sticky Note	Date: 8/15/2025 7:49:23 AM
55 will look at week of 8/18			

Elgin

half dead but now is being covered with Torpedograss. Dead plants are still present. (Pic 55)



56. The Dw. Firebush planted on the ground in the Elgin alcove have now grown above the Podocarpus in the raised planter above them. Podocarpus still need to be topped, and the raised planter is full of Torpedograss. (Pic 56>)




57. Dieback is expanding in the Simpson's Stoppers along the Elgin wall across from the school. (Pic 57>)


58. There is no change to the bed across from the north school entrance with the dying Simpson's Stoppers and the dead Elm. Is STAFF taking this tree out? (Pic 58>)




59. Silverthorn is still overgrown on the back side of the 3-rail along Elgin/Amersham Isles and the Oleander have still not been cut to the ground.

Page: 9

 Number: 1 Author: charlie.hemelgarn Subject: Sticky Note Date: 8/15/2025 7:50:20 AM
56 this area is scheduled for week of 8/18

 Number: 2 Author: charlie.hemelgarn Subject: Sticky Note Date: 8/15/2025 7:50:56 AM
57 will look at week of 8/18

 Number: 3 Author: charlie.hemelgarn Subject: Sticky Note Date: 8/15/2025 7:51:12 AM
59 scheduled week of 8/18

Amersham Isles, North Intersection, Glenburne

60. Remove water shoots from the Crape Myrtles approaching the north intersection from the south.

61. These Dw. India Hawthorn beds are barely recognizable near the north intersection – Amersham Isles corner. (Pic 61a & b)



62. There are weeds 7' tall in the Feijoa beyond the north intersection.

63. Remove broken limbs from a tree along the Brackenwood/Elgin wall.

64. Oleander continues to be eaten by the terpillar and the dead limbs are being left in place along Brackenwood/Elgin wall.

65. Maintain trees along the Glenburne/Elgin wall.

66. Dw. Firebush approaching the Glenburne corner of the north intersection from the north are not being trimmed and are becoming overrun with vines. Silverthorn is also becoming covered with vines.

67. Newly installed Bahia inside Glenburne is still not taking.

68. The DRA inside Glenburne as well as the common reas ROWs and Teaberry cul-de-sac have not been maintained. This is the third month in a row for Teaberry. (Pic 68 & below)



69. There remain brown Fakahatchee Grasses on the SH Blvd. median past Glenburne.

70. The tree limb at the southern end of Beaumont Loop has still not been removed. (Pic 70>)

71. Trees at Mandalay Place have not been lifted.

72. Has Juniper diagnosed why these plants along the wall between Mandalay Place and Haverhill are dying? (Pic 72>)

 Number: 1	Author: charlie.hemelgarn	Subject: Sticky Note	Date: 8/15/2025 7:51:45 AM
60 week of 8/18			
 Number: 2	Author: charlie.hemelgarn	Subject: Sticky Note	Date: 8/15/2025 7:54:27 AM
66 scheduled for week of 8/18			
 Number: 3	Author: charlie.hemelgarn	Subject: Sticky Note	Date: 8/15/2025 7:52:18 AM
61 will spray and clean up week of 8/18			
 Number: 4	Author: charlie.hemelgarn	Subject: Sticky Note	Date: 8/15/2025 7:54:52 AM
67 will look at week of 8/18			
 Number: 5	Author: charlie.hemelgarn	Subject: Sticky Note	Date: 8/15/2025 7:55:18 AM
69 week of 8/25			
 Number: 6	Author: charlie.hemelgarn	Subject: Sticky Note	Date: 8/15/2025 7:52:39 AM
62 will look at week of 8/18			
 Number: 7	Author: charlie.hemelgarn	Subject: Sticky Note	Date: 8/15/2025 7:55:57 AM
70 week of 8/25			
 Number: 8	Author: charlie.hemelgarn	Subject: Sticky Note	Date: 8/15/2025 7:52:57 AM
63 week of 8/11			
 Number: 9	Author: charlie.hemelgarn	Subject: Sticky Note	Date: 8/15/2025 7:56:46 AM
71 Trees will be lifted week of 8/25			
 Number: 10	Author: charlie.hemelgarn	Subject: Sticky Note	Date: 8/15/2025 7:53:17 AM
64 will trim week of 8/11			
 Number: 11	Author: charlie.hemelgarn	Subject: Sticky Note	Date: 8/15/2025 7:57:12 AM
72 will look at week of 8/18			
 Number: 12	Author: charlie.hemelgarn	Subject: Sticky Note	Date: 8/15/2025 7:53:46 AM
65 week of 8/18			

Haverhill, SH Blvd. South to Windance

73. What is the status of the irrigation system at Haverhill? From the looks of things, it is not working at all. (Pic 73)



74. Remove Purple Queen from areas on the Haverhill median it was not planted in.



75. Weeds continue in most beds continuing southward to Windance.



76. Why is there no improvement to the aesthetics of the irrigation repair at the Windance entrance? (Pic 76)



77. Weeds are still very present outside the Windance entrance. (Pic 77)







78. Sandankwa Viburnum are dying along the southern end of the Windance wall. Why?



79. There is still no new turf on the inbound side of the Barrington entrance.



	Number: 1	Author: charlie.hemelgarn	Subject: Sticky Note	Date: 8/15/2025 8:18:10 AM
74 this will be scheduled for week of 11/25				
	Number: 2	Author: charlie.hemelgarn	Subject: Sticky Note	Date: 8/15/2025 8:17:28 AM
73 clock F we are still looking for Valves and their is a main line break at the south club house that is affecting that area. as of 8/12 main line was repaired				
	Number: 3	Author: charlie.hemelgarn	Subject: Sticky Note	Date: 8/15/2025 8:18:46 AM
75 scheduled for week of 8/18				
	Number: 4	Author: charlie.hemelgarn	Subject: Comment on Text	Date: 8/15/2025 8:21:08 AM
76 it was not signed off on				
	Number: 5	Author: charlie.hemelgarn	Subject: Sticky Note	Date: 8/15/2025 8:21:38 AM
77 weeds will be sprayed week of 8/18				
	Number: 6	Author: charlie.hemelgarn	Subject: Sticky Note	Date: 8/15/2025 8:22:16 AM
78 will look at 8/18				
	Number: 7	Author: charlie.hemelgarn	Subject: Sticky Note	Date: 8/15/2025 8:22:38 AM
79 we will schedule week of 8/25				

Barrington

80. This is our new turf inside Barrington. (Pic 80)



80



<81c

81. Beds & turf inside Barrington around the mail kiosk. (Pics 81a – e)



81a




<81d


81b



<81e



 Number: 1 Author: charlie.hemelgarn Subject: Sticky Note Date: 8/15/2025 8:23:49 AM
80 will inspect week of 8/18

 Number: 2 Author: charlie.hemelgarn Subject: Sticky Note Date: 8/15/2025 8:24:14 AM
81 will send proposal for replacement

Barrington, Covey Run, South Park

82. What is occurring to this turf in the tract leading to a corner Barrington pond? (Pic 82)



83. Trim back Variegated Confederate Jasmine on the Barrington entrance median.

84. I've asked for these plants between the lift station by Windance and Covey Run to be removed. (Pic 84)



85. Turf is full of broadleaf weeds between Windance and Covey Run on the CR side.

86. This has been in my report numerous times – interior tract inside Covey Run leading back to SH Blvd. from Bramblewood Loop. It is still not being maintained. (Pic 86>)

87. Improve the maintenance of the back side of the lift station leaving Covey Run.

88. Diagnose and treat the brown Juniper on the outbound side of Covey Run. Trim out brown.

89. Brown Fakahatchee Grasses are remaining past Covey Run. (Pic 89)



90. When will the dying Leyland Cypress near the South Park splash pad be removed?

91. Plants are not being maintained at consistent heights at the Dunwoody monuments.

92. This is one of Sterling Hill's front doors. (Pic 92)



 Number: 1	Author: charlie.hemelgarn	Subject: Sticky Note	Date: 8/15/2025 8:27:14 AM
87 will look at 8/18			
 Number: 2	Author: charlie.hemelgarn	Subject: Sticky Note	Date: 8/15/2025 8:24:58 AM
82 will look at 8/18 and give a proposal			
 Number: 3	Author: charlie.hemelgarn	Subject: Sticky Note	Date: 8/15/2025 8:27:41 AM
88 will schedule for week of 8/25 to remove brown			
 Number: 4	Author: charlie.hemelgarn	Subject: Sticky Note	Date: 8/15/2025 8:28:27 AM
89 will cut back grasses that are brown 8/25			
 Number: 5	Author: charlie.hemelgarn	Subject: Sticky Note	Date: 8/15/2025 8:25:19 AM
83 week of 8/25			
 Number: 6	Author: charlie.hemelgarn	Subject: Sticky Note	Date: 8/15/2025 8:25:42 AM
84 will remove week of 8/18			
 Number: 7	Author: charlie.hemelgarn	Subject: Sticky Note	Date: 8/15/2025 8:29:08 AM
90 will propose to remove			
 Number: 8	Author: charlie.hemelgarn	Subject: Sticky Note	Date: 8/15/2025 8:29:36 AM
91 will look at that and correct if needed week of 8/25			
 Number: 9	Author: charlie.hemelgarn	Subject: Sticky Note	Date: 8/15/2025 8:30:19 AM
92 looking at the entrances for clean up or removal will advise			
 Number: 10	Author: charlie.hemelgarn	Subject: Sticky Note	Date: 8/15/2025 8:26:25 AM
85 will get with pest control to look at			
 Number: 11	Author: charlie.hemelgarn	Subject: Sticky Note	Date: 8/15/2025 8:26:56 AM
86 will look at 8/18			

93. Sweet Viburnum still need to be replaced
along the Dunwoody/Elgin wall. (Pic 93)



94. The Bahia might be improving near the southern end of the Dunwoody/Elgin wall. (Pic 94>)



 Number: 1 Author: charlie.hemelgarn Subject: Sticky Note Date: 8/15/2025 8:32:26 AM
93 will look at proposals for this area and schedule 8/25 if signed

Proposals

1. Juniper and STAFF to provide a proposal to flush cut a dead tree on the back side of the DRA inside Arborglades. (Pic 1 & >)



2. A vehicle has caused some damage on the SHBlvd. median outside Glenburne. Juniper to provide a proposal to make any repairs to damaged irrigation and to replace all damaged plants with 3 Gal., FULL plants of the same species and variety. (Pic 2)



Tab 4

Irrigation Inspection

Job Details

Date:
07/31/2025

Controller Make and Model:
ICC2

Property Name from Inspection:
Sterling Hill CDD

Controller Location:

Controller Name:
Sterling Hill CDD - Clock B

POC:
Well pump

Weather Sensor Operational:
WORKING

Account Manager:
CHARLES HEMELGARN

Are repairs included in Contractual Agreement:
Yes

Zone Information

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
Zone 1 sprays down BrackenWood	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
Zone 2- rotors across the st	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
Zone 3 middle median	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
Zone 4- sprays Brightstone entrance	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
Zone 5 rotors outside of Brightstone	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
Zone 6 rotors across zone 5	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
Zone 7 rotors outside Brightstone	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
Zone 8 sprays Brightstone	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
Zone 9 - rotors heading up towards	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
Zone 10- bubblers across the st from Clock	No				No	No

Irrigation Inspection

Zone Information						
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
Zone 11 Sprays across Brightstone	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
Zone 13- rotors after zone 6	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
Zone 14 sprays middle island after Brightstone	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
Zone 15 sprays across zone 14 right side	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
Zone 16 sprays otherside of zone 15	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
Zone 17 Middle island by Brightstone	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
18 middle island by zone 17	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
19 bubblers	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
Zone 23- Drip middle and down sterling Blvd	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
Zone 24- drip going down Sterling Blvd	No				No	No

Inspection Details

Any Repairs, Assessments and/or Diagnostics required? No

Controller Wet Check Finished: Yes

Technician Name: Mark Perez

Is Property fully Inspected: Yes

Supervisor Name: Elias Avila

Irrigation Inspection

Job Details

Date:
07/03/2025

Controller Make and Model:
ICC2

Property Name from Inspection:
Sterling Hill CDD

Controller Location:

Controller Name:
Sterling Hill CDD - Clock C- Club House

POC:
Well

Weather Sensor Operational:
WORKING

Account Manager:
JORGE LEDESMA

Are repairs included in Contractual Agreement:
Yes

Zone Information

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
1-Rotors infront Clubhouse	No				No	No

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
2-Drip infront club house	No				No	Yes

Zone Assessment:

2-Drip infront club house
Proposing to add 5 bags of mulch in bed.



Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
3-Sprays Infront club house	No				No	No

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
4-Sprays parking lot islands	No				No	No

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
5-Rotors behind Club house	No				No	No

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
6-Sprays by basketball court	Yes	Nozzles	2	Yes	No	No

Irrigation Inspection

Zone Information						
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
7-Sprays in parking lot	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
8-Sprays by exit of club house Parking lot	No				No	No

Inspection Details

Any Repairs, Assessments and/or Diagnostics required? No

Controller Wet Check Finished: Yes

Technician Name: Mark Perez

Is Property fully Inspected: No

Supervisor Name: Elias Avila

Irrigation Inspection

Job Details

Date:
07/28/2025

Controller Make and Model:
Hunter ACC2

Property Name from Inspection:
Sterling Hill CDD

Controller Location:

Controller Name:
Sterling Hill CDD - Clock D-

POC:
Well

Weather Sensor Operational:
WORKING

Account Manager:
CHARLES HEMELGARN

Are repairs included in Contractual Agreement:
Yes

Zone Information

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
1- Rotor by gas station	Yes	4" Rotor	10	Yes	No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
2- Bubblers behind zone 1	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
3-Rotors Across BLVD infront of School	Yes	4" Rotor	19	Yes	No	Yes

Zone Assessment:

3-Rotors Across BLVD infront of School
Multiple rotors, not rotating and broken due to construction past year.

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
4-Sprays coming Up Sterling BLVD N SIDE	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
5 - Rotors next to zone 1	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
6- Across the St from Zone 4.	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
7-Sprays across the BLVD Infront of School	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
8- Sprays after zone 7	No				No	No

Irrigation Inspection

Zone Information						
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
9-Bubbers Infront of school Across BLVD	Yes	1/2" - 3/4" Misc Fittings	1	Yes	No	No
9-Bubbers Infront of school Across BLVD	Yes	Bubblers	1	Yes	No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
10- Drip NE.SHB Along Wall	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
11-Sprays after zone 8	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
12-Drip SE E Along Wall	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
13-Sprays Behind zone 1	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
14-Sprays Exit Northside at Monument	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
15-Rotors SE E OS 1st Sterling Exit entrance side	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
16-Rotors on BLVD outside of Clock	Yes	4" Rotor	10	Yes	No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
17-Sprays before Entrance of Amersham	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
18-Sprays Amersham Entrance	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
19-S-IS&OS/S-SHB end of 18 almost to Elgin corner	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
21-D/M island Amersham Way	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
23-S- Annuals/ West half of island on SHB to Elgin	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
24-S-IS&OS both sides of Brackenwood entrance	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
25-S-OS/NE/SHB buy Lift stations	No				No	No

Irrigation Inspection

Zone Information						
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
26-S-IS/NE Side Elgin along 15	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
27-Bubblers across the street from clock	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
20-sprays behind zone 22	Yes	12" Pop-Up	1	Yes	No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
22-sprays at the light across the street from clock	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
28-NE.SHB/OS/W after 27	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
29-D-IS/NE Wall After 28 towards BrackenWood.	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
30- B-NE.SHB/Trees	No				No	No

Inspection Details

Any Repairs, Assessments and/or Diagnostics required? No

Controller Wet Check Finished: Yes

Technician Name: Mark Perez

Is Property fully Inspected: No

Supervisor Name: Elias Avila

Irrigation Inspection

Job Details

Date:
07/31/2025

Controller Make and Model:
Hunter ICC

Property Name from Inspection:
Sterling Hill CDD

Controller Location:

Controller Name:
Sterling Hill CDD - Clock F

POC:
Well

Weather Sensor Operational:
WORKING

Account Manager:
CHARLES HEMELGARN

Are repairs included in Contractual Agreement:
Yes

Zone Information

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
1-Rotors in front of bus stop	Yes			Yes	No	Yes

Zone Assessment:

1-Rotors in front of bus stop
Adjusted coverages on three rotors.

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
2-Sprays in front of bus stop with zone 1	No				No	No

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
3-Sprays Middle Island heading towards Dunwoody	No				No	No

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
4-Sprays right exit side of Mandalay entrance	No				No	No

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
5-Sprays continuing after zone 4	Yes	Nozzles	2	Yes	No	No

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
6-Sprays continuing after zone 5	No				No	No

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
7-Drip middle Island across from zone 6	No				No	No

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
8-Sprays Covey Run	No				No	No

Irrigation Inspection

Zone Information						
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
9-Rotors up the BLVD heading towards Windance	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
10-Rotors following after zone 9	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
12-Sprays a long wall with zone 9	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
13-Sprays Middle Island	Yes			Yes	No	Yes

Zone Assessment:

13-Sprays Middle Island
Unburied three sprays.

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
14-Sprays following after zone 13	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
15-Rotors rotors coming down BLVD	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
16-Rotors continuing after zone 15	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
17- Spray Middle island front	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
18-Sprays a long white fence before passing covey run	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
19-Sprays across the BLVD from bus stop	Yes	Nozzles	1	Yes	No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
20-Sprays by the corner of the clubhouse	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
21-Sprays Middle Island outside of clubhouse	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
22-Sprays in front of lift station	No				No	No

Irrigation Inspection

Zone Information						
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
23-Sprays Drip middle island infront clubhouse	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
24- Bubbler/ drip	No				No	No

Inspection Details

Any Repairs, Assessments and/or Diagnostics required? No

Controller Wet Check Finished: Yes

Technician Name: Mark Perez

Is Property fully Inspected: No

Supervisor Name: Elias Avila

Irrigation Inspection

Job Details

Date:
07/31/2025

Controller Make and Model:
ICC2

Property Name from Inspection:
Sterling Hill CDD

Controller Location:

Controller Name:
Sterling Hill CDD - Clock G

POC:
Well

Weather Sensor Operational:
WORKING

Account Manager:
CHARLES HEMELGARN

Are repairs included in Contractual Agreement:
Yes

Zone Information

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
1-Sprays infront of club house	Yes			Yes	No	Yes

Zone Assessment:

1-Sprays infront of club house
Adjusted coverages on sprays.

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
2-Rotors Entrance side club house	No				No	No

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
4-Rotors by walkway & white fence	No				No	No

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
6-Rotors in parking lot	No				No	No

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
7-Sprays right side of pool	No				No	No

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
8-Drip behind club house	No				No	No

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
9-Rotors entrance / exit	No				No	No

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
10-Drip infront of Club house	No				No	No

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
11-Rotors back of club house	No				No	No

Irrigation Inspection

Zone Information

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
12-Rotors back of club house	No				No	No

Inspection Details

Any Repairs, Assessments and/or Diagnostics required? Yes

Zones by dog park are still capped off due to construction. Waiting on completion to see whats need it.! Not billable at the moment.

Controller Wet Check Finished: Yes

Technician Name: Mark Perez

Is Property fully Inspected: Yes

Supervisor Name: Elias Avila

Irrigation Inspection

Job Details

Date:
07/31/2025

Controller Make and Model:
ICC2

Property Name from Inspection:
Sterling Hill CDD

Controller Location:

Controller Name:
Sterling Hill CDD - Clock H-

POC:
Well

Weather Sensor Operational:
WORKING

Account Manager:
CHARLES HEMELGARN

Are repairs included in Contractual Agreement:
Yes

Zone Information

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
1-Sprays Exit Side	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
2-Rotors right side BLVD	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
3-Sprays & Drip Right side BLVD	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
4-Drip Entrance middle / both sides	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
5-Sprays Down BLVD Across Windance	Yes	Nozzles	1	Yes	No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
6-Bubbler entrance side	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
7-Sprays middle island BLVD	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
8-Drip along Wall	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
9-Rotors After Zone 1 up the BLVD	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
10-Drip middle Island Up BLVD	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
11-Sprays along Right side Wall BLVD	Yes	Nozzles	2	Yes	No	No

Irrigation Inspection

Zone Information						
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
12-Sprays along Wall Entrance side	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
13-Sprays Entrance side	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
14-Rotors Entrance Side	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
15-Sprays Middle Island Before Entrance	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
16-Rotors Along White Fence Down BLVD	Yes	4" Rotor	2	Yes	No	Yes

Zone Assessment:

16-Rotors Along White Fence Down BLVD
Rotors were not rotating

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
17-Rotors outside Barrington exit side	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
18-rotors going down Blvd with zone 5	No				No	No

Inspection Details

Any Repairs, Assessments and/or Diagnostics required? No

Controller Wet Check Finished: Yes

Technician Name: Mark Perez

Is Property fully Inspected: No

Supervisor Name: Elias Avila

Irrigation Inspection

Job Details

Date:
07/31/2025

Controller Make and Model:
ICC2

Property Name from Inspection:
Sterling Hill CDD

Controller Location:

Controller Name:
Sterling Hill CDD - Clock I

POC:
Well

Weather Sensor Operational:
WORKING

Account Manager:
CHARLES HEMELGARN

Are repairs included in Contractual Agreement:
Yes

Zone Information

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
1-Drip/ Bubbler	No				No	No

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
2-Sprays exit gate entrance	Yes	Nozzles	2	Yes	No	Yes

Zone Assessment:

2-Sprays exit gate entrance
Unburied 2 spray heads.

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
3-Drip exit side gate entrance	No				No	No

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
4-Drip middle island	No				No	No

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
5-Drip entry entrance side	No				No	No

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
6-Bubbler Trees behind lift station	No				No	No

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
8-Sprays entrance Side	No				No	No

Irrigation Inspection

Zone Information						
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
9-Rotors common area by Home	Yes			Yes	No	Yes

Zone Assessment:

9-Rotors common area by Home
Adjusted rotor coverage.

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
10-Drip common area by zone 9	No				No	No

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
11-Sprays before Mail Box	Yes	Nozzles	1	Yes	No	No

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
12-Bubbler by common area with zone 9	No				No	No

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
13-Rotors behind mailbox common area	No				No	No

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
14-Drip behind mailbox	No				No	No

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
15-Rotors in front of white fence	No				No	No

Inspection Details

Any Repairs, Assessments and/or Diagnostics required? No

Controller Wet Check Finished: Yes

Technician Name: Mark Perez

Is Property fully Inspected: No

Supervisor Name: Elias Avila

Irrigation Inspection

Job Details

Date:
07/07/2025

Controller Make and Model:
Hunter

Property Name from Inspection:
Sterling Hill CDD

Controller Location:

Controller Name:
Sterling Hill CDD - Clock E

POC:
Well

Weather Sensor Operational:
WORKING

Account Manager:
JORGE LEDESMA

Are repairs included in Contractual Agreement:
Yes

Zone Information

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
1-Sprays Up Sterling BLVD	Yes	6" Pop-Up	1	Yes	No	No
1-Sprays Up Sterling BLVD	Yes	Nozzles	1	Yes	No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
2-Drip along zone 1	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
3-Sprays behind Wall of Annuals	Yes	Micro Spray Stake Assembly	1	Yes	No	No
3-Sprays behind Wall of Annuals	Yes	Micro Spray Nozzles	1	Yes	No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
4-Sprays after zone 1 Sterling BLVD	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
5-Sprays after zone 4 Sterling Blvd	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
6-Sprays at the light	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
7-Drip center island / Entrance	Yes	Drip Line Fittings	1	Yes	No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
8-Sprays across zone 29	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
9-Rotors Sterling Blvd	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
10-Sprays infront of clock	No				No	No

Irrigation Inspection

Zone Information						
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
11-Rotors after zone 9 Sterling BLVD	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
12-Sprays after Entrance	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
13-Sprays after zone 12	Yes	6" Pop-Up	1	Yes	No	No
13-Sprays after zone 12	Yes	Nozzles	1	Yes	No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
14-Sprays after zone 13	Yes	Valve Box Lid 12"	1	Yes	No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
15-Bubblers	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
17-Sprays after Dunwoody	Yes			Yes	No	Yes

Zone Assessment:

17-Sprays after Dunwoody
Unburied 1 spray head

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
19-Sprays Dunwoody entrance	Yes	6" Pop-Up	1	Yes	No	Yes
19-Sprays Dunwoody entrance	Yes	Nozzles	1	Yes	No	Yes

Zone Assessment:

19-Sprays Dunwoody entrance
Swapped out "6 spray head , old one was stuck.

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
20- Sprays middle island across zone 14	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
21-Sprays Before Mandalay Place	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
22-Drip Dunwoody Entrance	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
24-Sprays coming Down Sterling BLVD	Yes	Nozzles	1	Yes	No	No

Irrigation Inspection

Zone Information						
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
26-Sprays Corner of Mandalay	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
28-Sprays across zone 24	Yes	Nozzles	1	Yes	No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
29-Sprays Annual island Entrance	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
30-Sprays End of Middle Island	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
31-Sprays Across zone 30	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
32-Sprays after zone 31	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
33-Drip Mandalay Place	Yes	Drip Line Fittings	2	Yes	No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
34-Sprays Right side of Traffic Light	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
36-Sprays in front zone 14	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
37-Sprays Middle Island	No				No	No

Inspection Details

Any Repairs, Assessments and/or Diagnostics required? Yes

Cleaned out 5 valve boxes full of dirt. The outlet to the clock is still exposed. I have to reset the switch on outlet every time I come by to make wet check on clock. Will need to get electrician out there No charge for cleaning valves and Electrician will be on property is just informational and to be documented.

Controller Wet Check Finished: Yes

Technician Name: Mark Perez

Is Property fully Inspected: No

Supervisor Name: Elias Avila

Irrigation Inspection

Job Details

Date:
07/03/2025

Controller Make and Model:
ICC2

Property Name from Inspection:
Sterling Hill CDD

Controller Location:

Controller Name:
Sterling Hill CDD - Clock A

POC:
Well

Weather Sensor Operational:
WORKING

Account Manager:
JORGE LEDESMA

Are repairs included in Contractual Agreement:
Yes

Zone Information

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
1-Rotors	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
2-Rotors	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
3-Sprays	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
4-Rotors & Drip	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
5-Sprays	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
6-Sprays	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
7-Sprays	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
8-Sprays	Yes	Nozzles	1	Yes	No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
9-Sprays	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
10-Sprays	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
11-Sprays	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
12-Rotors	No				No	No

Irrigation Inspection

Zone Information						
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
13-Bubbler	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
14- sprays	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
15-Sprays	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
16-Drip	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
17 sprays	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
20 sprays	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
23-Sprays	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
24-Sprays	No				No	No

Inspection Details

Any Repairs, Assessments and/or Diagnostics required? No

Controller Wet Check Finished: Yes

Technician Name: Mark Perez

Is Property fully Inspected: No

Supervisor Name: Elias Avila

Sterling Hills update 7-31-25

From Eli Torres <eli.torres@juniperlandscaping.com>

Date Thu 7/31/2025 5:14 PM

To Elias Avila <elias.avila@juniperlandscaping.com>; Charlie Hemelgarn <charlie.hemelgarn@juniperlandscaping.com>; Jorge Ledesma <jorge.ledesma@juniperlandscaping.com>; Matt Gerich <matt.gerich@juniperlandscaping.com>; Crescencio Barranda <crescencio.barranda@juniperlandscaping.com>; Mark Perez <mark.perez@juniperlandscaping.com>

Update 7-31-25 Clock F

Upon opening Junction box area , found 4 wires that were not even connected.
Added extra wire to set to rear of clock.

Parts used:

20 DBYR's

32- Blue King wire nuts

120' of 14 AWG single strand

15'- of Multi strand 10 wire.

1-12" Rectangular valve box

Removed 5 multi strand wire in clock and installed a 10 multi strand wire for the extra wires found.

Installed 12" valve box and found an old module with 8 stations making clock accessibility of 32 zones.

Ohm test:

Failed: 6,9,10,11,12,14,25,26,27,28

Beeps= 5,18

Empty: 29,30,31,32

Next step since all wires are now in clock is to tone wires from field with BOC and remove.

Tried running a zone and electronically it turned on but found pump only pumping 40psi. It was not cycling and checked connections = all good

Will continue on next visit.











Re: Sterling Hill update 8-4-25

From Eli Torres <eli.torres@juniperlandscaping.com>

Date Mon 8/4/2025 7:32 PM

To Elias Avila <elias.avila@juniperlandscaping.com>; Charlie Hemelgarn <charlie.hemelgarn@juniperlandscaping.com>; Jorge Ledesma <jorge.ledesma@juniperlandscaping.com>; Matt Gerich <matt.gerich@juniperlandscaping.com>; Crescencio Barranda <crescencio.barranda@juniperlandscaping.com>; Mark Perez <mark.perez@juniperlandscaping.com>

 2 attachments (7 MB)

IMG_2964.jpeg; IMG_2963.jpeg;

Forgot to add pictures. Here they are
Thanks

Eli Torres- Senior Irrigation Technician

Juniper Landscaping

E | eli.torres@juniperlandscaping.com

Visit us at www.junipercares.com



From: Eli Torres

Sent: Monday, August 4, 2025 5:02:23 PM

To: Elias Avila <elias.avila@juniperlandscaping.com>; Charlie Hemelgarn <charlie.hemelgarn@juniperlandscaping.com>; Jorge Ledesma <jorge.ledesma@juniperlandscaping.com>; Matt Gerich <matt.gerich@juniperlandscaping.com>; Crescencio Barranda <crescencio.barranda@juniperlandscaping.com>; Mark Perez <mark.perez@juniperlandscaping.com>

Subject: Sterling Hill update 8-4-25

Update 8-4-25 Clock F

Toned all wires from 1st BOC and none of them made it to clock.

Tracked common wire from 1st BOC and found Junction box entrance side of South side clubhouse

Re-spliced all wires on entrance side of South clubhouse entrance.

Found 3 wires that were exposed underground and 1 mispliced.
Please refer to pictures.

All is corrected and resolved.

Now I can continue with the toning and tracing from valves not working or on a BOC

Upon toning to 1st BOC, found another junction box at exit side of Covey Run in a 6" valve box. (picture attached)

Upon toning to clock found another junction box across a big tree on inside sidewalk heading to clock. (picture attached)

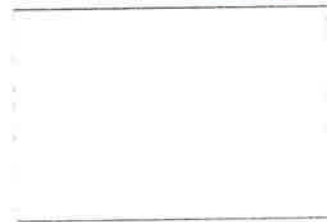
Will continue tomorrow with toning and correcting.

Eli Torres- Senior Irrigation Technician

Juniper Landscaping

E | eli.torres@juniperlandscaping.com

Visit us at www.junipercares.com



Re: Sterling Hills update 8-5-25

From Elias Avila <elias.avila@juniperlandscaping.com>

Date Tue 8/5/2025 6:24 PM

To Eli Torres <eli.torres@juniperlandscaping.com>; Charlie Hemelgarn <charlie.hemelgarn@juniperlandscaping.com>; Jorge Ledesma <jorge.ledesma@juniperlandscaping.com>; Matt Gerich <matt.gerich@juniperlandscaping.com>; Crescencio Barranda <crescencio.barranda@juniperlandscaping.com>; Mark Perez <mark.perez@juniperlandscaping.com>

Cc Elias Avila <elias.avila@juniperlandscaping.com>

Thank you for the update Eli.!

Elias J Avila
Irrigation Manager
Tampa North & South

E | elias.avila@juniperlandscaping.com

Juniper
DESIGN | BUILD | MAINTAIN
Jumper/ | www.junipercares.com

From: Eli Torres <eli.torres@juniperlandscaping.com>

Sent: Tuesday, August 5, 2025 4:52:52 PM

To: Elias Avila <elias.avila@juniperlandscaping.com>; Charlie Hemelgarn <charlie.hemelgarn@juniperlandscaping.com>; Jorge Ledesma <jorge.ledesma@juniperlandscaping.com>; Matt Gerich <matt.gerich@juniperlandscaping.com>; Crescencio Barranda <crescencio.barranda@juniperlandscaping.com>; Mark Perez <mark.perez@juniperlandscaping.com>

Subject: Sterling Hills update 8-5-25

Update 8-5-25 Clock F

Installed 12" deep rectangular valve box at entrance side of South Clubhouse junction box.

Unburied junction box on exit side of South Clubhouse entrance. Toned all wires to find 1 common dead wire connected to good common wire from clock = removed

Re-toned wires from 1st BOC and found wire connected to that valve made it to entrance side of South Clubhouse junction box but not to clock.

Toned extra wire at entrance side of South Clubhouse junction box to clock and found 11.

Removed 1st BOC and connected to zone 11.

Went to 2nd BOC and toned common to entrance side of South Clubhouse junction box = weak signal

Toned zone wire and no signal after 6" junction box by lift station next to Covey Run.

Need to check and resplice wires at this junction box.

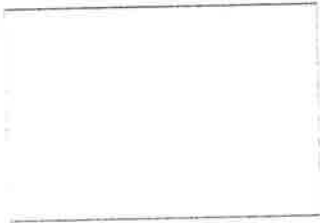
Will continue tomorrow with toning.

Eli Torres- Senior Irrigation Technician

Juniper Landscaping

E | eli.torres@juniperlandscaping.com

Visit us at www.junipercares.com



Tab 5

Operations Report – August 2025

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.
- Replaced bad stenner pump at north pool pump.
- Replaced broken table in north clubhouse kitchen.
- Fixed a few down cameras at north clubhouse.

Gate Report

- Greased all main village gates.
- Reset Brightstone village curb side operators to fix stuck gate.
- Gate remote receiver went bad at Windance gate, it was replaced with a new receiver.
- Curb side operator at Covey Run was having issues, reset system to fix the problem.

Private Event Rentals

North Clubhouse:

08/02/25 – Birthday Party
08/03/25 – Gender Reveal
08/09/25 – Birthday Party
08/16/25 – Birthday Party
08/22/25 – Work Meeting
08/23/25 – Birthday Party
08/30/25 – Birthday Party

South Clubhouse:

08/09/25 – Birthday Party
08/16/25 – Celebration of Life
08/19/25 – Photo Shoot
08/23/25 – Birthday Party
08/24/25 – Birthday Party
08/31/25 – Birthday Party

Field Maintenance

- Trash clean-up in the DRA's, wooded areas, and trash and debris clean up along Sterling Hill Blvd.
- Continued painting of barrier walls outside of Haverhill village.
- Replaced toilets in the north fitness center women's bathroom and men's handicap stall bathroom.
- Repainting village entrance gates.
- Did a complete inventory of all gate cameras and DVR's to determine what needs upgraded or replaced.
- Removed approx 15 dead trees throughout the community.
- Trimmed back trees that were hanging over sidewalks on Sterling Hill Blvd.
- Pressure washing white pvc three rail fence on south side.



Rizzetta & Company

Tab 6



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** October 14, 2025, at 10:00 am
- **FY 2024-2025 Audit Completion Deadline:** June 30, 2026

District Manager's Report

September 9

2025

District Manager Updates

<u>FINANCIAL SUMMARY</u>	<u>7/31/2025</u>
General Fund Cash & Investment Balance:	\$1,323,782
Reserve Fund Cash & Investment Balance:	\$1,520,880
Debt Service Fund & Investment Balance:	<u>\$711,053</u>
Total Cash and Investment Balances:	\$3,555,715
General Fund Expense Variance: \$160,548	Under Budget

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Rizzetta & Company

Sterling Hill Community Development District

**Financial Statements
(Unaudited)**

July 31, 2025

Prepared by: Rizzetta & Company, Inc.

sterlinghillcdd.org
rizzetta.com

Sterling Hill Community Development District

Balance Sheet

As of 07/31/2025

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	311,367	0	0	311,367	0	0
Investments	1,012,415	1,520,880	711,053	3,244,348	0	0
Prepaid Expenses	400	0	0	400	0	0
Refundable Deposits	30,663	0	0	30,663	0	0
Fixed Assets	0	0	0	0	27,271,335	0
Amount To Be Provided Debt Service	0	0	0	0	0	13,630,000
Total Assets	1,354,845	1,520,880	711,053	3,586,778	27,271,335	13,630,000
Liabilities						
Accounts Payable	93,842	0	0	93,842	0	0
Deferred Revenue	11,771	0	0	11,771	0	0
Accrued Expenses	21,471	0	0	21,471	0	0
Due To Other	10,890	0	0	10,890	0	0
Debt Service Obligations-Current	0	0	7,270,000	7,270,000	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	13,630,000
Total Liabilities	137,974	0	7,270,000	7,407,974	0	13,630,000
Fund Equity & Other Credits						
Beginning Fund Balance	669,900	1,485,620	(6,092,483)	(3,936,964)	0	0
Investment In General Fixed Assets	0	0	0	0	27,271,335	0
Net Change in Fund Balance	546,971	35,260	(466,464)	115,768	0	0
Total Fund Equity & Other Credits	1,216,871	1,520,880	(6,558,947)	(3,821,196)	27,271,335	0
Total Liabilities & Fund Equity	1,354,845	1,520,880	711,053	3,586,778	27,271,335	13,630,000

See Notes to Unaudited Financial Statements

Sterling Hill Community Development District

Statement of Revenues and Expenditures

As of 07/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 07/31/2025 YTD Budget	Year To Date 07/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	18,853	18,853
Special Assessments				
Tax Roll	1,701,330	1,701,330	1,764,904	63,574
Other Misc. Revenues				
Insurance Proceeds	0	0	24,900	24,900
Miscellaneous Revenue	0	0	9,883	9,883
RV & Boat Storage Fees	20,000	20,000	27,060	7,060
Total Revenues	1,721,330	1,721,330	1,845,600	124,270
Expenditures				
Legislative				
Supervisor Fees	14,000	11,667	9,000	2,667
Total Legislative	14,000	11,667	9,000	2,667
Financial & Administrative				
Accounting Services	19,400	16,166	16,167	0
Administrative Services	6,109	5,091	5,091	0
Arbitrage Rebate Calculation	1,000	500	500	0
Assessment Roll	5,093	5,093	5,093	0
Auditing Services	3,985	3,985	3,985	0
Disclosure Report	2,000	1,667	1,666	0
District Engineer	15,000	12,500	12,258	242
District Management	24,240	20,200	20,200	0
Dues, Licenses & Fees	1,500	1,500	1,547	(47)
Financial & Revenue Collections	5,093	4,244	4,244	0
Legal Advertising	1,100	917	380	537
Miscellaneous Mailings	2,500	2,083	0	2,083
Public Officials Liability Insurance	4,495	4,495	5,028	(533)
Tax Collector/Property Appraiser Fees	54,548	54,548	57,694	(3,146)
Website Hosting, Maintenance, Backup & E	3,000	2,752	2,537	215
Total Financial & Administrative	149,063	135,741	136,390	(649)
Legal Counsel				
District Counsel	23,000	19,167	24,042	(4,874)
Outside Counsel	20,000	16,667	700	15,966
Total Legal Counsel	43,000	35,834	24,742	11,092
Law Enforcement				
Off Duty Deputy	20,000	16,666	2,640	14,027
Total Law Enforcement	20,000	16,666	2,640	14,027
Security Operations				
Security System Monitoring Services & Ma	12,000	10,000	11,285	(1,286)
Total Security Operations	12,000	10,000	11,285	(1,286)
Electric Utility Services				

See Notes to Unaudited Financial Statements

Sterling Hill Community Development District

Statement of Revenues and Expenditures

As of 07/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025	Through 07/31/2025	Year To Date 07/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Utility - Street Lights	79,150	65,959	62,832	3,126
Utility Services	56,000	46,666	39,982	6,685
Total Electric Utility Services	135,150	112,625	102,814	9,811
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	7,800	6,500	9,425	(2,925)
Total Garbage/Solid Waste Control Services	7,800	6,500	9,425	(2,925)
Water-Sewer Combination Services				
Utility Services	8,500	7,084	8,047	(963)
Total Water-Sewer Combination Services	8,500	7,084	8,047	(963)
Stormwater Control				
Lake/Pond Bank Maintenance & Repair	3,000	2,500	0	2,500
Total Stormwater Control	3,000	2,500	0	2,500
Other Physical Environment				
Entry & Walls Maintenance & Repair	15,000	12,500	27,000	(14,500)
General Liability Insurance	6,966	6,966	6,894	72
Holiday Decorations	1,500	1,500	942	558
Irrigation Repair	42,200	35,166	22,937	12,229
Landscape - Annuals/Flowers	3,600	3,000	900	2,100
Landscape - Fertilizer	22,860	19,050	20,776	(1,726)
Landscape - Mulch	60,000	50,000	0	50,000
Landscape - Pest Control	2,100	1,750	600	1,150
Landscape Inspection Services	10,200	8,500	7,650	850
Landscape Maintenance	275,000	229,167	204,247	24,920
Landscape Replacement Plants, Shrubs, Tr	25,000	20,833	16,300	4,533
Property Insurance	56,853	56,853	52,863	3,990
Seed & Sod Maintenance	25,000	20,834	13,225	7,609
Well Maintenance	3,500	2,916	0	2,917
Total Other Physical Environment	549,779	469,035	374,334	94,702
Road & Street Facilities				
Gate Maintenance & Repair	30,000	25,000	38,267	(13,268)
Gate Phone	7,000	5,834	5,996	(162)
Pressure Washing	8,000	6,666	0	6,667
Sidewalk Maintenance & Repair	25,000	20,834	59,995	(39,162)
Street Light/Decorative Light Maintenance	1,500	1,250	756	494
Street Sign Repair & Replacement	1,500	1,250	0	1,250
Total Road & Street Facilities	73,000	60,834	105,014	(44,181)
Parks & Recreation				
Athletic Court/Field/Playground Maintenance	500	416	2,450	(2,034)
Clubhouse Miscellaneous Expense	5,000	4,167	9,954	(5,786)
Contracted Employee Salaries	432,443	360,369	324,968	35,400
Fitness Equipment Maintenance & Repair	4,000	3,334	10,370	(7,037)

See Notes to Unaudited Financial Statements

Sterling Hill Community Development District

Statement of Revenues and Expenditures

As of 07/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025	Through 07/31/2025	Year To Date 07/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Furniture Repair & Replacement	4,000	3,333	111	3,223
Maintenance & Repairs	25,000	20,833	19,147	1,687
Management Contract	22,000	18,334	16,500	1,833
Office Supplies	2,500	2,083	2,934	(851)
Pest Control	2,940	2,450	4,850	(2,400)
Playground Equipment & Maintenance	5,000	4,167	1,690	2,477
Pool Furniture Replacement	5,000	4,166	8,057	(3,890)
Pool Service Contract & Chemicals	50,000	41,667	32,498	9,168
Telephone, Internet, Cable	8,000	6,667	6,298	368
Vehicle Maintenance	6,500	5,416	13,712	(8,295)
Wildlife Management Services	1,000	834	0	834
Total Parks & Recreation	573,883	478,236	453,539	24,697
Special Events				
Special Events	10,000	8,333	12,300	(3,967)
Total Special Events	10,000	8,333	12,300	(3,967)
Contingency				
Capital Outlay	122,155	101,796	46,772	55,023
Total Contingency	122,155	101,796	46,772	55,023
Total Expenditures	1,721,330	1,456,851	1,296,302	160,548
Total Excess of Revenues Over(Under) Expenditures	0	264,479	549,298	284,818
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	4,959	4,960
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(7,286)	(7,286)
Total Other Financing Sources(Uses)	0	0	(2,327)	(2,326)
Fund Balance, Beginning of Period	0	0	669,900	669,900
Total Fund Balance, End of Period	0	264,479	1,216,871	952,392

Sterling Hill Community Development District

Statement of Revenues and Expenditures

As of 07/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 07/31/2025 YTD Budget	Year To Date 07/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	37,583	37,583
Special Assessments				
Tax Roll	128,562	128,562	95,382	(33,180)
Total Revenues	128,562	128,562	132,965	4,403
Expenditures				
Contingency				
Capital Projects - Asset Review Projects	33,180	33,180	0	33,180
Capital Reserve	95,382	95,382	97,704	(2,322)
Total Contingency	128,562	128,562	97,704	30,858
Total Expenditures	128,562	128,562	97,704	30,858
Total Excess of Revenues Over(Under) Ex-	0	0	35,261	35,261
penditures				
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	4,959	4,959
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(4,960)	(4,960)
Total Other Financing Sources(Uses)	0	0	(1)	(1)
Fund Balance, Beginning of Period	0	0	1,485,620	1,485,620
Total Fund Balance, End of Period	0	0	1,520,880	1,520,880

Sterling Hill Community Development District

Statement of Revenues and Expenditures

As of 07/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 07/31/2025 YTD Budget	Year To Date 07/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	25,766	25,766
Special Assessments				
Prepayments	0	0	4,747	4,747
Tax Roll	786,179	786,179	799,238	13,059
Total Revenues	<u>786,179</u>	<u>786,179</u>	<u>829,751</u>	<u>43,572</u>
Expenditures				
Debt Service				
Interest	306,179	306,179	816,215	(510,036)
Principal	480,000	480,000	480,000	0
Total Debt Service	<u>786,179</u>	<u>786,179</u>	<u>1,296,215</u>	<u>(510,036)</u>
Total Expenditures	<u>786,179</u>	<u>786,179</u>	<u>1,296,215</u>	<u>(510,036)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>(466,464)</u>	<u>(466,464)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>(6,092,483)</u>	<u>(6,092,483)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>(6,558,947)</u>	<u>(6,558,947)</u>

**Sterling Hill CDD
Investment Summary
July 31, 2025**

<u>Account</u>		Balance as of July 31, 2025
Valley National Bank	Governmental Checking/ICS	\$ 1,012,415
Total General Fund Investments		<u>\$ 1,012,415</u>
Valley National Bank Asset Replacement Reserve	Governmental Checking/ICS	\$ 678,620
Valley National Bank Road Reserve	Governmental Checking/ICS	574,442
Subtotal		<u>1,253,062</u>
Hancock Whitney Bank CD Reserve	2.53% 12 Month Term - Maturity Date 04/03/26	\$ 267,818
Subtotal		<u>267,818</u>
Total Reserve Fund Investments		<u>\$ 1,520,880</u>
US Bank Series 2003 Revenue	US Bank Money Market Account-Managed	\$ 467,141
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	783
US Bank Series 2003 Interest B	US Bank Money Market Account-Managed	79
US Bank Series 2003 Prepayment A	US Bank Money Market Account-Managed	95,985
US Bank Series 2003 Prepayment B	US Bank Money Market Account-Managed	4
Total Debt Service Fund Investments		<u>\$ 711,053</u>

FirstService Financial, an affiliate by ownership to your management company Rizzetta & Company, provides banking solutions exclusively to clients of Rizzetta & Company. FirstService Financial receives a monthly administration fee from partner financial institutions for our assistance with the development, placement, service, and maintenance of our banking programs without impacting the interest our clients earn on their funds. The monthly administration fee varies as it is negotiated with each participating financial institution.

Sterling Hill Community Development District
Summary A/P Ledger
From 07/01/2025 to 07/31/2025

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
655, 2639						
	655 General Fund	07/18/2025	Architectural Assem- bly, Inc.	25017-BAL	Balance -Remove and Replace Trellis Covers 07/25	6,510.00
	655 General Fund	07/31/2025	Brletic Dvorak, Inc.	2050	Engineering Services 07/25	1,365.00
	655 General Fund	07/31/2025	DCSI, Inc.	33943	Service Call - Bright- stone Gate 07/25	220.00
	655 General Fund	07/31/2025	DCSI, Inc.	33959	Service Call - Sterling Hill North 07/25	944.00
	655 General Fund	07/24/2025	Hernando County Utili- ties	SS00013-00 07/25	South Clubhouse Wa- ter Bill 07/25	492.50
	655 General Fund	07/24/2025	Hernando County Utili- ties	SS00001-00 07/25	North Clubhouse Wa- ter Bill 07/25	449.19
	655 General Fund	07/31/2025	Juniper Landscaping of Florida, LLC	350323	Irrigation Repairs 07/25	4,488.90
	655 General Fund	07/31/2025	Juniper Landscaping of Florida, LLC	349240	Insect and Disease Control 07/25	395.64
	655 General Fund	07/31/2025	Kilinski Van Wyk, PLLC	12938	General Legal Ser- vices 07/25	3,730.50
	655 General Fund	07/31/2025	Motion Picture Licens- ing Corporation	504430913	MPLC Umbrella Li- cense 01/20/24 - 01/19/25	1,621.80
	655 General Fund	07/31/2025	Motion Picture Licens- ing Corporation	504449390	MPLC Blanket License 01/20/25 - 01/19/26	1,727.22
	655 General Fund	07/31/2025	Rizzetta & Company, Inc.	INV0000101338	Cell Phone 07/25	50.00
	655 General Fund	07/01/2025	Signature Privacy Walls of Florida, Inc.	2256	Sidewalk Repair 07/25	58,500.00
	655 General Fund	07/31/2025	Southern Automated Access Services, LLC	16723	Maintenances - Call Boxes 07/25	1,278.00
	655 General Fund	07/25/2025	Waste Management Inc. of Florida	1101729-1568-5 ACH	Waste Disposal Ser- vices North Clubhouse 15-19762-63003 08/25	166.35
	655 General Fund	07/23/2025	Withlacoochee River Electric Cooperative, Inc.	Monthly Summary 07/25 ACH 655	Electric Services 07/25	5,003.94
	655 General Fund	07/23/2025	Withlacoochee River Electric Cooperative, Inc.	Monthly Summary 07/25 ACH 655	Electric Services 07/25	6,898.53
Sum for 655, 2639						93,841.57
Sum for 655						93,841.57
Sum Total						93,841.57

Sterling Hill Community Development District
Notes to Unaudited Financial Statements
July 31, 2025

Balance Sheet

1. Trust statement activity has been recorded through 07/31/25.
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.

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 **Tuesday, August 12, 2025, at 6:00 p.m.** at the Sterling Hill North Clubhouse located at 4411 Sterling Hill Boulevard, Spring Hill, Florida, 34609.

Present and constituting a quorum:

Christina Miller	Board Supervisor, Chairman
Sandra Manuele	Board Supervisor, Vice Chairman
Darrin Bagnuolo	Board Supervisor, Assistant Secretary
Nancy Feliu	Board Supervisor, Assistant Secretary
Michael Gebala	Board Supervisor, Assistant Secretary

Also present were:

Darryl Adams	District Manager, Rizzetta
Lauren Gentry	District Counsel, Kilinski/Van Wyk
Anastasia Rios	District Counsel, Kilinski/Van Wyk
Stephen Brietic	District Engineer, JMT Engineering (via conference call)
Jason Pond	Clubhouse Manager, Rizzetta
Connie Mastroni	Assistant Clubhouse Manager, Rizzetta
John Toborg	Landscape Inspection Manager, Rizzetta
Matt Gerich	Branch Manager, Juniper (via conference call)
Charlie Hemelgain	Account Manager, Juniper

Audience **present**

FIRST ORDER OF BUSINESS**Call to Order**

Mr. Adams called the meeting to order at 6:00 p.m.

SECOND ORDER OF BUSINESS**Pledge of Allegiance**

Those in attendance recited the Pledge of Allegiance.

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

A resident addressed the Board regarding the lack of resident attendance at meetings

FOURTH ORDER OF BUSINESS**BUSINESS ITEMS**

A. Public Hearing of FY 2025-2026 Final Budget

On a motion from Mr. Bagnuolo, seconded by Ms. Manuele, with all in favor, the Board of Supervisors opened the public hearing on fiscal year 2025/2026 final budget, for the Sterling Hill Community Development District.

Mr. Adams reviewed the 2026 budget noting that carry over funds were being used to offset the increase in the budget and keep assessment levels flat. A comment was made thanking the Board for this.

On a motion from Mr. Gebala, seconded by Mr. Bagnuolo, with all in favor, the Board of Supervisors closed the public hearing on fiscal year 2025/2026 final budget, for the Sterling Hill Community Development District.

i. Consideration of Resolution 2025-25; Adopting FY 2025/2026 Final Budget

On a motion from Mr. Gebala, seconded by Ms. Feliu, with all in favor, the Board of Supervisors adopted Resolution 2025-25; adopting fiscal year 2025/2026 final budget totaling \$2,722,717.58 (GF-\$1,758,634, DSF-\$785,521.58, and RF-\$178,562), for the Sterling Hill Community Development District.

B. Public Hearing on FY 2025/2026 Assessments
A. Public Hearing of FY 2025-2026 Final Budget

On a motion from Ms. Miller, seconded by Mr. Gebala, with all in favor, the Board of Supervisors opened the public hearing on fiscal year 2025/2026 assessments, for the Sterling Hill Community Development District.

Mr. Adams reviewed the 2025/2026 assessments levels. There were no public comments put forward.

On a motion from Mr. Gebala, seconded by Ms. Manuele, with all in favor, the Board of Supervisors closed the public hearing on fiscal year 2025/2026 assessments, for the Sterling Hill Community Development District.

i. Consideration of Resolution 2025-26; Levying FY 2025/2026 O & M Assessments

On a motion from Ms. Manuele, seconded by Mr. Bagnuolo, with all in favor, the Board of Supervisors adopted Resolution 2025-26; levying fiscal year 2025/2026 O & M assessments, as presented, for the Sterling Hill Community Development District.

C. Consideration of Resolution 2025-07; Setting the Meeting Schedule for FY 2025/2026

Mr. Adams presented the Resolution to the Board with an option to hold meetings at 10:00 a.m. every other month rather than always at 9:30 a.m. He noted that the public hearing would be held at 6:00 p.m. on August 11, 2026. Following a brief discussion the following action was taken:

On a motion from Mr. Gebala, seconded by Ms. Bagnuolo, with all in favor, the Board of Supervisors adopted Resolution 2025-27; setting the fiscal year 2025/2026 meeting schedule as the 2nd Tuesday of each month at 10:00 a.m. at the Sterling Hill North Clubhouse located at 4411 Sterling Hill Boulevard, Spring Hill, Florida, 34609 (with the exception of August 11, 2026 when it will be held at 6:00 p.m.), for the Sterling Hill Community Development District.

D. Consideration of Fy2024/2025 Goals & Objectives Report

Mr. Adams presented the report, noting that the 2024/2025 goals and objectives were met.

On a motion from Mr. Gebala, seconded by Mr. Bagnuolo, with all in favor, the Board of Supervisors accepted the fiscal year 2024/2025 goals and objectives report, as presented, for the Sterling Hill Community Development District.

E. Ratification of County Notice of Commencement

Mr. Adams stated that the Chairman executed the Notice of Commencement on behalf of the district to facilitate the fencing being installed around the pickleball court. He asked that the Board ratify that action.

On a motion from Ms. Manuele, seconded by Mr. Gebala, with all in favor, the Board of Supervisors ratified the execution of the County Notice of Commencement, for the Sterling Hill Community Development District.

F. Discussion of Smoking on CDD Properties

Ms. Gentry presented her feedback on the topic.

On a motion from Mr. Bagnuolo, seconded by Mr. Gebala, with all in favor, the Board of Supervisors amended the existing policies (approved February 2024) to extend the no smoking policy to fifteen feet beyond all Amenity Facilities, including any building, or enclosed, or fenced area, for the Sterling Hill Community Development District.

Mr. Pond was asked to post "No Smoking or Vaping" signage where appropriate.

A. District Engineer

Mr. Brietic discussed the pickleball project and Barrington Road Reserve. The Board asked that Staff obtain proof of insurance from Superior and give notice to Superior to terminate the pickleball project. They also asked that Rizzetta research the bill of sale for Barrington

On a motion from Mr. Gebala, seconded by Ms. Feliu, with all in favor, the Board of Supervisors directed staff to terminate the agreement with Superior for the pickleball project, for the Sterling Hill Community Development District.

It was also stated District Counsel is working on the Traffic Enforcement Agreement with the County and should have an update next month.

B. Landscape Inspection**1. Review of Landscape Inspection Report**

Mr. Toborg reviewed the Landscape Inspection Report, and Juniper provided feedback.

Discussion was held regarding the proposals submitted. It was noted that Staff approved proposals # 354137, 354139, 349952, 353029, 356396, & 352462 for irrigation repairs that were all within his prevue.

On a motion from Mr. Gebala, seconded by Mr. Bagnuolo, with all in favor, the Board of Supervisors approved the Juniper proposal totaling \$5,292.87 regarding Controller D, for the Sterling Hill Community Development District.

C. District Counsel

Ms. Gentry introduced Ms. Rios to the Board.

D. Amenity Management**1. Review of Amenity Report**

Mr. Pond reviewed his report and presented two options for replacing the pool awnings, purchasing a defibrillator, and additional training for defibrillator qualifications.

On a motion from Ms. Feliu, seconded by Ms. Miller, with all in favor, the Board of Supervisors approved the Architectural Assembly, Inc. option 1 proposal totaling \$31,769, for the Sterling Hill Community Development District.

On a motion from Ms. Manuele, seconded by Mr. Gebala, with all in favor, the Board of Supervisors approved a not-to exceed amount of \$5,200 for the purchase of a defibrillator, for the Sterling Hill Community Development District.

On a motion from Mr. Gebala, seconded by Ms. Manuele, with all in favor, the Board of Supervisors approved additional training on the defibrillator in the amount of \$4,500, for the Sterling Hill Community Development District.

E. District Manager

1. Review of District Manager Report and Monthly Financials

Mr. Adams reviewed the District Manager Report, Monthly Financials, Website Compliance Report , and a request for an additional bus stop. The Board was not in favor of adding the bus stop.

SIXTH ORDER OF BUSINESS

BUSINESS ADMINISTRATION

A. Consideration of Minutes of Board of Supervisors' Meeting held on July 8, 2025

The Board requested changes to line items.

- Line 128 – O & M for May not April
- The minutes were approved not the meeting.

On a motion from Mr. Bagnuolo, seconded by Ms. Manuele, with all in favor, the Board of Supervisors approved the minutes of the regular meeting held on July 8, 2025, as amended, for the Sterling Hill Community Development District.

B. Ratification of Operations & Maintenance Expenditures for June 2025

On a motion from Mr. Gebala, seconded by Mr. Bagnuolo, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenses for June 2025 (\$125,474.05), as presented, for the Sterling Hill Community Development District.

SEVENTH ORDER OF BUSINESS

Audience Comments

Comments were entertained regarding the wall painting

EIGHTH ORDER OF BUSINESS

Supervisor Requests

Mr. Gebala led discussions regarding the south side stop signs.

Ms. Miller asked that Staff remind Board members to complete the Form 1 requirements.

NINTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. Bagnuolo, seconded by Mr. Gebala, with all in favor, the Board of Supervisors adjourned the meeting at 7:54 p.m. for the Sterling Hill Community Development District.

172
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179

Assistant Secretary

Chairman/Vice Chairman

DRAFT

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 July 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2025 through July 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$ 100,219.02**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Brletic Dvorak, Inc.	300154	2011	Engineering Services 06/25	\$ 1,377.56
Christina Miller	20250718-6	CM070825	Board of Supervisor Meeting 07/08/25	\$ 200.00
Darrin Bagnuolo	20250718-3	DB070825	Board of Supervisor Meeting 07/08/25	\$ 200.00
DCSI, Inc.	300155	33793	Quarterly Monitoring Fitness Center -South Clubhouse 07/25	\$ 128.97
DCSI, Inc.	300155	33794	Quarterly Monitoring Fitness Center 07/25	\$ 128.97
FitRev, Inc.	300156	35318	Fitness Equipment 07/25	\$ 764.96
Florida Department of Revenue	20250716	37-8015579013-3 06/25 ACH	37-8015579013-3 Sales & Use Tax 06/25	\$ 604.22
Hernando County Utilities	20250715-2	SS00001-00 06/25	North Clubhouse Water Bill 06/25	\$ 483.63
Hernando County Utilities	20250715-1	SS00013-00 06/25	South Clubhouse Water Bill 06/25	\$ 781.73
Juniper Landscaping of Florida, LLC	300164	3440298	General Landscape Maintenance 07/25	\$ 20,705.16
Kilinski Van Wyk, PLLC	300165	12746	General Legal Services 06/25	\$ 3,019.00

Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Michael William Gebala	20250718-4	MG070825	Board of Supervisor Meeting 07/08/25	\$ 200.00
Nancy E Feliu	20250718-5	NF070825	Board of Supervisor Meeting 07/08/25	\$ 200.00
Outsmart Pest Management, Inc.	300166	45221	Pest Control Treatment North Clubhouse 07/25	\$ 75.00
Outsmart Pest Management, Inc.	300166	45222	Pest Control Treatment South Clubhouse 07/25	\$ 75.00
Rizzetta & Company, Inc.	300151	INV0000100528	District Management Fees 07/25	\$ 5,686.84
Rizzetta & Company, Inc.	300153	INV0000100571	Personnel Reimbursement, Amenity Management & Oversight 07/25	\$ 15,777.17
Rizzetta & Company, Inc.	300162	INV0000100633	Cell Phone 06/25	\$ 50.00
Rizzetta & Company, Inc.	300170	INV0000100687	Personnel Reimbursement 07/25	\$ 12,881.06
Ronald J. & Jackie C. Wood	300163	6262	North & South Clubhouse Carpet Cleaning 07/25	\$ 180.00
Sandra Manuele	300157	SM070825	Board of Supervisor Meeting 07/08/25	\$ 200.00
Shore Pool Services	300171	3233	Pool Repair 07/25	\$ 300.00

Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Shore Pool Services	300172	3376	Pool Maintenance 06/25	\$ 750.00
Shore Pool Services	300152	3386	Splash Pad Motor 06/25	\$ 1,217.00
Shore Pool Services	300167	3477	Pool Maintenance North Clubhouse 07/25	\$ 2,622.00
Shore Pool Services	300167	3513	Pool Maintenance 06/25	\$ 736.00
Southern Automated Access Services, LLC	300168	16420	Service Call - Haverhill 05/25	\$ 115.00
Southern Automated Access Services, LLC	300159	16634	Service Call - Haverhill 06/25	\$ 1,370.60
Southern Automated Access Services, LLC	300158	16635	Service Call - Edgemere 06/25	\$ 115.00
Southern Automated Access Services, LLC	300168	16696	Gate Repair - Edgemere 07/25	\$ 4,428.00
Southern Automated Access Services, LLC	300168	16697	Service Call - Storage Lot 07/25	\$ 115.00
Southern Automated Access Services, LLC	300174	16713	Service Call - Haverhill 07/25	\$ 115.00
Southern Automated Access Services, LLC	300173	16714	Service Call - Storage 07/25	\$ 2,844.00

Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Southern Automated Access Services, LLC	300168	Monthly Summary 07/25 655	Southern Phone Summary 07/25	\$ 622.35
Sterling Hill CDD	DC070825	DC070825	Debit Card Replenishment 07/08/25	\$ 359.08
Times Publishing Company	300169	45450-071325	Acct # TB107011 Legal Advertising 07/25	\$ 202.00
Tyler Brian Bard	300161	INV0075	Access Gate Repair 05/25	\$ 630.00
Tyler Brian Bard	300160	INV0076	Basket Ball Court Fence Rail Repair 05/25	\$ 2,450.00
Valley National Bank	20250731	CC063025-655 ACH	Credit Card Expenses 06/25	\$ 4,374.38
Waste Management Inc. of Florida	20250718-1	1094195-1568-8 07/25 ACH	Waste Disposal Services South Clubhouse 14-49138-12001 07/25	\$ 845.43
Waste Management Inc. of Florida	20250718-2	1094289-1568-9 07/25 ACH	Waste Disposal Services North Clubhouse 15-19762-63003 07/25	\$ 492.53
Withlacoochee River Electric Cooperative, Inc.	20250703	Monthly Summary 06/25 ACH 655	Electric Services 06/25	<u>\$ 11,796.38</u>
Report Total				<u>\$ 100,219.02</u>

Brletic Dvorak Inc
536 4th Ave South Unit 4
Saint Petersburg, FL 33701 US
(813) 361-1466
sbrletic@bdiengineers.com



INVOICE

BILL TO
Sterling Hill CDD
Rizzetta & Company
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614
United States

INVOICE 2011
DATE 06/27/2025
TERMS Net 30
DUE DATE 07/27/2025

PROJECT NAME
Sterling Hill CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Senior Inspector	[June 05 - June 27]	6:00	120.00	720.00
	Reimbursable Expense - Plan Set Prints for Contractors - Pickelball Project			102.56
Inspector	[June 06]	3:00	80.00	240.00
Project Manager	[June 20 - June 27]	1:30	210.00	315.00

BALANCE DUE **\$1,377.56**

RECEIVED
07-01-2025



Sterling Hill COMMUNITY DEVELOPMENT DISTRICT
Jun-25

	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
<u>CDD Activities</u>				
Board Meeting Prep, Attendance, Follow up Engineer's Reports/Invoicing	1.00	\$210	S. Brletic	\$210.00
South Clubhouse Dog Park Redevelopment - Plans, Permitting, Site Visits	0.50	\$210	S. Brletic	\$105.00
		\$150	S. Brletic	\$0.00
		\$120	K. Wagner	\$0.00
SWFWMD Statement of Inspection	3.00	\$80	S. Ferguson	\$240.00
ERP No. 24962.001	1.00	\$120	K. Wagner	\$120.00
Site Visit, Reporting, Certification				
DRA Depression Review	5.00	\$120	K. Wagner	\$600.00
<hr/>				
INVOICE TOTAL	10.50			\$1,275.00

Sterling Hill CDD Meeting

Meeting Date: July 8, 2025

SUPERVISOR PAY REQUEST**RECEIVED**
07-10-2025

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Christina Miller	Yes
Sandra Manuele	Yes
Nancy Feliu	Yes
Michael Gebala	Yes
Darrin Bagnuolo	Yes

*NOTE: Supervisors are only paid if checked.***EXTENDED MEETING TIMECARD**

Meeting Start Time:	9:34am
Meeting End Time:	11:53am
Total Meeting Time:	2.19

Time Over <u>3</u> Hours:	
---------------------------	--

Total at \$175 per Hour:	
--------------------------	--

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

DM Signature: Tony Adams



DCSI, Inc. "Security & Sound"
P.O. Box 265
Lutz, FL 33548
+9496500
info@dcslsecurity.com
http://DCSlsecurity.com

Invoice

BILL TO

Sterling Hill CDD
3434 Colwell Ave. Suite 200
Tampa, FL 33614

SHIP TO

Sterling Hill CDD
South Clubhouse
4250 Sterling Hill Blvd.
Spring Hill, FL 34609

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
33793	07/02/2025	\$128.97	07/17/2025	Net 15	

P.O. NUMBER
01/11/22-XX-03i

SALES REP
Daniel Ciccarello

ACCT#/LOT/BLK
AN46226 - South Clubhouse

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Alarm Monitoring Service:RR-C-429903i 24 HR ALARM MONITORING AND CELLULAR BACKUP SERVICE QUARTERLY INVOICING	1	128.97	128.97

Thank you for choosing DCSI, Inc as your "Security & Sound" company!

*ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND
ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.

**Returned Checks will receive \$25 NSF Fee.

***Late Fees are 1.5% per month

BALANCE DUE

\$128.97

RECEIVED
07-02-2025



DCSI, Inc. "Security & Sound"
P.O. Box 265
Lutz, FL 33548
+9496500
info@dcslsecurity.com
http://DCSlsecurity.com

Invoice

BILL TO

Sterling Hill CDD
3434 Colwell Ave. Suite 200
Tampa, FL 33614

SHIP TO

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
33794	07/02/2025	\$128.97	07/17/2025	Net 15	

P.O. NUMBER
01/11/21-XX-03i

SALES REP
Daniel Ciccarello

ACCT#/LOT/BLK
AN46224 - North Clubhouse

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Alarm Monitoring Service:RR-C-429903i 24 HR ALARM MONITORING AND CELLULAR BACKUP SERVICE QUARTERLY INVOICING	1	128.97	128.97

Thank you for choosing DCSI, Inc as your "Security & Sound" company!

*ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND
ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.

**Returned Checks will receive \$25 NSF Fee.

***Late Fees are 1.5% per month

BALANCE DUE

\$128.97

RECEIVED
07-02-2025



7823 N Dale Mabry Hwy,
STE 107
Tampa, FL 33614
Ofc: 813-870-2966
Fax: 813-870-2896

Invoice

Date	Invoice #
7/8/2025	35318

Bill To
Sterling Hills Jason Pond 4411 Sterling Hill Blvd. Spring Hill, FL 34609

Ship To
Sterling Hills Jason Pond 4411 Sterling Hill Blvd. Spring Hill, FL 34609

P.O. No.	Terms	Rep
	Due on receipt	ZH

Item	Description	Qty	Rate	Amount
Parts	Precor Treadmills	2	299.99	599.98
Parts	MOTOR HOODS	2	14.99	29.98
Labor	PRECOR BADGE	1	80.00	80.00
Freight Sales (INV)	Labor		55.00	55.00
	Freight Charges are subject to change			

RECEIVED
07-08-2025

Subtotal \$764.96

Sales Tax (0.0%) \$0.00

Total \$764.96

Payments/Credits \$0.00

Balance Due \$764.96

Thank you for your order. We look forward to working with you in the future. If you have any questions or needs feel free to call us at 888-826-7867.

Invoices are considered delinquent thirty (30) days from the invoice date. Interest shall accrue on all past due invoices at the rate of 1.5% per month, or the maximum rate allowable by law, and the client agrees to be liable for all costs related to collection of delinquent invoices, including court costs and attorney's fees.



State of Florida
Department of Revenue

[DOR Home](#) [Services Home](#) [Print Page](#) [Contacts](#) [Logout](#)
[Sales Tax](#) [Click for Help](#)

Original Return

FOR YOUR RECORDS ONLY - DO NOT MAIL

Cancellations must be done before 5:00 p.m. ET on the submission date. If the submission is completed after 5:00 p.m. ET on the submission date, weekend, or holiday the cancellation must be done before 5:00 p.m. ET the next business day. All cancellations are permanently deleted from our database.

Access Source: 37-8015579013-3

Confirmation Number: 250715009494

DR15-EZ

Certificate Number

Collection Period

Confirm Date and Time

37-8015579013-3

06/2025

07/15/2025 10:17:29 AM ET

Location Address

4411 STERLING HILL BLVD
SPRING HILL, FL 34609-0866

STERLING HILL COMMUNITY
DEVELOPMENT DIST
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390

Contact Information

Name	Tracy Preston
Phone	(813) 533 - 2950
Email	tpreston@rizzetta.com

Debit Date:	7/16/2025
Amount for Check:	\$604.22
Bank Routing Number:	
Bank Account Number:	
Bank Account Type:	Checking
Corporate/Personal:	Corporate
Name on Bank Account:	STERLING HILL COMMUNITY DEVELOPMENT DIST

Due to federal security requirements, we can not process international ACH transactions. If any portion of the money used in the payment you may be making today came from a financial institution located outside of the US or its territories for the purpose of funding this payment, please do not proceed and contact the Florida Department of Revenue at 850-488-6800 to make other payment arrangements. By continuing, you are confirming that this payment is not an international ACH transaction. If you are unsure, please contact your financial institution.

I hereby authorize the Department of Revenue to process this ACH transaction and to debit the checking account identified above. I understand there may be service charges assessed on any transactions not honored by my bank.

Signature:	Tracy Preston, Staff Accountant
Phone Number:	813-533-2950
Email Address:	tpreston@rizzetta.com

1. Gross Sales
(Do not include tax) 9295.77
2. Exempt Sales
(Include these in Gross Sales, Line 1) 0.00
3. Taxable Sales/Purchases
(Include Internet/Out-of-State
Purchases) 9295.77

Discretionary Sales Surtax Information		
Taxable Sales and Purchases Not Subject to Discretionary Sales Surtax		
A.	\$	0.00
B. Total Discretionary Sales Surtax Due		
	\$	3.02

4. Total Tax Due
(Include Discretionary Sales Surtax from Line B) \$ 604.22
5. Less Lawful Deductions \$ 0.00
6. Less DOR Credit Memo \$ 0.00
7. Net Tax Due \$ 604.22
8. a. Less (-) Collection Allowance; or if Late, \$ 0.00
8. b. Plus (+) Penalty and Interest \$ 0.00
9. Amount Due With Return \$ 604.22

You have chosen not to donate your collection allowance to education.

Payment you have authorized

604.22



MAIL PAYMENT TO:
HERNANDO COUNTY UTILITIES
P.O. BOX 30384
TAMPA, FL 33630-3384
(352) 754-4037 "AT YOUR SERVICE"
EMAIL: hcudcs@co.hernando.fl.us
www.hernandocounty.us

Statement Date
Account Number

06/24/25
SS00001-00

SHCDD NORTH PARK REC CTR
3434 COLWELL AVE STE 200
TAMPA FL 33614

Current Charges 483.63
Current Charges Due Date 07/14/25
Total Due 483.63

SS0000100 9 000048363 6 0



PLEASE FOLD AND TEAR THE TOP PORTION OF STATEMENT & RETURN WITH YOUR PAYMENT MADE PAYABLE TO HERNANDO COUNTY UTILITIES DEPARTMENT IN US FUNDS.
PLEASE DO NOT FOLD, CLIP OR STAPLE PAYMENT STUB. INCLUDE ACCOUNT NUMBER ON PAYMENT.

IMPORTANT MESSAGES

***** SAVE TIME WITH EFT AUTOPAY. IT'S FREE *****
Sign up for Electronic Fund Transfer AUTOPAY
Visit www.invoicecloud.com/hernandocounty

ACCOUNT NUMBER

SS00001-00

ACCOUNT NAME

SHCDD NORTH PARK REC CTR

SERVICE ADDRESS

4411 STERLING HILL BLVD

TRANSPONDER ID

1830522390

RECEIVED
06-25-2025

METER ID	METER SIZE/UNITS	METER READ	PREVIOUS READ	BILL FROM	BILL TO	DAYS IN READ
60658034	1 1/2"	5.0000	06/13/2025	05/15/2025	05/23/2025	06/24/2025 29
AVG MONTHLY USAGE		AVG USAGE LAST MONTH		AVG SAME MONTH LAST YEAR		3 YR RESIDENTIAL AVERAGE
25500		25400		38500		
CURRENT READ	PREVIOUS READ	CONSUMPTION	IRR CURRENT READ	IRR PREVIOUS READ	CONSUMPTION - AVG CONSUMPTION	
5461000	5423000	38000				

Water Account			
1	\$2.00	0 - 50,000	76.00
2	\$3.20	50,001 - 100,000	N/A
3	\$4.80	100,001 - 150,000	N/A
4	\$6.90	150,001 - 250,000	N/A
5	\$9.80	250,001 - 375,000	N/A
6	\$13.50	375,001 - and up	N/A

PREVIOUS BALANCE 411.54
PAYMENTS RECEIVED 411.54 CR
BALANCE FORWARD 0.00

Any Past Due Balance Must Be Paid Immediately to Avoid Interruption in Service

CURRENT ACTIVITY
WATER USAGE 76.00
WATER BASE CHG 49.25

SEWER USAGE 228.38
SEWER USAGE - Billed at \$6.01/1,000 gallons
based on meter units
SEWER BASE CHG 130.00

HISTORY (GAL)	
MAY	29000
APR	43600
MAR	22300
FEB	40800
JAN	11700
DEC	34300
NOV	19400
OCT	9200
SEP	32500
AUG	12900
JUL	13000
JUN	37100

TOTAL CURRENT CHARGES 483.63
TOTAL DUE 483.63

SS00001-00



MAIL PAYMENT TO:
HERNANDO COUNTY UTILITIES
P.O. BOX 30384
TAMPA, FL 33630-3384
(352) 754-4037 "AT YOUR SERVICE"
EMAIL: hcudcs@co.hernando.fl.us
www.hernandocounty.us

Statement Date
Account Number

06/24/25
SS00013-00

STERLING HILL COMM DEV COMM
3434 COLWELL AVE STE 200
TAMPA FL 33614

Current Charges 781.73
Current Charges Due Date 07/14/25
Total Due 781.73

SS0001300 6 000078173 4 0



PLEASE FOLD AND TEAR THE TOP PORTION OF STATEMENT & RETURN WITH YOUR PAYMENT MADE PAYABLE TO HERNANDO COUNTY UTILITIES DEPARTMENT IN US FUNDS.
PLEASE DO NOT FOLD, CLIP OR STAPLE PAYMENT STUB. INCLUDE ACCOUNT NUMBER ON PAYMENT.

IMPORTANT MESSAGES

***** SAVE TIME WITH EFT AUTOPAY. IT'S FREE *****
Sign up for Electronic Fund Transfer AUTOPAY
Visit www.invoicecloud.com/hernandocounty

ACCOUNT NUMBER

SS00013-00

ACCOUNT NAME

STERLING HILL COMM DEV COMM

SERVICE ADDRESS

4250 STERLING HILL BLVD

TRANSPONDER ID

1564795098

RECEIVED
06-25-2025

METER ID	METER SIZE/UNITS	METER READ	PREVIOUS READ	BILL FROM	BILL TO	DAYS IN READ
54750392	1"	2.5000	06/13/2025	05/15/2025	05/23/2025	06/24/2025 29
AVG MONTHLY USAGE		AVG USAGE LAST MONTH		AVG SAME MONTH LAST YEAR		3 YR RESIDENTIAL AVERAGE
32700		30900		31100		
CURRENT READ	PREVIOUS READ	CONSUMPTION	IRR CURRENT READ	IRR PREVIOUS READ	CONSUMPTION - AVG CONSUMPTION	
1695900	1621700	74200				

Water Account			
1	\$2.00	0 - 25,000	50.00
2	\$3.20	25,001 - 50,000	80.00
3	\$4.80	50,001 - 75,000	116.16
4	\$6.90	75,001 - 125,000	N/A
5	\$9.80	125,001 - 187,500	N/A
6	\$13.50	187,501 - and up	N/A

PREVIOUS BALANCE 463.03
PAYMENTS RECEIVED 463.03 CR
BALANCE FORWARD 0.00

Any Past Due Balance Must Be Paid Immediately to Avoid Interruption in Service

CURRENT ACTIVITY

WATER USAGE 246.16
WATER BASE CHG 24.63

SEWER USAGE 445.94
SEWER USAGE - Billed at \$6.01/1,000 gallons
based on meter units
SEWER BASE CHG 65.00

HISTORY (GAL)	
MAY	43800
APR	61800
MAR	37000
FEB	25300
JAN	11200
DEC	17100
NOV	20500
OCT	21400
SEP	22000
AUG	29700
JUL	28500
JUN	52500

TOTAL CURRENT CHARGES 781.73

TOTAL DUE 781.73

SS00013-00

Please Remit Payment to:

Juniper Landscaping of Florida, LLC
PO Box 628395
Orlando FL 32862-8395



Invoice 344028

Bill To
Sterling Hill CDD c/o Rizetta & Company 3434 Colwell Ave. Ste. 200 Tampa, FL 33614

Date	Due Date
07/01/25	7/31/2025
Account Owner	PO#
JORGE LEDESMA	

Item	Amount
#348417 - Sterling Hill 2026-2026 Single Ticket Maintenance Renewal July 2025	\$20,705.16

RECEIVED
07-02-2025

Grand Total \$20,705.16

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$26,805.16	\$0.00	\$0.00	\$0.00	\$4,367.50

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

JuniperLandscaping.com
(239) 561-5980



Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

Sterling Hill CDD
5844 Old Pasco Rd. Suite 100
Wesley Chapel, FL 33544

INVOICE

Invoice # 12746
Date: 07/13/2025
Due On: 08/12/2025

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$3,019.00) - (\$0.00) = \$3,019.00

STHCDD-01

Sterling Hill CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	LG	06/04/2025	Review property appraiser agreement and advise regarding same.	0.20	\$365.00	\$73.00
Service	SH	06/04/2025	Review agenda and back up materials in preparation for monthly Board of Supervisors meeting.	0.80	\$285.00	\$228.00
Service	LG	06/05/2025	Confer with Brletic regarding DRA restrictions.	0.30	\$365.00	\$109.50
Service	LG	06/06/2025	Review information regarding alleged sidewalk incident.	0.20	\$365.00	\$73.00
Service	LG	06/08/2025	Review environmental permits related to DRA restrictions.	0.50	\$365.00	\$182.50
Service	LG	06/09/2025	Review amended agenda; provide towing information to Supervisors; respond to Bagnuolo regarding DRA restrictions.	0.90	\$365.00	\$328.50
Service	LG	06/10/2025	Confer with Adams regarding agenda items; follow up on legal action items from meeting.	0.70	\$365.00	\$255.50
Service	LG	06/10/2025	Attend Board meeting.	2.50	\$365.00	\$912.50

Service	SH	06/12/2025	Update agreement for community wall painting with updated proposal.	0.30	\$285.00	\$85.50
Service	SH	06/17/2025	Draft amended Fiscal Year 2025 meeting schedule notice.	0.40	\$285.00	\$114.00
Service	LG	06/23/2025	Review draft agenda.	0.20	\$365.00	\$73.00
Service	LG	06/25/2025	Prepare resolution amending amenity rules.	0.60	\$365.00	\$219.00
Service	LG	06/27/2025	Confer with District engineer regarding pickleball contract dispute.; review documents related to same.	0.60	\$365.00	\$219.00
Service	LG	06/30/2025	Review resident emails regarding splash pad noise.	0.30	\$365.00	\$109.50
Service	LG	06/30/2025	Review and revise materials necessary for implementation of 2025 legislative changes.	0.10	\$365.00	\$36.50
Non-billable entries						
Service	SH	06/10/2025	Attend monthly Board of Supervisors meeting; confer with District staff on action items from Board of Supervisors meeting.	2.90	\$285.00	\$826.50

Total \$3,019.00

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.

RECEIVED
07-18-2025



Outsmart Pest Management
4814 Parkway Blvd
Land O Lakes, FL 34639

Service Slip/Invoice

INVOICE: 45221
DATE: 07/21/2025
ORDER: 45221

Bill To: [1178]
Sterling Hill, C.D.D.
3434 Colwell Ave
Suite 200
Tampa, FL 33614-8390

Work Location: [1178] 352-686-5161
Sterling Hill, C.D.D. North
4411 Sterling Hill Blvd
Springhill, FL 34609-0750

Work Date	Time	Target Pest	Technician		Time In
07/21/2025	04:44 PM				
Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	07/21/2025			

Service	Description	Price
MONTHLY PEST	Monthly Pest & Rodent Control	\$75.00
		SUBTOTAL \$75.00
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$75.00
		PRIOR BAL \$0.00
		AMOUNT DUE \$75.00

RECEIVED
07-22-2025

* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law.
Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE



Outsmart Pest Management
4814 Parkway Blvd
Land O Lakes, FL 34639

Service Slip/Invoice

INVOICE: 45222
DATE: 07/21/2025
ORDER: 45222

Bill To: [1314]
Sterling Hill, C.D.D.
5844 Old Pasc3434 Colwell Ave
Suite 200
Tampa, FL 33614

Work Location: [1314] 352-684-0160
Sterling Hill, C.D.D. South
4250 Sterling Hill Blvd
Springhill, FL 34609-0745

Work Date	Time	Target Pest	Technician	Time In
07/21/2025	04:45 PM			
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	07/21/2025		

Service	Description	Price
MONTHLY PEST	Monthly Pest & Rodent Control	\$75.00
		SUBTOTAL \$75.00
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$75.00
		PRIOR BAL \$0.00
		AMOUNT DUE \$75.00

RECEIVED
07-22-2025

* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law.
Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

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

Invoice

Date	Invoice #
7/2/2025	INV0000100528

Bill To:

STERLING HILL CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
July	Upon Receipt	00655

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,616.67	\$1,616.67
Administrative Services	1.00	\$509.08	\$509.08
Dissemination Services	1.00	\$166.67	\$166.67
Financial & Revenue Collections	1.00	\$424.42	\$424.42
Landscape Consulting Services	1.00	\$850.00	\$850.00
Management Services	1.00	\$2,020.00	\$2,020.00
Website Compliance & Management	1.00	\$100.00	\$100.00
<div> <div>RECEIVED</div> <div>06-27-2025</div> </div>	Subtotal		\$5,686.84
	Total		\$5,686.84

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

Invoice

Date	Invoice #
7/3/2025	INV0000100571

Bill To:

Sterling Hill CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
July	Upon Receipt	00009

[illegible]

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

Invoice

Date	Invoice #
7/1/2025	INV0000100633

Bill To:

Sterling Hill CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
June	Upon Receipt	00009

[illegible]

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

Invoice

Date	Invoice #
7/18/2025	INV0000100687

Bill To:

Sterling Hill CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
July	Upon Receipt	00009

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$12,881.06	\$12,881.06
<div>RECEIVED</div> <div>07-17-2025</div>	Subtotal		\$12,881.06
	Total		\$12,881.06

Apex Floor & Furniture Care
5236 Commercial Way Ste A
Spring Hill, FL 346061995 US
+13525564012
jackie@apexffc.com
http://www.ApexFFC.com

Invoice

**BILL TO**

Sterling Hills CDD
Rizzetta & Company
5844 Old Pasco Rd., Suite 100
Wesley Chapel, FL 33544

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
6262	07/17/2025	\$180.00	07/17/2025	Due On Completion	

ACTIVITY	DESCRIPTION	AMOUNT
	Services below are for 4411 & 4250 Sterling Hills Blvd, Spring Hill, FL 34609	0.00
Carpet Maintenance Cleaning	Carpet Maintenance Bonnet Cing (Monthly) for North & South clubhouses	60.00
Vinyl Tile Buffing	for North clubhouse (Monthly)	60.00
Vinyl Tile Buffing	for South clubhouse (Monthly)	60.00

PLEASE NOTE payments made with a credit card
will have a 3.5% convenience fee added to total.

BALANCE DUE

\$180.00

Apex is certified in cleaning and restoration for
All Hard Surface Floors -- Carpets -- Odor Removal
Upholstery -- Leather -- And More -- Ask us for a quote!

RECEIVED
07-18-2025

Thank you for allowing us to serve you!

INVOICE

Shore Pool Pros
PO Box 13067
Tampa, FL 33681

ian@shorepoolpros.com
+1 (813) 450-4642



Bill to
Sterling Hill CDD
4411 STERLING HILL BLVD
SPRING HILL, FL 34609

Invoice details
Invoice no.: 3233
Terms: Net 30
Invoice date: 07/24/2025
Due date: 08/23/2025

Product or service	Description	Qty	Rate	Amount
Autofill	Autofill and Toro Valve	1	\$300.00	\$300.00

Total \$300.00

Ways to pay

BANK

Thank you for your business. If you have any questions about payment please email ian@shorepoolpros.com. Checks can be sent to:

Shore Pool Pros
PO Box 13067
Tampa, FL 33681

RECEIVED
07-24-2025

View and pay

INVOICE

Shore Pool Pros
PO Box 13067
Tampa, FL 33681

ian@shorepoolpros.com
+1 (813) 450-4642



Bill to
Sterling Hill CDD
4411 STERLING HILL BLVD
SPRING HILL, FL 34609

Invoice details

Invoice no.: 3376
Terms: Net 30
Invoice date: 07/28/2025
Due date: 08/27/2025

Date	Product or service	Description	Qty	Rate	Amount
06/24/2025	Fecal Accident Disinfection Procedure	Fecal Accident Disinfection Procedure	1	\$250.00	\$250.00
06/13/2025	Fecal Accident Disinfection Procedure	Fecal Accident Disinfection Procedure	1	\$250.00	\$250.00
05/27/2025	Fecal Accident Disinfection Procedure	Fecal Accident Disinfection Procedure	1	\$250.00	\$250.00

Total \$750.00

Ways to pay

BANK

Thank you for your business. If you have any questions about payment please email ian@shorepoolpros.com. Checks can be sent to:

Shore Pool Pros
PO Box 13067
Tampa, FL 33681

RECEIVED
07-28-2025

View and pay

Shore
PO Box 13067
Tampa, FL 33681 US
+18134504642

INVOICE

BILL TO
Sterling Hill CDD
4411 STERLING HILL BLVD
SPRING HILL, FL 34609

INVOICE 3386
DATE 06/30/2025
TERMS Net 30
DUE DATE 07/30/2025

DATE		DESCRIPTION	QTY	RATE	AMOUNT
06/30/2025	Motor	Splash Pad Motor	1	1,217.00	1,217.00

Thank you for your business. If you have any questions about payment please email ian@shorepoolpros.com. Checks can be sent to:

Shore Pool Pros
PO Box 13067
Tampa, FL 33681

SUBTOTAL	1,217.00
TAX	0.00
TOTAL	1,217.00
BALANCE DUE	\$1,217.00

RECEIVED
06-30-2025

INVOICE

Shore
PO Box 13067
Tampa, FL 33681

ian@shorepoolpros.com
+1 (813) 450-4642



Bill to
Sterling Hill CDD
4411 STERLING HILL BLVD
SPRING HILL, FL 34609

Invoice details
Invoice no.: 3477
Invoice date: 07/01/2025
Due date: 07/31/2025

Date	Product or service	Description	Qty	Amount
	Commercial Pool Maintenance	Commercial Pool Maintenance	1	\$2,622.00

Total \$2,622.00

Thank you for your business. If you have any questions about payment please email ian@shorepoolpros.com. Checks can be sent to:

Shore Pool Pros
PO Box 13067
Tampa, FL 33681



Shore

PO Box 13067
Tampa, FL 33681 US
+18134504642

INVOICE

BILL TO
Sterling Hill CDD
4411 STERLING HILL BLVD
SPRING HILL, FL 34609

INVOICE 3513
DATE 07/09/2025
TERMS Net 30
DUE DATE 08/08/2025

DATE		DESCRIPTION	QTY	RATE	AMOUNT
06/16/2025	Suction Leak	Pool Circulation Pump- Extensive suction leak detection. Replace Vac Gauge, fittings, and seal potential leak sources. Includes Stoner consultation.	1	736.00	736.00

Thank you for your business. If you have any questions about payment please email ian@shorepoolpros.com. Checks can be sent to:

Shore Pool Pros
PO Box 13067
Tampa, FL 33681

SUBTOTAL	736.00
TAX	0.00
TOTAL	736.00
BALANCE DUE	\$736.00





Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
5/20/2025	16420

Bill To

Sterling Hill CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

			Job Name	Terms
			HAVERHILL	Due on receipt
Quantity	Description	Rate	Serviced	Amount
1	<p>Report that the entrance gate did not reverse when a vehicle was driving through the entrance.</p> <p>Discovered that the shadow loop and the reverse loops were misfired and the detectors were both set to the lowest setting.</p> <p>It is my professional opinion that this was done intentionally by someone that has knowledge in this field.</p> <p>My company has not done any maintenance that would include the loops since the initial installation back in 2014, which was done by the manufacturer's engineer team.</p> <p>I corrected wiring and increased the sensitivity. Tested with my truck. All performing properly at this time.</p> <p>Hourly Tech Charge</p>	115.00		115.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	\$115.00
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>			Payments/Credits	\$0.00
			Balance Due	\$115.00

RECEIVED
07-17-2025



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
6/6/2025	16634

Bill To

Sterling Hill CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

			Job Name	Terms
			HAVERHILL	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	Report that data transfers are failing. Receiving a 1040 port not open error. Determined the board is bad. Replaced board with new. All performing properly at this time. Replaced faded display plexiglass.			
1	Hourly Tech Charge	115.00		115.00
1	Door King Cellular control board.	1,220.60		1,220.60
1	1835 display plexi glass	35.00		35.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total \$1,370.60	
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>			Payments/Credits \$0.00	
			Balance Due \$1,370.60	

RECEIVED
07-14-2025



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
6/6/2025	16635

Bill To

Sterling Hill CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

			Job Name	Terms
			EDGEMERE	Due on receipt
Quantity	Description	Rate	Serviced	Amount
1	Report that the exit curbside gate would not open. Power cycled the board and gates resumed normal operation. Noticed the plexiglass was cracked and the display was not working. It appears as if someone hit the screen. I had to replace the board with a loaner and will have to return with new replacement. The siren sensor does not work, I will have to replace that as well. I noticed looking back in my records that I have a loaner cellular board in that unit. I sent the original off for evaluation and it wasn't repairable. I will bring a new board for that as well and retrieve my loaner. Hourly Tech Charge	115.00		115.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	\$115.00
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>			Payments/Credits	\$0.00
			Balance Due	\$115.00

RECEIVED
07-14-2025



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/18/2025	16696

Bill To

Sterling Hill CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

			Job Name	Terms
			EDGEMERE	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	Report that the exit gate was stuck open. Reset operators, gates resumed normal operation. Noticed someone damaged the display on the call box. Installed a loaner to minimize down time. I had to pick up a new board. I noticed that I had installed a cellular circuit board loaner in December and had not returned with a new board. I returned with both and retrieved loaners. Also found the siren sensor was bad and replaced it as well.			
1	Siren Operated Sensor	456.00		456.00
1	Door King Cellular control board.	1,220.00		1,220.00
1	Door King 1835-010 circuit board NEW	2,522.00		2,522.00
2	Hourly Tech Charge	115.00		230.00
			RECEIVED 07-18-2025	
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	\$4,428.00
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>			Payments/Credits	\$0.00
			Balance Due	\$4,428.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/18/2025	16697

Bill To

Sterling Hill CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

			Job Name	Terms
			STORAGE LOT	Due on receipt
Quantity	Description	Rate	Serviced	Amount
1	Report that the gate wouldn't open after thunderstorm. Smelled burn trace when I opened the cabinet. Both the circuit board and memory chip was damaged. I installed a loaner board and chips. Will return with new. Hourly Tech Charge	115.00		115.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total \$115.00	
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>			Payments/Credits \$0.00	
			Balance Due \$115.00	

RECEIVED
07-18-2025



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/24/2025	16713

Bill To

Sterling Hill CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Job Name	Terms
HAVERHILL	Due on receipt

Quantity	Description	Rate	Serviced	Amount
1	Data transfers failing. Determined the cellular board is bad. Installed a loaner and will return to the manufacturer for evaluation. I was able to transfer data successfully with loaner board. Hourly Tech Charge	115.00		115.00

RECEIVED
07-24-2025

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days

Total \$115.00

Southern Automated Access Services, Inc. is not responsible for any of the following:
Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc.

Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles.

Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personnel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.

Payments/Credits \$0.00

Balance Due \$115.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/24/2025	16714

Bill To

Sterling Hill CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

			Job Name	Terms
			STORAGE	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	Returned with new circuit board and memory chip. Installed, all performing properly at this time.			
1	1838-010 Door King circuit board.	2,089.00		2,089.00
1	Door King memory chip	640.00		640.00
	Hourly Tech Charge	115.00		115.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>			Payments/Credits	
			Balance Due	

RECEIVED
07-24-2025

\$2,844.00

\$0.00

\$2,844.00

Southern Automated Access Services						
for Sterling Hill CDD						
Summary Gate Phones 07/25						
Inv #	Amount	Bill Date	Location	Phone	GL Code	Object Code
16659	\$45.95	07/17/25	Windance	352-606-8291	54100	4102
16660	\$45.95	07/17/25	Glenburne	352-293-5649	54100	4102
16663	\$57.95	07/17/25	Barrington	352-200-0045	54100	4102
16666	\$45.95	07/17/25	Brightstone	352-200-9243	54100	4102
16667	\$57.95	07/17/25	Amersham Isles	352-515-8644	54100	4102
16668	\$57.95	07/17/25	Mandalay	352-200-0606	54100	4102
16669	\$45.95	07/17/25	Dunwoody	352-200-9285	54100	4102
16670	\$45.95	07/17/25	Haverhill	352-488-8717	54100	4102
16671	\$45.95	07/17/25	Arborglades	352-403-6878	54100	4102
16676	\$45.95	07/17/25	Covey Run	352-403-6824	54100	4102
16680	\$45.95	07/17/25	Brackenwood	813-527-1521	54100	4102
16682	\$34.95	07/17/25	Storage Lot	352-238-5488	54100	4102
16683	\$45.95	07/17/25	Edgemere	813-503-0957	54100	4102
Total	\$622.35					

Grand Total \$622.35



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/17/2025	16659

Bill To

Sterling Hill CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Job Name	Terms
WINDANCE	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Phone number 352 606-8291	45.95	7/13/2025	45.95

RECEIVED
07-17-2025

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days

Total \$45.95

Southern Automated Access Services, Inc. is not responsible for any of the following:
Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc.
Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles.
Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.

Payments/Credits \$0.00

Balance Due \$45.95



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/17/2025	16660

Bill To

Sterling Hill CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Job Name	Terms
GLENBURNE	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Phone number 352 293-5649	45.95		45.95

RECEIVED
07-17-2025

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days

Total \$45.95

Southern Automated Access Services, Inc. is not responsible for any of the following:
Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc.
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Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.

Payments/Credits \$0.00

Balance Due \$45.95



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/17/2025	16663

Bill To

Sterling Hill CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Job Name	Terms
BARRINGTON	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Phone number 352 200 0045	57.95		57.95

RECEIVED
07-17-2025

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days

Total \$57.95

Southern Automated Access Services, Inc. is not responsible for any of the following:
Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc.
Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles.
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Payments/Credits \$0.00

Balance Due \$57.95



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/17/2025	16666

Bill To

Sterling Hill CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Job Name	Terms
BRIGHTSTONE	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Phone number 352 200 9243	45.95		45.95

RECEIVED
07-17-2025

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days

Total \$45.95

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Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc.
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Payments/Credits \$0.00

Balance Due \$45.95



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/17/2025	16667

Bill To

Sterling Hill CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Job Name	Terms
AMERSHAM ISLES	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Phone number 352 515 8644	57.95		57.95

RECEIVED
07-17-2025

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days

Total \$57.95

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Payments/Credits \$0.00

Balance Due \$57.95



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/17/2025	16668

Bill To

Sterling Hill CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Job Name	Terms
MANDALAY	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Phone number 352 200 0606	57.95		57.95

RECEIVED
07-17-2025

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days

Total \$57.95

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Payments/Credits \$0.00

Balance Due \$57.95



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/17/2025	16669

Bill To

Sterling Hill CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Job Name	Terms
DUNWOODY	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Phone number 352 200 9285	45.95	7/13/2025	45.95

RECEIVED
07-17-2025

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days

Total \$45.95

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Payments/Credits \$0.00

Balance Due \$45.95



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/17/2025	16670

Bill To

Sterling Hill CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Job Name	Terms
HAVERHILL	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Cellular usage Phone number 352 488 8717	45.95		45.95

RECEIVED
07-17-2025

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days

Total \$45.95

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Payments/Credits \$0.00

Balance Due \$45.95



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/17/2025	16671

Bill To

Sterling Hill CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Job Name	Terms
ARBORGLADES	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Phone number 352 403 6878	45.95		45.95

RECEIVED
07-17-2025

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days

Total \$45.95

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Payments/Credits \$0.00

Balance Due \$45.95



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/17/2025	16676

Bill To

Sterling Hill CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Job Name	Terms
COVEY RUN	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Phone number 352 403 6824	45.95	7/13/2025	45.95

RECEIVED
07-17-2025

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days

Total \$45.95

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Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.

Payments/Credits \$0.00

Balance Due \$45.95



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/17/2025	16680

Bill To

Sterling Hill CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Job Name	Terms
BRACKENWOOD	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Phone number 813-527-1521	45.95	7/13/2025	45.95

RECEIVED
07-17-2025

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days

Total \$45.95

Southern Automated Access Services, Inc. is not responsible for any of the following:
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Payments/Credits \$0.00

Balance Due \$45.95



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/17/2025	16682

Bill To

Sterling Hill CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

			Job Name	Terms
			STORAGE LOT	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	Phone number 352-238-5488	34.95	7/13/2025	34.95
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total \$34.95	
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>			Payments/Credits \$0.00	
			Balance Due \$34.95	

RECEIVED
07-17-2025



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/17/2025	16683

Bill To

Sterling Hill CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Job Name	Terms
EDGEMERE	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Phone number 813-503-0957	45.95	7/13/2025	45.95

RECEIVED
07-17-2025

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days

Total \$45.95

Southern Automated Access Services, Inc. is not responsible for any of the following:
Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc.
Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles.
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Payments/Credits \$0.00

Balance Due \$45.95

Sterling Hill CDD
Debit Card-Jason Pond

Sterling Hill CDD
Limit \$5,000

All Expenditures must be supported by receipts in order to be eligible for reimbursement.

Attach all receipts to this form.

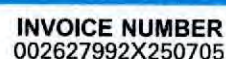
				Dues, Licenses, and Fees	Telephone, Internet, Cable
				51300-4902	57200-4103
Date	Vendor Name	Reason for Expenditure	Amount		
07/08/25	Truist Bank	Emergency Replenishment			
07/07/25	Direct TV	Direct TV for North Clubhouse	\$ (155.52)		(155.52)
07/07/25	Direct TV	Direct TV for South Clubhouse	\$ (131.56)		(131.56)
07/08/25	Truist Bank	NSF Fees	\$ (72.00)	\$ (72.00)	
			(359.08)	(72.00)	(287.08)

DM Approval

Darryl Adams

Date

8-5-25



000000000000000000002627992 7 0028 00015552 00015552 0

[Back to Account Overview](#)

Billing and payments

PAY MY BILL

VIEW MY BILL

PAYMENT SETTINGS

CURRENT BILL

Date	Amount
Jul 5, 2025	\$155.52

PREVIOUS BILLS

Jun 5, 2025	\$155.52
May 5, 2025	\$155.52
Apr 5, 2025	\$155.52
Mar 5, 2025	\$144.38
Feb 5, 2025	\$144.38

Give Feedback



INVOICE NUMBER
014481891X250705

0000000000000000000014481891 1 0028 00013156 00013156 7



Committed to the principles of honesty and integrity, our employees are determined to provide you with prompt, courteous and excellent service. We promise to do our best to resolve any issues that might arise as quickly as possible. And we will continue to develop the unique, innovative programming and services that you have come to expect and enjoy from DIRECTV.

This is our promise to you.

NEED TO CONTACT US? WE'RE HERE.

Feel free to contact us, but please don't send payment here.
(BILL PAYMENT CONTACTS ARE LISTED NEXT)

Mail: Send to DIRECTV, P.O. 139004, Dallas, TX 75313-9004

Online: Go to directv.com/support

NEED TO PAY YOUR BILL? GO AHEAD, DO IT NOW.

(AND PLEASE INCLUDE YOUR ACCOUNT NUMBER)

Mail: DIRECTV, LLC, Payment Center, P.O. Box 5007, Carol Stream, IL 60197-5007

Online: Go to directv.com/signin

Call: 1.800.531.5000 (FOLLOW THE PROMPTS OR SAY "PAY MY BILL")

OUR AGREEMENT

You received your DIRECTV Customer Agreement with your first bill and/or order confirmation. Updates may be mailed periodically. Your Customer Agreement describes the terms and conditions upon which you accept our service. Please consult your Customer Agreement, which is also available at directv.com/legal or can be mailed to you upon request, for complete information about billing and payment on your account. WE MAY AUTOMATICALLY CHARGE YOUR CREDIT CARD ON FILE FOR ANY BILL AMOUNT LEFT UNPAID, PLUS ANY CANCELLATION FEES POSTED TO YOUR ACCOUNT, AND ANY APPLICABLE CANCELLATION AND EQUIPMENT NON-RETURN FEES IF YOU CANCEL YOUR DIRECTV SERVICE. IF WE ARE UNABLE TO RECOVER THE FULL BALANCE, WE WILL ATTEMPT TO RECOVER A PORTION OF THE MONIES DUE. YOU ARE STILL RESPONSIBLE FOR ANY UNPAID BALANCE.

RETURNED PAYMENT FEE: If your bank or other financial institution refuses to honor the payment, draft, order, item or instrument you submit to pay this bill, including electronic debits to debit cards and bank accounts, you may be assessed a returned payment fee of the lesser of \$30.00 or the maximum amount permitted by applicable law.

Important Notice: Customers pay all state and local taxes or other government fees and charges applicable, including any such taxes or fees assessed against discounted fees or service credits.

BILL QUESTIONS? BILL ANSWERS.

WHAT ARE PARTIAL-MONTH CHARGES AND CREDITS?

DIRECTV bills for one month of service at the start of your bill cycle. Any changes you make during the month show as charges or credits on your bill.

If you add a service, you'll see a partial-month charge added to your regular monthly charge as payment for the part of the month you have new service. If you cancel a service, you will see a partial-month credit for what you were already billed. If you change your subscription package, you'll see a partial-month credit for the previous package and a partial-month charge for the new package. Then the next month, your bill will be back to normal, unless you make changes again.

COULD IT BE ANY EASIER TO PAY MY BILL?

With so many payment options, it couldn't be any easier. Really.

Your payment will post immediately to your account, using one of these options:

- Auto Bill Pay (USE THE FORM BELOW)
- "PAY TODAY" at directv.com/signin
- Automated Phone System (1.800.531.5000)
- Credit/debit card or check payment made with a phone representative (WILL POST IMMEDIATELY BUT CARRIES A PHONE ASSISTANCE FEE OF UP TO \$10)

You can also pay using one of these ways:

- Mailed Personal Check – allow 5 business days for mail delivery
- Cash Payments using PreCash Cards
- MoneyGram (USE RECEIVER CODE "1602")
- Western Union (USE CITY AND STATE CODE "DIRECTV UT") – please have your account number or bill with you at time of payment

If you have a question about your bill, please call or write within 60 days of receiving it to avoid administrative late fees and possible disconnection of your service. We will make every effort to resolve claims informally and will not report your account as delinquent while your claim or dispute is under investigation. Any claims not so resolved may be resolved only through binding arbitration, as provided in the Customer Agreement. When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction. We may issue a draft against your account for the amount of the check if we cannot collect the funds at first presentment.

For DIRECTV closed-captioning issues only, you may contact us immediately at ClosedCaptioning@directv.com or 800.347.3288, or in writing at DIRECTV Closed Captioning, ATTN: Mr. Peterson, Assoc. Dir., 2260 E Imperial Hwy, El Segundo, CA 90245. Please do not send payments or any other correspondence to this address.

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Sign up for Auto Bill Pay using your checking account, then sign your name for authorization. Processing takes up to 6 weeks, so please pay this month's bill and retain a copy of this completed form for your records. For a faster way to enroll, go to directv.com/autobillpay and update your account settings.

☐ Checking Account Auto Bill Pay (Don't forget to sign your name below)

I authorize DIRECTV and my financial institution to automatically deduct from the checking account as shown on my enclosed check all future payments for my DIRECTV bills. I may cancel this request by contacting DIRECTV. I understand the monthly amount may vary and I will receive notification of the date my checking account will be debited.

Change My Billing Address to:

(If you are moving your service location, call 1.800.531.5000.)

Street Address:

City:

State:

ZIP:

New home phone: () _____

Want an email bill instead of paper?

Go to directv.com/paperless to learn more and enroll today.

Signature: _____ Date: _____





Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355
Fed Tax ID 59-0482470

DVERTISING INVOICE

vertising Run Dates	Advertiser Name	
7/13/25-7/20/25	STERLING HILL CDD	
Billing Date	Sales Rep	Customer Account
7/20/2025	Deirdre Bonett	TB107011
Total Amount Due		Invoice Number
\$202.00		45450-071325

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
7/13/25	7/20/25	45450	Baylink Hernando , tampabay.com	Legal-CLS 2 col	Budget Notice Affidavit Fee RECEIVED 07-21-2025	4	1.00x53.00 L	\$200.00 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANC



Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355

Advertising Run Dates	A vertiser Name	
7/13/25-7/20/25	STERLING HILL CDD	
Billing Date	Sales Rep	Customer Account
7/20/2025	Deirdre Bonett	TB107011
Total Amount Due		Invoice Number
\$202.00		45450-071325

DO OT SE D CASH BY M IL

PLEASE MAKE CHECK PAYABL TO: TIM S PUBLISHING COMPANY

STERLING HILL CDD
3434 Colwell Ave Ste 200 # Attn
Tampa, FL 33614-8390

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Tampa Bay Times


Published Daily

STATE OF FLORIDA} ss

COUNTY OF HERNANDO, CITRUS County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus County, Florida that the attached copy of advertisement being a Legal Notice in the matter Budget Notice was published in said newspaper by print in the issues of 07/13/25, 07/20/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

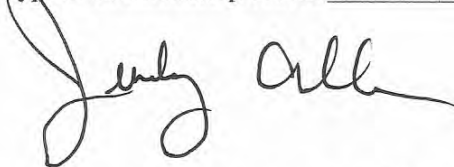
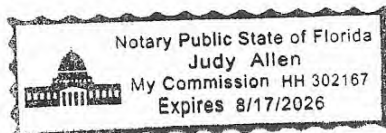
Signature of Affiant 

Sworn to and subscribed before me this 07/20/2025

Signature of Notary of Public

Personally known ☒ or produced identification.

Type of identification produced _____

STERLING HILL COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Sterling Hill Community Development District ("District") will hold a public hearing on August 12, 2025, at 6:00 p.m. at the Sterling Hill North Clubhouse, 4411 Sterling Hill Blvd., Spring Hill, FL 34609, for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Fiscal Year 2026"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544; Telephone: 813-994-1001 ("District Manager's Office"), during normal business hours, or by visiting the District's website at www.sterlinghillcdd.org.

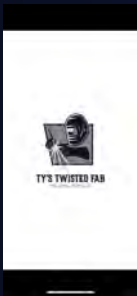
The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. 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), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

Rizzetta & Company, Inc.
District Manager
07/13/25, 07/20/25

45450



TY'S TWISTED FABRICATION

INVOICE

MAY 28, 2025

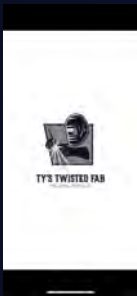
BILL TO: Sterling Hill CDD
3434 Colwell Ave, Suit 200, Tampa, FL 33614
cddinvoice@rizzetta.com

NUMBER: INV0075
DATE: May 28, 2025
DUE DATE: Jul 8, 2025

Description	Quantity	Unit price	TAX	Amount
ACCESS GATE REPAIR Repair to outer gate structure rail and picket channel	1 hour	\$450.00	0 %	\$450.00
MATERIALS COST 2x2 aluminum box tube Picket Chanel	1	\$180.00	0 %	\$180.00
SUBTOTAL:				\$630.00
TAX:				\$0.00
TOTAL:				\$630.00
PAID:				\$0.00
BALANCE DUE				\$630.00

Comments
Material Cost due upon approval of estimate to start the job

RECEIVED
07-09-2025



TY'S TWISTED FABRICATION

INVOICE

MAY 29, 2025

BILL TO: Sterling Hill CDD
3434 Colwell Ave, Suit 200, Tampa, FL 33614
cddinvoice@rizzetta.com

NUMBER: INV0076
DATE: May 29, 2025
DUE DATE: Jul 8, 2025

Description	Quantity	Unit price	TAX	Amount
BASKET BALL COURT FENCE RAIL REPAIRS				
Remove+ Replace all broken or bent mid-rails on court surrounding fence Stitch weld rails to slip fittings on every rail	1 hour	\$1,750.00	0 %	\$1,750.00
MATERIALS COST				
1 5/8 line post powder coated black Slip caps powder coated black Tie wire powder coated black	1	\$700.00	0 %	\$700.00
SUBTOTAL:				\$2,450.00
TAX:				\$0.00
TOTAL:				\$2,450.00
PAID:				\$0.00
BALANCE DUE				\$2,450.00

Comments
Material Cost due upon approval of the estimate to start the job

RECEIVED
07-09-2025



CC063025-655

0 0

ACCOUNT SUMMARY

Credit Limit \$10,000.00
Credit Available \$5,603.00
Statement Closing Date June 30, 2025
Days in Billing Cycle 30
Previous Balance \$0.00
Payments & Credits \$107.38
Purchases & Other Charges \$4,481.76
Balance Transfer \$0.00
FEES CHARGED \$0.00
INTEREST CHARGED \$0.00
New Balance \$4,374.38
Questions? Call Customer Service
Toll Free - 1-844-626-6581
International Collect - 1-301-665-4442
TTY 1-301-665-4443

PAYMENT INFORMATION

New Balance \$4,374.38
Minimum Payment Due \$4,374.38
Payment Due Date July 25, 2025

RECEIVED
08-05-2025

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
		MICHELLE WHITE		\$0.00
		JASON POND		\$4,374.38
06/11	06/11	5543286525X8WVL9K	LOWES #01605* SPRING HILL FL MCC: 5200 MERCHANT ZIP: 346061925	236.26
06/12	06/12	5543286535XGV705Z	LOWES #01605* SPRING HILL FL CREDIT MCC: 5200 MERCHANT ZIP:	107.38-
06/12	06/12	5543286535XJW0PE3	AMAZON.COM*NA64S88E2 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	29.90
06/12	06/12	827111653EHMEJYE3	COMFORT CONTROL SPECIA SPRING HILL FL MCC: 1711 MERCHANT ZIP:	829.00
06/13	06/13	5543286545XV5KEE7	AMAZON MKTPL*NA2L72FH0 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	105.98
06/13	06/13	054368455BLJ9VH81	SAMS CLUB #4818 BROOKSVILLE FL MCC: 5542 MERCHANT ZIP: 34613	66.62
06/13	06/13	5548382550A31ZR2F	SAMSClub #4818 BROOKSVILLE FL MCC: 5300 MERCHANT ZIP: 34613	499.17

Transactions continued on next page

Please detach bottom portion and submit with payment using enclosed envelope



Valley Bank
Commercial Services
180 Fountain Parkway N
St Petersburg FL 33716

PAYMENT INFORMATION

Payment Due Date July 25, 2025
New Balance \$4,374.38
Minimum Payment Due \$4,374.38
Past Due Amount \$0.00

Make Check
Payable to:

Amount Enclosed:

\$

0 0

STERLING HILL COMMUNITY DEVELOPMEN
3434 COLWELL AVE SUITE 200
TAMPA FL 33614

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

TRANSACTIONS (continued)				
Tran Date	Post Date	Reference Number	Transaction Description	Amount
06/14	06/14	5543286555Y0LLLS9	AMAZON.COM*NA9QW2NG1 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	119.84
06/16	06/16	823050957EHNEBY2P	CANVA* I04549-59949179 CAMDEN DE MCC: 7333 MERCHANT ZIP:	119.99
06/20	06/20	51043235Q1YNEGMDY	PAYPAL *STONERFAMIL ST 4029357733 FL MCC: 5719 MERCHANT ZIP: 34669	1,950.00
06/20	06/20	51043235Q1YNEKSAR	PAYPAL *STONERFAMIL ST 4029357733 FL MCC: 5719 MERCHANT ZIP: 34669	525.00

IMPORTANT ACCOUNT INFORMATION

\$0 - \$4,374.38 WILL BE DEDUCTED FROM YOUR ACCOUNT AND
CREDITED AS YOUR AUTOMATIC PAYMENT ON 07/25/25. THE
AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS
POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	\$0.00	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$10.94	\$0-\$500,000 = 0.25%
New Cashback Balance	\$10.94	\$500,001-\$1,500,000 = 0.60%
Your cashback will be award on	Feb 2026	\$1,500,00-\$4,000,000 = 0.75%
		\$4,000,001-\$12,500,000 = 0.90%
		\$12,500,001+ = 1.00%

INTEREST CHARGE CALCULATION

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

Type of Balance	ANNUAL PERCENTAGE RATE (APR)	Balance Subject to Interest Rate	Days in Billing Cycle	Interest Charge
Purchases	14.25% (v)	\$0.00	30	\$0.00

(v) = variable (f) = fixed

Paying Interest and Your Grace Period: We will not charge you any interest on your purchase balance on this statement if you pay your new balance amount in full by your payment due date.

Beginning August 1, 2019, the cash reward tiers on your Valley OneCard will be changing. See the table below:

<i>Tiers</i>	<i>Cashback %</i>
<i>\$0 - \$500,000</i>	<i>0.25</i>
<i>\$500,001 - \$1,500,000</i>	<i>0.60</i>
<i>\$1,500,001 - \$4,000,000</i>	<i>0.75</i>
<i>\$4,000,001 - \$12,500,000</i>	<i>0.90</i>
<i>\$12,500,001 +</i>	<i>1.00</i>

Your accumulated rewards will not change, however beginning August 1, rewards on additional spend will be calculated using the percentages above.

This change will not impact the timing of your rewards credit (i.e. if you were due to receive your rewards in September, you will still receive them in September).

INFORMATION ABOUT YOUR VALLEY ONECARD ACCOUNT

As used below, *you* and *your* refer to the accountholder (i.e., the corporate customer) and *we*, *our* and *us* refer to Valley National Bank. Your Valley OneCard is issued and credit is extended by Valley National Bank.

MAKING PAYMENTS

You will pay us the total amount shown as due on each Billing Statement on or before the Payment Due Date shown on that Billing Statement. If you do not make payment in full by the payment due date, in addition to our other rights under your Agreement, we may, at our option, assess a late fee and finance charge in accordance with your Agreement. There is no right to defer any payment due on an Account. In addition, you will pay us the amount of all fees and charges according to the schedule of charges currently in effect. All charges are subject to change upon 30 days prior notice, except that any increase in charges to offset any increase in fees charged to us by any supplier for services used in delivering the services covered by your Agreement may become effective in less than 30 days.

Payments will be automatically deducted from the Valley Bank [business checking account] that you have designated. Should payment not be received for any reason, you may incur additional fees and finance charges. All credits for payments to your Account are subject to final payment by the institution on which the item of payment was drawn. Payments on your Account will be applied in the following order: finance charges, fees, your Account balance.

BALANCE COMPUTATION METHOD

[We calculate the average daily balance on your Account in two categories: (1) Purchases and (2) Cash Advances. To get the "average daily balance" for each category, we take the beginning balance of your Account for that category each day. We then add any new transactions in that category, which may include Fees and Interest. We then subtract any new payments or credits. This gives us the daily balance for each category. We then add up all the daily balances for each category for the billing cycle. We then divide the total by the number of days in the billing cycle. This gives us the Average Daily Balance for Purchases and the Average Daily Balance for Cash Advances.]

INTEREST

In the event you do not pay your balance(s) in full by the due date, your balance(s) may be subject to an interest rate or interest charges, as further described in your Agreement. Your due date is the 25th of each month. If the 25th falls on a weekend or holiday, your payment will be due the business day before the weekend/holiday. We will not charge you interest if you pay your balance(s) in full by the due date each month.

CREDIT BALANCE

Any credit balance on your Account] is money we owe you. You can make charges against this amount or request a full refund of the amount by calling us at the Contact Us number on the front of this statement.

NOTICE TO PAST-DUE CUSTOMERS:

If there is a message on this statement that your account is past due, this is an attempt to collect a debt; any information we obtain will be used for that purpose.

WHAT TO DO IF YOU THINK YOU FIND A MISTAKE ON YOUR STATEMENT

If you or a Cardholder think there is an error on your statement, call us at (844) 626-6581 international (301) 665-4442. or write to us at: PO Box 2988 Omaha, NE 68103-2988 .

You must contact us within 60 days after the error appeared on your statement. Please provide us with the following information:

- *Account information:* Your name and account number.
- *Dollar amount:* The dollar amount of the suspected error.
- *Description of Problem:* Describe what you believe is wrong and why you believe it is a mistake.

While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

YOUR RIGHTS IF YOU ARE DISSATISFIED WITH YOUR VALLEY ONECARD PURCHASES

If you are dissatisfied with the goods or services that you have purchased with your Valley OneCard, and you have tried in good faith to correct the problem with the merchant, you may have the right not to pay the remaining amount due on the purchase. To use this right, all of the following must be true:

1. The purchase must have been made in your home state or within 100 miles of your current mailing address, and the purchase price must have been more than \$50.
2. You must have used your Valley OneCard for the purchase. Purchases made with cash advances do not qualify.
3. You must not yet have fully paid for the purchase.

If all of the criteria above are met and you are still dissatisfied with the purchase, contact us *in writing* at PO Box 2988 Omaha, NE 68103-2988 or call us at (844) 626-6581 international (301) 665-444.

While we investigate, the same rules apply to the disputed amount as discussed above. After we finish our investigation, we will tell you our decision. At that point, if we think you owe an amount and you do not pay we may report you as delinquent.

TELEPHONE MONITORING AND RECORDING.

You acknowledge that telephone calls and other communications you provide to us may be monitored and recorded for training and quality control purposes. You agree that we may, and you authorize us to, monitor, record, retain and reproduce your telephone calls and any other communications you provide to us, regardless of how transmitted to us, as evidence of your authorization to act in connection with any Transaction, your Account or other service contemplated by this Agreement. We will not be liable for any losses or damages that are incurred as a result of these actions. We are not, however, under any obligation to monitor, record, retain or reproduce such items, unless required to do so by Applicable Law.

Sterling Hill CDD
Clubhouse Credit Card
06/01/25-06/30/25

				Office Supplies	Pool Furniture Replacement	Vehicle Maintenance	Playground Equipment & Maintenance	Clubhouse Misc. Expenses
				57200-5101	57200-4534	57200-4660	57200-4638	57200-4733
Date	Vendor Name	Reason for Expenditure	Amount					
06/01/25		Beginning Balance	0.00					
06/11/25	Lowe's	Thresholds for Doors	\$ (236.26)					(236.26)
06/11/25	Confort Control	Pull & Clean AC Coil in North Clubhouse	\$ (829.00)					(829.00)
06/12/25	Amazon.com	(2) Door Thresholds for South Clubhouse Front Doors	\$ (105.98)					(105.98)
06/12/25	Amazon.com	(2) Chain Nets for Basketball Courts	\$ (29.90)				(29.90)	
06/12/25	Lowe's	Thresholds for Doors - RETURN	\$ 107.38					107.38
06/13/25	Sams Club	Gas for Work Truck	\$ (66.62)			(66.62)		
06/13/25	Sams Club	Janitorial Supplies	\$ (499.17)	(499.17)				
06/13/25	Amazon.com	Liquid Soap	\$ (119.84)	(119.84)				
06/19/25	Stoner Family Pool & Spa	Repair North Handicap Pool Chair & New Motor	\$ (1,950.00)		(1,950.00)			
06/19/25	Stoner Family Pool & Spa	Repair Covers on North Clubhouse Chair Lift	\$ (525.00)		(525.00)			
06/16/25	Canva.com	Yearly Subscription	\$ (119.99)	(119.99)				
	TOTAL	001-10102	(4,374.38)	(739.00)	(2,475.00)	(66.62)	(29.90)	(1,063.86)

Sterling Hill CDD Credit Card Log

All expenditures must be supported by receipts in order to be eligible for reimbursement.
Attach all receipts to this form.

Date	Vendor Name	Reason For Expenditure	Amount
6/11/25	Comfort Control	Pull and clean A/C coil in north clubhouse party room.	829.00
6/12/25	Amazon.com	(2) door thresholds for south clubhouse front doors	105.98
6/12/25	Amazon.com	(2) chain nets for basketball courts	29.90
6/12/25	Lowes	(Returned) Wrong size thresholds for doors	+107.38
6/13/25	Sam's Club	Gas for work truck	66.62
6/13/25	Sam's Club	Paper towels, tp, swiffers, mr clean, bleach, fabuloso, trash bags	499.17
6/13/25	Amazon.com	(2) 4 pack, 1 gallon liquid soap	119.84
6/19/25	Stoner Family Pool & Spa	Repair of north handicap pool chair - new motor, actuator and labor	1,950.00
6/19/25	Stoner Family Pool & Spa	Replaced covers on both clubhouse pool chair lifts & ladder	\$25.00
6/16/25	Canva.com	Yearly Canva subscription	119.99
06/11/25	Lowes	Thresholds for Doors	236.26

Submitted By: _____

Date: _____

Total Amount:

4,138.12

Approved By: _____

Date: _____

Correct total is \$4,374.38

- SALE -

SALES#: FSTLAN04 795440 TRANS#: 689886196 06-11-25

TE#: 500911594 STERLING HIL COMMUNITY DEVELO

TAX EXEMPTION #: 500911594

6644847 LED Panel	34.98
24790 BUMPER THRESH 36IN ALUM(+)	72.40
5 @ 14.48	
74772 TPN 5/32IN X 3-1/2IN CONC	13.96
2 @ 6.98	
2742018 WHT 316X1-34 STAR LG75 (-	20.98
5184120 PURDY 9-3/4 COLOSSUS 3 PA	16.98
774466 GOOF OFF PRO REMOVER 6-OZ	4.28
374744 PURDY GLDN BGL 9-1 1/4-IN	12.76
2 @ 6.38	
903858 GE LFL 32W U6 T8A 4.1K 1C	59.92
4 @ 14.98	

SUBTOTAL: 236.26

INVOICE 85619 TOTAL: 236.26

M/C: 236.26

M/C XXXXXXXXXXXX1615 XXXX XXXXXX

CTLS REFID:160537619339 06/11/25 15:10:07

TVR: 0000000001

AID: A0000000041010

1605 37 06/11/25 15:10:36 *REF#: 619

CUSTOMER: STERLING HIL COMMUNITY DEVELO

END OF REPORT



Sterling Hills
4411 Sterling Hill Blvd
Spring Hill, FL 34609

(352) 650-7402
sterlinghillclub@live.com

JOB	#30258
SERVICE DATE	Jun 11, 2025
INVOICE DATE	Jun 11, 2025
PAYMENT TERMS	Upon receipt
DUE DATE	Jun 11, 2025
AMOUNT DUE	\$0.00

CONTACT US

5121 Caribbean Dr
Spring Hill, FL 34606

(352) 293-3316
info@comfortcontrolspecialists.com

Service completed by: David Masters

INVOICE

Services	qty	unit price	amount
Pull & Clean Coil - STD Rate	1.0	\$751.00	\$751.00
To remove refrigerant from system and remove evaporator coil to chemically clean. To reinstall coil and vacuum system and recharge.			
--Additional fee would be refrigerant added as needed to bring to factory specifications--			
Return visit: Billiards room air handler			
Pumped down system. Removed evaporator coil. Chemically cleaned evaporator coil. Reinstalled evaporator coil, pressurized with nitrogen leak check. Repaired leak on liquid line. Chemically clean drain line cleaned condenser coil. Vacuum system, release and adjusted refrigerant charge to manufacture specs			
Materials	qty	unit price	amount
R-410A	1.0	\$78.00	\$78.00
System low on R-410A Freon. Price is per pound added.			

Subtotal	\$829.00
Job Total	\$829.00
Amount Due	\$0.00

Payment History

Jun 12	Thu 8:10am	Credit Card	\$829.00
--------	------------	-------------	----------

Details for Order #113-2071716-5192258

[Print this page for your records.](#)

Order Placed: June 12, 2025
Amazon.com order number: 113-2071716-5192258
Order Total: \$105.98

Not Yet Shipped

Items Ordered	Price
2 of: Door Threshold for Exterior Door - Outswing Exterior Door Threshold Seal, Fixed Bumper Sill with Q-Lon Seal, Oak with Aluminum Top - 36 inches (Aluminum, 36")	\$52.99
Sold by: tmhardware (seller profile)	
Supplied by: Other	
Condition: New	

Shipping Address:
Sterling Hill CDD
4411 STERLING HILL BLVD
SPRING HILL, FL 34609-0866
United States

Shipping Speed:
FREE Prime Delivery

Payment information

Payment Method: Mastercard ending in 1615	Item(s) Subtotal:	\$105.98
	Shipping & Handling:	\$0.00

	Total before tax:	\$105.98
Billing address Sterling Hill CDD 4411 STERLING HILL BLVD SPRING HILL, FL 34609-0866 United States	Estimated tax to be collected:	\$0.00

	Grand Total:	\$105.98

To view the status of your order, return to [Order Summary](#).

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2025, Amazon.com, Inc. or its affiliates

[Back to top](#)

English

United States

Help

Details for Order #113-1595243-9884208

[Print this page for your records.](#)

Order Placed: June 12, 2025
Amazon.com order number: 113-1595243-9884208
Order Total: \$29.90

Not Yet Shipped

Items Ordered	Price
2 of: <i>WILSON NBA Forge Chain Basketball Net</i>	\$14.95
Sold by: Amazon.com Services, Inc	
Supplied by: Other	
Condition: New	

Shipping Address:
Sterling Hill CDD
4411 STERLING HILL BLVD
SPRING HILL, FL 34609-0866
United States

Shipping Speed:
FREE Prime Delivery

Payment information

Payment Method:	Item(s) Subtotal:	\$29.90
Mastercard ending in 1615	Shipping & Handling:	\$0.00

Billing address	Total before tax:	\$29.90
Sterling Hill CDD	Estimated tax to be collected:	\$0.00
4411 STERLING HILL BLVD		-----
SPRING HILL, FL 34609-0866	Grand Total:	\$29.90
United States		

To view the status of your order, return to [Order Summary](#).

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[Back to top](#)

English

United States

Help



LOWE'S HOME CENTERS, LLC
4780 COMMERCIAL WAY
SPRING HILL, FL 34605 (352) 592-0176

- MRU RETURN 88204 -
SALES#H S1605TMX 5203926 TRANS# 461299638 06-12-25

6644847 LED PANEL 34.98-
ORIG. STORE: 1605 DATE:06/11/25 INV:85619
24790 MD ALUM/VIN BMP THRSALD 3 72.40-
5 @ 14.48-
ORIG. STORE: 1605 DATE:06/11/25 INV:85619
INVOICE 88204 SUBTOTAL: 107.38-

SUBTOTAL: 107.38-
TAX: 0.00-
TOTAL RETURN: 107.38-
N/C: 107.38-

MC: XXXXXXXXXXXX1615 AMOUNT: 107.38 AUTHCD: 012566
KEYED REFID:160516204890 06/12/25 12:35:37

* SHARE YOUR FEEDBACK! *
* ENTER FOR A CHANCE TO BE *
* ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! *
* ¡ENTRE EN EL SORTEO MENSUAL *
* PARA SER UNO DE LOS CINCO GANADORES DE \$500! *
*
* ENTER BY COMPLETING A SHORT SURVEY *
* WITHIN ONE WEEK AT: www.lowes.com/survey *
* Y O U R I D #882043 160551 639679 *
*
* NO PURCHASE NECESSARY TO ENTER OR WIN. *
* VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. *
* OFFICIAL RULES & WINNERS AT: www.lowes.com/survey *

STORE: 1605 TERMINAL: 16 06/12/25 12:35:37

Sam's Club #4818
13360 CORTEZ BLVD
BROOKSVILLE, FL 34613



sam's club

352-592-4737

Pump# 01 UNLEAD(11)
Gallons 23.974
Price/Gal \$2.779
Fuel Sale \$66.62

06/13/25 11:07 0607 04818 097 9097

JASON 101-**** * * * * * #178 9

Mastercard \$66.62
MC *****1615 I
01
Auth: AA
Apprvl: 013469

980078481 PAPER TOWEL	46.76 0
3 3 26.89	
662366 POM IIASHE	80.49 0
4 3 33.98	
46974 TOWEL	135.92 0
3 3 17.88	
980075438 SWIFFER DUS	59.64 0
2 3 14.78	
990285305 MR CLN ESR	29.56 0
2 3 18.48	
980246459 BLEACH CON	36.96 0
5 3 9.98	
990285551 FABULOSA	49.90 0
990304472 55 GAL BANS	24.98 0
980204735 REAM	40.96 0

AID #A0000000041010

06/13/25 10:51AM

TC#
3408 8909 7933 2870 3403

SUBTOTAL 499.17
TOTAL 499.17

MCARD TEND 499.17
CHANGE DUE 0.00

MASTERCARD 1615 1 1 APPR#013362
499.17 TOTAL PURCHASE
REF # 516481013125
PAYMENT SERVICE - A
AID A0000000041010
TERMINAL # 50451333
*No Signature Required
06/13/25 11:07:25

* ITEMS SOLD 22

TC# 4148 5890 0795 3217 7145 3



Yay! You earned \$9.99 Sam's Cash with
Plus. Check all earnings and savings
at SamsClub.com/Account

Details for Order #113-0351649-0342641

[Print this page for your records.](#)

Order Placed: June 13, 2025
Amazon.com order number: 113-0351649-0342641
Order Total: \$119.84

Not Yet Shipped

Items Ordered	Price
2 of: Softsoap Antibacterial Liquid Hand Soap Refill, Refreshing Clean, Moisturizing Hand Soap, 1 Gallon (Pack of 4)	\$59.92
Sold by: Amazon.com Services, Inc	
Supplied by: Other	
Condition: New	

Shipping Address:
Sterling Hill CDD
4411 STERLING HILL BLVD
SPRING HILL, FL 34609-0866
United States

Shipping Speed:
FREE Prime Delivery

Payment information

Payment Method:	Item(s) Subtotal:	\$119.84
Mastercard ending in 1615	Shipping & Handling:	\$0.00

Billing address	Total before tax:	\$119.84
Sterling Hill CDD	Estimated tax to be collected:	\$0.00
4411 STERLING HILL BLVD		-----
SPRING HILL, FL 34609-0866	Grand Total:	\$119.84
United States		

To view the status of your order, return to [Order Summary](#).

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EnglishUnited StatesHelp

INVOICE



Bill To

Jason Pond
4411 Sterling Hill Blvd, Spring Hill, FL 34609
(352) 650-7402

Stoner Family Spa And Pool

Phone: (727) 277-9645
Email: stonerfamilypools@gmail.com

Payment terms Due upon receipt
Invoice # 1749430
Date 06/19/2025

Description	Rate	Quantity	Total
Service call	\$150.00	2	\$300.00
Standard service call, up to 1 hr, not including parts or materials.			
Lift Chair actuator	\$650.00	1	\$650.00
Lift Chair lower motor assembly	\$1,000.00	1	\$1,000.00
Subtotal			\$1,950.00
Total			\$1,950.00

Payment Summary

06/20/2025 - Credit Card or PayPal	\$1,950.00
Paid Total	\$1,950.00
Remaining Amount	\$0.00

INVOICE



Bill To

Connie Sterling Hills
(352) 428-4289

Stoner Family Spa And Pool

Phone: (727) 277-9645
Email: stonerfamilypools@gmail.com

Payment terms Due upon receipt

Invoice # 1749403

Date 05/27/2025

Description	Total
Service \$175 per hour	\$525.00

Subtotal \$525.00

Total **\$525.00**

Payment Summary

06/20/2025 - Credit Card or PayPal \$525.00

Paid Total **\$525.00**

Remaining Amount **\$0.00**

Notes:

5/14/25

Replaced covers on both lift chairs. Found Jason's lift chair in need of a new lower motor assembly and upper actuator.

Your Canva invoice

From Canva <no-reply@account.canva.com>

Date Mon 6/16/2025 11:49 AM

To sterlinghillclub@live.com <sterlinghillclub@live.com>



Your invoice

Thank you for your purchase! Your invoice details are below.

INVOICE

04549-59949179

DATE OF ISSUE

Jun 16, 2025

BRAND ID

BILLED TO

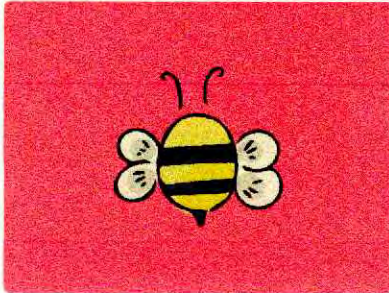
Card (MasterCard - 1615)

Details

ITEM	AMOUNT
Subscription charges	\$119.99
Charged:	\$119.99

[View details](#)

[View all invoices](#)



Did you know?

Honeybees can recognize human faces.

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INVOICE

Customer ID:**14-49138-12001**

Customer Name:

STERLING HILL CDD

Service Period:

07/01/25-07/31/25

Invoice Date:

06/27/2025

Invoice Number:

1094195-1568-8

How to Contact Us**Visit wm.com/MyWM**

Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat.

**Customer Service: (800) 255-7172****Your Payment is Due****Jul 27, 2025**

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.

Your Total Due**\$845.43**

If payment is received after
07/27/2025: **\$ 866.57**

RECEIVED
06-30-2025**Previous Balance**

540.77

+

Payments

(540.77)

+

Adjustments

0.00

+

**Current Invoice
Charges**

845.43

=

**Total Account
Balance Due****845.43****IMPORTANT MESSAGES**

***WM only sells services online through our own website at wm.com. WM does not sell any services through other on-line marketplaces. To arrange services for your business or home, visit wm.com directly.



----- Please detach and send the lower portion with payment ----- (no cash or staples) -----



WASTE MANAGEMENT INC. OF FLORIDA
WM OF PASCO COUNTY
PO BOX 3020
MONROE, WI 53566-8320
(800) 255-7172

Invoice Date	Invoice Number	Customer ID (Include with your payment)
06/27/2025	1094195-1568-8	14-49138-12001
Payment Terms	Total Due	Amount
Total Due by 07/27/2025	\$845.43	
If Received after 07/27/2025	\$866.57	

*** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED ***
Your bank account will be drafted \$845.43.

1568000144913812001010941950000008454300000084543 8

I0290C56

STERLING HILL CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Remit To: **WM CORPORATE SERVICES, INC.**
AS PAYMENT AGENT
PO BOX 4648
CAROL STREAM, IL 60197-4648

DETAILS OF SERVICE

Details for Service Location:
Sterling Hill Cdd, 4250 Sterling Hill Blvd, Spring Hill FL 34609-0745

Customer ID: 14-49138-12001

Description	Date	Ticket	Quantity	Amount
Overage Service Yards Incident# 63164699 Picture taken on 06/04/2025 at 11:52 AM Ticket Total	06/04/25	463993	1.00	260.00 0.00 260.00
6 Yard Dumpster 1X Week Energy Surcharge	07/01/25		1.00	471.59 113.84
Total Current Charges				845.43

GREENER WAYS TO PAY

Please choose one of these sustainable payment options:



AutoPay

Set up recurring payments with us at wm.com/myaccount



Online

Use wm.com for quick and easy payments



By Phone

Pay 24/7 by calling
866-964-2729

HOW TO READ YOUR INVOICE

Your Total Due				
\$123.45				
<small>If payment is received after 10/25/2022: \$126.45</small>				
Previous Balance	Payments	Adjustments	Current Invoice Charges	Total Account Balance Due
\$123.45	(\$123.45)	0.00	\$123.45	\$123.45
Description: 05 Garbage Total, NW STATE SOLID WASTE TAX @ 2.75%, (CITY OF WILMINGTON) CHARGE				

- 1** Your Total Due is the total amount of current charges and any previous unpaid Balances combined. This also states the date payment is due to WM, anything beyond that date may incur additional charges.
- 2** Previous balance is the total due from your previous invoice. We subtract any Payments Received/Adjustments and add your Current Charges from this billing cycle to get a Total Due on this invoice. If you have not paid all or a portion of your previous balance, please pay the entire Total Due to avoid a late charge or service interruption.
- 3** Service location details the total current charges of this invoice.

New Payment Platform

Here are more details about our enhanced online bill-pay system. Powered by Paymentus, the platform will provide more options and flexibility when managing and paying your bills.



Expanded payment options.

Pay with PayPal, Apple Pay, or Google Pay; via secure direct debit from a bank account; or by credit or debit card.

Anytime, anywhere payments.

Same great 24/7 availability so you can make payments when convenient or set it and forget it with AutoPay.

Complete Hub for account activity.

Continue to view and manage your bills directly from **My WM** (wm.com/mywm).

If your service is suspended for non-payment, you may be charged a Resume charge to restart your service. For each returned check, a charge will be assessed on your next invoice equal to the maximum amount permitted by applicable state law.

<input type="checkbox"/> Check Here to Change Contact Info		<input type="checkbox"/> Check Here to Sign Up for Automatic Payment Enrollment	
List your new billing information below. For a change of service address, please contact WM .		If I enroll in Automatic Payment services, I authorize WM to pay my invoice by electronically deducting money from my bank account. I can cancel authorization by notifying WM at wm.com or by calling the customer service number listed on my invoice. Your enrollment could take 1-2 billing cycles for Automatic Payments to take effect. Continue to submit payment until page one of your invoice reflects that your payment will be deducted.	
Address 1		Email	
Address 2		Date	
City		Bank Account Holder Signature	
State			
Zip			
Email			
Date Valid			

NOTICE: By sending your check, you are authorizing the Company to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. The electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check.

In order for us to service your account or to collect any amounts you may owe (for non-marketing or solicitation purposes), we may contact you by telephone at any telephone number that you provided in connection with your account, including wireless telephone numbers, which could result in charges to you. Methods of contact may include text messages and using pre-recorded/artificial voice messages and/or use of an automatic dialing device, as applicable. We may also contact you by email or other methods as provided in our contract.

Please send all bankruptcy correspondence to RMCbankruptcy@wm.com or PO Box 43290 Phoenix, AZ 85080. Using the email option will expedite your request. (this language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code)



INVOICE

Customer ID:**15-19762-63003**

Customer Name:

STERLING HILL CDD

Service Period:

07/01/25-07/31/25

Invoice Date:

06/27/2025

Invoice Number:

1094289-1568-9

How to Contact Us**Visit wm.com/MyWM**

Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat.

**Customer Service: (800) 255-7172****Your Payment is Due****Jul 27, 2025**

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.

Your Total Due**\$492.53**

If payment is received after
07/27/2025: **\$ 504.84**

RECEIVED
06-30-2025**Previous Balance**

390.99

+

Payments

(390.99)

+

Adjustments

0.00

+

**Current Invoice
Charges**

492.53

=

**Total Account
Balance Due****492.53****IMPORTANT MESSAGES**

Invoice includes price increase that requires your consent. Your enclosed invoice (next invoice for some customers billed in arrears) contains a service rate increase. All or some of this increase (1) above the increase in the Consumer Price Index (using the Water, Sewer, and Trash Collection CPI published by U.S. Bureau of Labor Statistics, 12 month rolling average) and (2) above any increase in disposal, processing and/or transportation costs, plus an amount for operating margin, requires your consent. Your consent will be deemed to occur upon payment of the new service rate. If you do not consent to the increase, you have the right to terminate the service agreement within 30 days. Check your service agreement for your applicable terms and visit wm.com/billhelp or contact us if you have any questions.

***WM only sells services online through our own website at wm.com. WM does not sell any services through other on-line marketplaces. To arrange services for your business or home, visit wm.com directly.



Please detach and send the lower portion with payment --- (no cash or staples) ---



WASTE MANAGEMENT INC. OF FLORIDA
WM OF PASCO COUNTY
PO BOX 3020
MONROE, WI 53566-8320
(800) 255-7172

Invoice Date	Invoice Number	Customer ID (Include with your payment)
06/27/2025	1094289-1568-9	15-19762-63003
Payment Terms	Total Due	Amount
Total Due by 07/27/2025	\$492.53	
If Received after 07/27/2025	\$504.84	

*** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED ***
Your bank account will be drafted \$492.53.

1568000151976263003010942890000004925300000049253 9

I0290C56

STERLING HILL CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Remit To: WM CORPORATE SERVICES, INC.
AS PAYMENT AGENT
PO BOX 4648
CAROL STREAM, IL 60197-4648

DETAILS OF SERVICE

Details for Service Location:
Sterling Hill Cdd, 4411 Sterling Hill Blvd, Spring Hill FL 34609-0866

Customer ID: 15-19762-63003

Description	Date	Ticket	Quantity	Amount
6 Yard Dumpster 1X Week	07/01/25		1.00	426.21
Energy Surcharge				66.32
Total Current Charges				492.53

GREENER WAYS TO PAY

Please choose one of these sustainable payment options:

**AutoPay**

Set up recurring payments with us at wm.com/myaccount

**Online**

Use wm.com for quick and easy payments

**By Phone**

Pay 24/7 by calling
 866-964-2729

HOW TO READ YOUR INVOICE

Previous Balance		Payments		Adjustments		Current Invoice Charges		Total Account Balance Due
\$123.45	+	(\$123.45)	+	0.00	+	\$123.45	=	\$123.45

Description	
DIS Collection Total	
NH STATE SOLID WASTE TAX @ 2.75%	
CITY ENVIRONMENTAL CHARGE	

- 1** Your Total Due is the total amount of current charges and any previous unpaid Balances combined. This also states the date payment is due to WM, anything beyond that date may incur additional charges.
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- 3** Service location details the total current charges of this invoice.

New Payment Platform

Here are more details about our enhanced online bill-pay system. Powered by Paymentus, the platform will provide more options and flexibility when managing and paying your bills.

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Pay with PayPal, Apple Pay, or Google Pay; via secure direct debit from a bank account; or by credit or debit card.

Anytime, anywhere payments.

Same great 24/7 availability so you can make payments when convenient or set it and forget it with AutoPay.

Complete Hub for account activity.

Continue to view and manage your bills directly from **My WM** (wm.com/mywm).

If your service is suspended for non-payment, you may be charged a Resume charge to restart your service. For each returned check, a charge will be assessed on your next invoice equal to the maximum amount permitted by applicable state law.

<input type="checkbox"/> Check Here to Change Contact Info		<input type="checkbox"/> Check Here to Sign Up for Automatic Payment Enrollment	
List your new billing information below. For a change of service address, please contact WM .		If I enroll in Automatic Payment services, I authorize WM to pay my invoice by electronically deducting money from my bank account. I can cancel authorization by notifying WM at wm.com or by calling the customer service number listed on my invoice. Your enrollment could take 1-2 billing cycles for Automatic Payments to take effect. Continue to submit payment until page one of your invoice reflects that your payment will be deducted.	
Address 1		Email	
Address 2		Date	
City		Bank Account Holder Signature	
State			
Zip			
Email			
Date Valid			

NOTICE: By sending your check, you are authorizing the Company to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. The electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check.

In order for us to service your account or to collect any amounts you may owe (for non-marketing or solicitation purposes), we may contact you by telephone at any telephone number that you provided in connection with your account, including wireless telephone numbers, which could result in charges to you. Methods of contact may include text messages and using pre-recorded/artificial voice messages and/or use of an automatic dialing device, as applicable. We may also contact you by email or other methods as provided in our contract.

Please send all bankruptcy correspondence to RMCbankruptcy@wm.com or PO Box 43290 Phoenix, AZ 85080. Using the email option will expedite your request. (this language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code)

WREC					
for Sterling Hill CDD					
Summary Electric 06/25					
Service Dates 05/19/25 - 06/18/2025					
Acct#	Amount	Bill Date	Address	GL Code	Object Code
1415069	\$403.49	06/23/25	4200 STERLING HILL BLVD	53100	4301
1415070	\$198.86	06/23/25	4500 STERLING HILL BLVD	53100	4301
1415071	\$398.00	06/23/25	4341 STERLING HILL BLVD	53100	4301
1415072	\$288.38	06/23/25	4360 STERLING HILL BLVD	53100	4301
1415073	\$6,116.20	06/23/25	Street Lights	53100	4307
1415074	\$1,112.45	06/23/25	4411 STERLING HILL BLVD	53100	4301
1415075	\$52.00	06/23/25	BRACKENWOOD DR	53100	4301
1415076	\$52.43	06/23/25	GLENBURNE DR	53100	4301
1415077	\$51.90	06/23/25	13700 MANDALAY PL	53100	4301
1415078	\$57.92	06/23/25	AMERSHAM WAY	53100	4301
1415079	\$478.15	06/23/25	4405 STERLING HILL BLVD	53100	4301
1415080	\$42.42	06/23/25	4244 STERLING HILL BLVD	53100	4301
1415081	\$60.07	06/23/25	13370 DUNWOODY DR	53100	4301
1415082	\$54.69	06/23/25	14304 ARBORGLADES DR	53100	4301
1415083	\$54.69	06/23/25	4084 BRIGHTSTONE PL	53100	4301
1415084	\$53.08	06/23/25	13584 COVEY RUN PL	53100	4301
1415085	\$52.86	06/23/25	14504 EDGEMERE DR	53100	4301
1415086	\$53.51	06/23/25	13574 HAVERHILL DR	53100	4301
1415087	\$47.48	06/23/25	4595 STERLING HILL BLVD	53100	4301
1415088	\$47.69	06/23/25	4594 STERLING HILL BLVD	53100	4301
1415089	\$77.82	06/23/25	3920 STERLING HILL BLVD	53100	4301
1415090	\$51.68	06/23/25	8335 WINDANCE AVE	53100	4301
1415091	\$873.91	06/23/25	4250 STERLING HILL BLVD	53100	4301
1415092	\$206.49	06/23/25	4411 STERLING HILL BLVD	53100	4301
2118959	\$782.33	06/23/25	Public Ligthting	53100	4307
2161145	\$73.62	06/23/25	3750 STERLING HILL BLVD	53100	4301
2161146	\$54.26	06/23/25	13043 GOLDEN LINE AVE	53100	4301
Total	\$11,796.38		*DUE DATE 07/15/25* / ACH		

Total By Code 4301 \$ 4,897.85
 4307 \$ 6,898.53

Grand Total 11,796.38 *Autopay Amount*



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1415069** Cycle **15**
Meter Number **57151971**
Customer Number **10251085**
Customer Name **STERLING HILL COMMUNITY DEVELOPMENT**

Bill Date **06/23/2025**
Amount Due **403.49**
Current Charges Due **07/15/2025**

District Office Serving You
West Hernando

Service Address **4200 STERLING HILL BLVD**
Service Classification **General Service Non-Demand**

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/19	92917	06/18	96294				3377

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	30	113
May 2025	32	109
Jun 2024	33	143

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



1 0 2 5 1 0 8 5

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance **415.11**
Payment **415.11CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 3,377 KWH @ 0.06090 **205.66**
Fuel Adjustment 3,377 KWH @ 0.04400 **148.59**
FL Gross Receipts Tax **10.08**

Total Current Charges **403.49**
Total Due **E.F.T. 403.49**

RECEIVED
07-01-2025

DO NOT PAY

Total amount will be electronically transferred on or after 07/03/2025.



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 06/23/2025

District: WH15

Use above space for address change ONLY.

1415069 WH15
STERLING HILL COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after **07/03/2025**
TOTAL CHARGES DUE 403.49
DO NOT PAY

000141506900004034900004034906



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1415070** Cycle **15**
Meter Number **59783786**
Customer Number **10251085**
Customer Name **STERLING HILL COMMUNITY DEVELOPMENT**

Bill Date **06/23/2025**
Amount Due **198.86**
Current Charges Due **07/15/2025**

District Office Serving You
West Hernando

Service Address **4500 STERLING HILL BLVD**
Service Description **LIFT STATION**
Service Classification **General Service Non-Demand**

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/19	1370	06/18	2845				1475

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	30	49
May 2025	32	47
Jun 2024	33	52

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



1 0 2 5 1 0 8 5

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance **202.84**
Payment **202.84CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 1,475 KWH @ 0.06090 **89.83**
Fuel Adjustment 1,475 KWH @ 0.04400 **64.90**
FL Gross Receipts Tax **4.97**

Total Current Charges **198.86**
Total Due **E.F.T. 198.86**

RECEIVED
07-01-2025

DO NOT PAY

Total amount will be electronically transferred on or after 07/03/2025.



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 06/23/2025

District: WH15

Use above space for address change ONLY.

1415070 **WH15**
STERLING HILL COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 07/03/2025
TOTAL CHARGES DUE 198.86
DO NOT PAY

000141507000001988600001988609



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1415071** Cycle **15**
Meter Number **59783763**
Customer Number **10251085**
Customer Name **STERLING HILL COMMUNITY DEVELOPMENT**

Bill Date **06/23/2025**
Amount Due **398.00**
Current Charges Due **07/15/2025**

District Office Serving You
West Hernando

Service Address **4341 STERLING HILL BLVD**
Service Description **WELL#1**
Service Classification **General Service Non-Demand**

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/19	75674	06/18	79000				3326

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	30	111
May 2025	32	82
Jun 2024	33	99

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



1 0 2 5 1 0 8 5

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Previous Balance **322.26**
Payment **322.26CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 3,326 KWH @ 0.06090 **202.55**
Fuel Adjustment 3,326 KWH @ 0.04400 **146.34**
FL Gross Receipts Tax **9.95**

Total Current Charges **398.00**
Total Due **E.F.T. 398.00**

RECEIVED
07-01-2025

DO NOT PAY

Total amount will be electronically transferred on or after 07/03/2025.



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
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See Reverse Side For Mailing Instructions

Bill Date: 06/23/2025

District: WH15

Use above space for address change ONLY.

1415071 WH15
STERLING HILL COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after **07/03/2025**
TOTAL CHARGES DUE 398.00
DO NOT PAY

000141507100003980000003980004



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1415072** Cycle **15**
Meter Number **59783732**
Customer Number **10251085**
Customer Name **STERLING HILL COMMUNITY DEVELOPMENT**

Bill Date **06/23/2025**
Amount Due **288.38**
Current Charges Due **07/15/2025**

District Office Serving You
West Hernando

See Reverse Side For More Information

Service Address **4360 STERLING HILL BLVD**
Service Description **WELL#2**
Service Classification **General Service Non-Demand**

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	30	77
May 2025	32	71
Jun 2024	33	82

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



1 0 2 5 1 0 8 5

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ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
05/19	87442	06/18	89749				2307

Previous Balance **283.09**
Payment **283.09CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 2,307 KWH @ 0.06090 **140.50**
Fuel Adjustment 2,307 KWH @ 0.04400 **101.51**
FL Gross Receipts Tax **7.21**

Total Current Charges **288.38**
Total Due **E.F.T. 288.38**

RECEIVED
07-01-2025



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P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: **06/23/2025**

District: WH15

Use above space for address change ONLY.

1415072 **WH15**
STERLING HILL COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 07/03/2025	
TOTAL CHARGES DUE	288.38
DO NOT PAY	

000141507200002883800002883800



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1415073** Cycle **15**
Meter Number
Customer Number 10251085
Customer Name STERLING HILL COMMUNITY DEVELOPMENT

Bill Date **06/23/2025**
Amount Due **6,116.20**
Current Charges Due **07/15/2025**

District Office Serving You
West Hernando

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used

Comparative Usage Information

Average kWh
Period Days Per Day

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



1 0 2 5 1 0 8 5

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Previous Balance 6,118.03
Payment 6,118.03CR
Balance Forward 0.00

Light Energy Charge	607.99
Light Support Charge	504.74
Light Maintenance Charge	777.16
Light Fixture Charge	924.00
Light Fuel Adj 20,803 KWH @ 0.04400	915.33
Poles (QTY 467)	2,335.00
FL Gross Receipts Tax	51.98

Total Current Charges 6,116.20
Total Due E.F.T. 6,116.20

RECEIVED
07-01-2025

Lights/Poles	Type/Qty	Type/Qty	Type/Qty
	105 425	205 46	910 467

DO NOT PAY

Total amount will be electronically transferred on or after 07/03/2025.



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 06/23/2025

District: WH15

1415073 WH15
STERLING HILL COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	07/03/2025
TOTAL CHARGES DUE	6,116.20
DO NOT PAY	

000141507300061162000061162004



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1415074** Cycle **15**
Meter Number **60682106**
Customer Number **10251085**
Customer Name **STERLING HILL COMMUNITY DEVELOPMENT**

Bill Date **06/23/2025**
Amount Due **1,112.45**
Current Charges Due **07/15/2025**

District Office Serving You
West Hernando

Service Address **4411 STERLING HILL BLVD**
Service Classification **General Service Demand**

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/19	30714	06/18	41823		28.45	28	11109

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	30	370
May 2025	32	330
Jun 2024	33	374

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



1 0 2 5 1 0 8 5

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Previous Balance **1,054.25**
Payment **1,054.25CR**
Balance Forward **0.00**

Customer Charge **44.16**
Demand Charge 28 KW @ 6.65000 **186.20**
Energy Charge 11,109 KWH @ 0.03290 **365.49**
Fuel Adjustment 11,109 KWH @ 0.04400 **488.80**
FL Gross Receipts Tax **27.80**

Total Current Charges **1,112.45**
Total Due **1,112.45** E.F.T.

RECEIVED
07-01-2025

DO NOT PAY

Total amount will be electronically transferred on or after 07/03/2025.



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P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
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See Reverse Side For Mailing Instructions

Bill Date: 06/23/2025

District: WH15

Use above space for address change ONLY.

1415074 **WH15**
STERLING HILL COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after **07/03/2025**
TOTAL CHARGES DUE 1,112.45
DO NOT PAY

000141507400011124500011124503



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1415075** Cycle **15**
Meter Number **40578962**
Customer Number **10251085**
Customer Name **STERLING HILL COMMUNITY DEVELOPMENT**

Bill Date **06/23/2025**
Amount Due **52.00**
Current Charges Due **07/15/2025**

District Office Serving You
West Hernando

Service Address **BRACKENWOOD DR**
Service Description **GATE**
Service Classification **General Service Non-Demand**

See Reverse Side For More Information

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
05/19	38456	06/18	38566				110

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	30	4
May 2025	32	4
Jun 2024	33	4

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



1 0 2 5 1 0 8 5

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Previous Balance **53.39**
Payment **53.39CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 110 KWH @ 0.06090 **6.70**
Fuel Adjustment 110 KWH @ 0.04400 **4.84**
FL Gross Receipts Tax **1.30**

Total Current Charges **52.00**
Total Due **52.00** E.F.T.

RECEIVED
07-01-2025

DO NOT PAY

Total amount will be electronically transferred on or after 07/03/2025.



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 06/23/2025

District: WH15

Use above space for address change ONLY.

1415075 **WH15**
STERLING HILL COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after **07/03/2025**
TOTAL CHARGES DUE 52.00
DO NOT PAY

000141507500000520000000520003



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1415076** Cycle **15**
Meter Number **40571791**
Customer Number **10251085**
Customer Name **STERLING HILL COMMUNITY DEVELOPMENT**

Bill Date **06/23/2025**
Amount Due **52.43**
Current Charges Due **07/15/2025**

District Office Serving You
West Hernando

Service Address **GLENBURNE DR**
Service Description **GATE**
Service Classification **General Service Non-Demand**

See Reverse Side For More Information

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
05/19	48067	06/18	48181				114

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	30	4
May 2025	32	4
Jun 2024	33	4

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



1 0 2 5 1 0 8 5

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Previous Balance **53.71**
Payment **53.71CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 114 KWH @ 0.06090 **6.94**
Fuel Adjustment 114 KWH @ 0.04400 **5.02**
FL Gross Receipts Tax **1.31**

Total Current Charges **52.43**
Total Due **E.F.T. 52.43**

RECEIVED
07-01-2025



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 06/23/2025

District: WH15

Use above space for address change ONLY.

1415076 WH15
STERLING HILL COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after **07/03/2025**
TOTAL CHARGES DUE 52.43
DO NOT PAY

000141507600000524300000524303



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1415077** Cycle **15**
Meter Number **71526631**
Customer Number **10251085**
Customer Name **STERLING HILL COMMUNITY DEVELOPMENT**

Bill Date **06/23/2025**
Amount Due **51.90**
Current Charges Due **07/15/2025**

District Office Serving You
West Hernando

Service Address 13700 MANDALAY PL
Service Description GATE
Service Classification General Service Non-Demand

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/19	1161	06/18	1270				109

Previous Balance 53.08
Payment 53.08CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 109 KWH @ 0.06090 6.64
Fuel Adjustment 109 KWH @ 0.04400 4.80
FL Gross Receipts Tax 1.30

Total Current Charges 51.90
Total Due E.F.T. 51.90

RECEIVED
07-01-2025

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	30	4
May 2025	32	4
Jun 2024	33	4

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



1 0 2 5 1 0 8 5

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Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 06/23/2025

District: WH15

Use above space for address change ONLY.

1415077 WH15
STERLING HILL COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after **07/03/2025**
TOTAL CHARGES DUE 51.90
DO NOT PAY

000141507700000519000000519004



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1415078** Cycle **15**
Meter Number **40580781**
Customer Number **10251085**
Customer Name **STERLING HILL COMMUNITY DEVELOPMENT**

Bill Date **06/23/2025**
Amount Due **57.92**
Current Charges Due **07/15/2025**

District Office Serving You
West Hernando

Service Address **AMERSHAM WAY**
Service Description **GATE**
Service Classification **General Service Non-Demand**

See Reverse Side For More Information

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
05/19	43720	06/18	43885				165

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	30	6
May 2025	32	6
Jun 2024	33	5

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



1 0 2 5 1 0 8 5

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance **59.43**
Payment **59.43CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 165 KWH @ 0.06090 **10.05**
Fuel Adjustment 165 KWH @ 0.04400 **7.26**
FL Gross Receipts Tax **1.45**

Total Current Charges **57.92**
Total Due **57.92** E.F.T.

RECEIVED
07-01-2025

DO NOT PAY

Total amount will be electronically transferred on or after 07/03/2025.



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 06/23/2025

District: WH15

Use above space for address change ONLY.

1415078 **WH15**
STERLING HILL COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after **07/03/2025**
TOTAL CHARGES DUE 57.92
DO NOT PAY

000141507800000579200000579204



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1415079** Cycle **15**
Meter Number **59783761**
Customer Number **10251085**
Customer Name **STERLING HILL COMMUNITY DEVELOPMENT**

Bill Date **06/23/2025**
Amount Due **478.15**
Current Charges Due **07/15/2025**

District Office Serving You
West Hernando

See Reverse Side For More Information

Service Address **4405 STERLING HILL BLVD**
Service Description **PUMP#3**
Service Classification **General Service Non-Demand**

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	30	136
May 2025	32	134
Jun 2024	33	164

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



1 0 2 5 1 0 8 5

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ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/19	33947	06/18	38018				4071

Previous Balance **502.79**
Payment **502.79CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 4,071 KWH @ 0.06090 **247.92**
Fuel Adjustment 4,071 KWH @ 0.04400 **179.12**
FL Gross Receipts Tax **11.95**

Total Current Charges **478.15**
Total Due **478.15** E.F.T.

RECEIVED
07-01-2025



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: **06/23/2025**

District: WH15

Use above space for address change ONLY.

1415079 **WH15**
STERLING HILL COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after **07/03/2025**
TOTAL CHARGES DUE 478.15
DO NOT PAY

000141507900004781500004781504



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1415080** Cycle **15**
Meter Number **59783762**
Customer Number **10251085**
Customer Name **STERLING HILL COMMUNITY DEVELOPMENT**

Bill Date **06/23/2025**
Amount Due **42.42**
Current Charges Due **07/15/2025**

District Office Serving You
West Hernando

Service Address **4244 STERLING HILL BLVD**
Service Description **WELL**
Service Classification **General Service Non-Demand**

See Reverse Side For More Information

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
05/19	14635	06/18	14656				21

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	30	1
May 2025	32	1
Jun 2024	33	1

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



1 0 2 5 1 0 8 5

You have 24-hour access to manage your account on-line through Smarhub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance **42.53**
Payment **42.53CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 21 KWH @ 0.06090 **1.28**
Fuel Adjustment 21 KWH @ 0.04400 **0.92**
FL Gross Receipts Tax **1.06**

Total Current Charges **42.42**
Total Due **42.42** E.F.T.



DO NOT PAY

Total amount will be electronically transferred on or after 07/03/2025.



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 06/23/2025

District: WH15

1415080 **WH15**
STERLING HILL COMMUNITY DEVELOPMENT
PUMP & WELL 4
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after **07/03/2025**
TOTAL CHARGES DUE 42.42
DO NOT PAY

000141508000000424200000424208



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1415081** Cycle **15**
Meter Number **40574906**
Customer Number **10251085**
Customer Name **STERLING HILL COMMUNITY DEVELOPMENT**

Bill Date **06/23/2025**
Amount Due **60.07**
Current Charges Due **07/15/2025**

District Office Serving You
West Hernando

Service Address **13370 DUNWOODY DR**
Service Description **GATE**
Service Classification **General Service Non-Demand**

See Reverse Side For More Information

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
05/19	50192	06/18	50377				185

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	30	6
May 2025	32	6
Jun 2024	33	5

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



1 0 2 5 1 0 8 5

You have 24-hour access to manage your account on-line through Smarhub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance **60.82**
Payment **60.82CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 185 KWH @ 0.06090 **11.27**
Fuel Adjustment 185 KWH @ 0.04400 **8.14**
FL Gross Receipts Tax **1.50**

Total Current Charges **60.07**
Total Due **E.F.T. 60.07**

RECEIVED
07-01-2025



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 06/23/2025

District: WH15

Use above space for address change ONLY.

1415081 **WH15**
STERLING HILL COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after **07/03/2025**
TOTAL CHARGES DUE 60.07
DO NOT PAY

000141508100000600700000600703



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1415082** Cycle **15**
Meter Number **40571369**
Customer Number **10251085**
Customer Name **STERLING HILL COMMUNITY DEVELOPMENT**

Bill Date **06/23/2025**
Amount Due **54.69**
Current Charges Due **07/15/2025**

District Office Serving You
West Hernando

See Reverse Side For More Information

Service Address **14304 ARBORGLADES DR**
Service Description **GATE**
Service Classification **General Service Non-Demand**

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	30	5
May 2025	32	5
Jun 2024	33	5

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



1 0 2 5 1 0 8 5

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ELECTRIC SERVICE							
From	To	Multiplier	Dem. Reading	KW Demand	kWh Used		
Date	Reading	Date	Reading				
05/19	35033	06/18	35168				135

Previous Balance **56.31**
Payment **56.31CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 135 KWH @ 0.06090 **8.22**
Fuel Adjustment 135 KWH @ 0.04400 **5.94**
FL Gross Receipts Tax **1.37**

Total Current Charges **54.69**
Total Due **54.69** E.F.T.

RECEIVED
07-01-2025



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: **06/23/2025**

District: WH15

Use above space for address change ONLY.

1415082 **WH15**
STERLING HILL COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after **07/03/2025**
TOTAL CHARGES DUE 54.69
DO NOT PAY

000141508200000546900000546903



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1415083** Cycle **15**
Meter Number **40571368**
Customer Number **10251085**
Customer Name **STERLING HILL COMMUNITY DEVELOPMENT**

Bill Date **06/23/2025**
Amount Due **54.69**
Current Charges Due **07/15/2025**

District Office Serving You
West Hernando

See Reverse Side For More Information

Service Address **4084 BRIGHTSTONE PL**
Service Description **GATE**
Service Classification **General Service Non-Demand**

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	30	5
May 2025	32	5
Jun 2024	33	5

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



1 0 2 5 1 0 8 5

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ELECTRIC SERVICE							
From	To	Multiplier	Dem. Reading	KW Demand	kWh Used		
Date	Reading	Date	Reading				
05/19	27819	06/18	27954				135

Previous Balance **56.19**
Payment **56.19CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 135 KWH @ 0.06090 **8.22**
Fuel Adjustment 135 KWH @ 0.04400 **5.94**
FL Gross Receipts Tax **1.37**

Total Current Charges **54.69**
Total Due **54.69** E.F.T.

RECEIVED
07-01-2025

DO NOT PAY

Total amount will be electronically transferred on or after 07/03/2025.



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: **06/23/2025**

District: WH15

1415083 **WH15**
STERLING HILL COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 07/03/2025
TOTAL CHARGES DUE 54.69
DO NOT PAY

000141508300000546900000546901



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1415084** Cycle **15**
Meter Number **40571458**
Customer Number **10251085**
Customer Name **STERLING HILL COMMUNITY DEVELOPMENT**

Bill Date **06/23/2025**
Amount Due **53.08**
Current Charges Due **07/15/2025**

District Office Serving You
West Hernando

Service Address 13584 COVEY RUN PL
Service Description GATE
Service Classification General Service Non-Demand

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/19	27690	06/18	27810				120

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	30	4
May 2025	32	4
Jun 2024	33	4

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



1 0 2 5 1 0 8 5

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Previous Balance 54.79
Payment 54.79CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 120 KWH @ 0.06090 7.31
Fuel Adjustment 120 KWH @ 0.04400 5.28
FL Gross Receipts Tax 1.33

Total Current Charges 53.08
Total Due E.F.T. 53.08

RECEIVED
07-01-2025

DO NOT PAY

Total amount will be electronically transferred on or after 07/03/2025.



Your Touchstone Energy® Cooperative
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Bill Date: 06/23/2025

District: WH15

Use above space for address change ONLY.

1415084 WH15
STERLING HILL COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 07/03/2025
TOTAL CHARGES DUE 53.08
DO NOT PAY

000141508400000530800000530802



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1415085** Cycle **15**
Meter Number **40571367**
Customer Number **10251085**
Customer Name **STERLING HILL COMMUNITY DEVELOPMENT**

Bill Date **06/23/2025**
Amount Due **52.86**
Current Charges Due **07/15/2025**

District Office Serving You
West Hernando

See Reverse Side For More Information

Service Address 14504 EDGEMERE DR
Service Description GATE
Service Classification General Service Non-Demand

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	30	4
May 2025	32	4
Jun 2024	33	4

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



1 0 2 5 1 0 8 5

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ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/19	30245	06/18	30363				118

Previous Balance 54.15
Payment 54.15CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 118 KWH @ 0.06090 7.19
Fuel Adjustment 118 KWH @ 0.04400 5.19
FL Gross Receipts Tax 1.32

Total Current Charges 52.86
Total Due E.F.T. 52.86

RECEIVED
07-01-2025



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Bill Date: 06/23/2025

District: WH15

Use above space for address change ONLY.

1415085 WH15
STERLING HILL COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	07/03/2025
TOTAL CHARGES DUE	52.86
DO NOT PAY	

000141508500000528600000528600



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1415086** Cycle **15**
Meter Number **40571459**
Customer Number **10251085**
Customer Name **STERLING HILL COMMUNITY DEVELOPMENT**

Bill Date **06/23/2025**
Amount Due **53.51**
Current Charges Due **07/15/2025**

District Office Serving You
West Hernando

Service Address **13574 HAVERHILL DR**
Service Description **GATE**
Service Classification **General Service Non-Demand**

See Reverse Side For More Information

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
05/19	28895	06/18	29019				124

Previous Balance **54.90**
Payment **54.90CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 124 KWH @ 0.06090 **7.55**
Fuel Adjustment 124 KWH @ 0.04400 **5.46**
FL Gross Receipts Tax **1.34**

Total Current Charges **53.51**
Total Due **E.F.T. 53.51**

RECEIVED
07-01-2025

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	30	4
May 2025	32	4
Jun 2024	33	4

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



1 0 2 5 1 0 8 5

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Bill Date: 06/23/2025

District: WH15

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1415086 WH15
STERLING HILL COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after **07/03/2025**
TOTAL CHARGES DUE 53.51
DO NOT PAY

000141508600000535100000535102



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1415087** Cycle **15**
Meter Number **24309402**
Customer Number **10251085**
Customer Name **STERLING HILL COMMUNITY DEVELOPMENT**

Bill Date **06/23/2025**
Amount Due **47.48**
Current Charges Due **07/15/2025**

District Office Serving You
West Hernando

Service Address **4595 STERLING HILL BLVD**
Service Description **GATE**
Service Classification **General Service Non-Demand**

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/19	22527	06/18	22595				68

Previous Balance **48.87**
Payment **48.87CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 68 KWH @ 0.06090 **4.14**
Fuel Adjustment 68 KWH @ 0.04400 **2.99**
FL Gross Receipts Tax **1.19**

Total Current Charges **47.48**
Total Due **E.F.T. 47.48**

RECEIVED
07-01-2025

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	30	2
May 2025	32	3
Jun 2024	33	2

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



1 0 2 5 1 0 8 5

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Bill Date: 06/23/2025

District: WH15

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1415087 **WH15**
STERLING HILL COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after **07/03/2025**
TOTAL CHARGES DUE 47.48
DO NOT PAY

000141508700000474800000474803



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1415088** Cycle **15**
Meter Number **24309403**
Customer Number **10251085**
Customer Name **STERLING HILL COMMUNITY DEVELOPMENT**

Bill Date **06/23/2025**
Amount Due **47.69**
Current Charges Due **07/15/2025**

District Office Serving You
West Hernando

Service Address **4594 STERLING HILL BLVD**
Service Description **NE ENTRANCE**
Service Classification **General Service Non-Demand**

See Reverse Side For More Information

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
05/19	24388	06/18	24458				70

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	30	2
May 2025	32	3
Jun 2024	33	2

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



1 0 2 5 1 0 8 5

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance **49.31**
Payment **49.31CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 70 KWH @ 0.06090 **4.26**
Fuel Adjustment 70 KWH @ 0.04400 **3.08**
FL Gross Receipts Tax **1.19**

Total Current Charges **47.69**
Total Due **47.69** E.F.T.



DO NOT PAY

Total amount will be electronically transferred on or after 07/03/2025.



Your Touchstone Energy® Cooperative
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Bill Date: 06/23/2025

District: WH15

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1415088 **WH15**
STERLING HILL COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 07/03/2025	
TOTAL CHARGES DUE	47.69
DO NOT PAY	

000141508800000476900000476909



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1415089** Cycle **15**
Meter Number **59783733**
Customer Number **10251085**
Customer Name **STERLING HILL COMMUNITY DEVELOPMENT**

Bill Date **06/23/2025**
Amount Due **77.82**
Current Charges Due **07/15/2025**

District Office Serving You
West Hernando

Service Address **3920 STERLING HILL BLVD**
Service Description **LIFT STATION**
Service Classification **General Service Non-Demand**

See Reverse Side For More Information

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
05/19	12672	06/18	13022				350

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	30	12
May 2025	32	13
Jun 2024	33	10

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



1 0 2 5 1 0 8 5

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Previous Balance **83.96**
Payment **83.96CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 350 KWH @ 0.06090 **21.32**
Fuel Adjustment 350 KWH @ 0.04400 **15.40**
FL Gross Receipts Tax **1.94**

Total Current Charges **77.82**
Total Due **77.82** E.F.T.

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07-01-2025

DO NOT PAY

Total amount will be electronically transferred on or after 07/03/2025.



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 06/23/2025

District: WH15

Use above space for address change ONLY.

1415089 **WH15**
STERLING HILL COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after **07/03/2025**
TOTAL CHARGES DUE 77.82
DO NOT PAY

000141508900000778200000778209



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1415090** Cycle **15**
Meter Number **40601978**
Customer Number **10251085**
Customer Name **STERLING HILL COMMUNITY DEVELOPMENT**

Bill Date **06/23/2025**
Amount Due **51.68**
Current Charges Due **07/15/2025**

District Office Serving You
West Hernando

Service Address **8335 WINDANCE AVE**
Service Classification **General Service Non-Demand**

See Reverse Side For More Information

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
05/19	23210	06/18	23317				107

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	30	4
May 2025	32	3
Jun 2024	33	3

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



1 0 2 5 1 0 8 5

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Previous Balance **52.10**
Payment **52.10CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 107 KWH @ 0.06090 **6.52**
Fuel Adjustment 107 KWH @ 0.04400 **4.71**
FL Gross Receipts Tax **1.29**

Total Current Charges **51.68**
Total Due **E.F.T. 51.68**

RECEIVED
07-01-2025

DO NOT PAY

Total amount will be electronically transferred on or after 07/03/2025.



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 06/23/2025

District: WH15

Use above space for address change ONLY.

1415090 WH15
STERLING HILL COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after **07/03/2025**
TOTAL CHARGES DUE 51.68
DO NOT PAY

000141509000000516800000516809



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1415091** Cycle **15**
Meter Number **59444902**
Customer Number **10251085**
Customer Name **STERLING HILL COMMUNITY DEVELOPMENT**

Bill Date **06/23/2025**
Amount Due **873.91**
Current Charges Due **07/15/2025**

District Office Serving You
West Hernando

Service Address 4250 STERLING HILL BLVD
Service Description CLUBHOUSE
Service Classification General Service Demand

See Reverse Side For More Information

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
05/19	30625	06/18	38969		24.63	25	8344

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	30	278
May 2025	32	263
Jun 2024	33	326

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



1 0 2 5 1 0 8 5

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Previous Balance 946.06
Payment 946.06CR
Balance Forward 0.00

Customer Charge 44.16
Demand Charge 25 KW @ 6.65000 166.25
Energy Charge 8,344 KWH @ 0.03290 274.52
Fuel Adjustment 8,344 KWH @ 0.04400 367.14
FL Gross Receipts Tax 21.84

Total Current Charges 873.91
Total Due E.F.T. 873.91

RECEIVED
07-01-2025

DO NOT PAY

Total amount will be electronically transferred on or after 07/03/2025.



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 06/23/2025

District: WH15

Use above space for address change ONLY.

1415091 WH15
STERLING HILL COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 07/03/2025
TOTAL CHARGES DUE 873.91
DO NOT PAY

000141509100008739100008739104



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1415092** Cycle **15**
Meter Number **85107185**
Customer Number **10251085**
Customer Name **STERLING HILL COMMUNITY DEVELOPMENT**

Bill Date **06/23/2025**
Amount Due **206.49**
Current Charges Due **07/15/2025**

District Office Serving You
West Hernando

See Reverse Side For More Information

Service Address 4411 STERLING HILL BLVD
Service Description LIGHTS
Service Classification General Service Non-Demand

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	30	52
May 2025	32	52
Jun 2024	33	37

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



1 0 2 5 1 0 8 5

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

ELECTRIC SERVICE							
From	To	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/19	06/18		5548				1546

Previous Balance 220.16
Payment 220.16CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 1,546 KWH @ 0.06090 94.15
Fuel Adjustment 1,546 KWH @ 0.04400 68.02
FL Gross Receipts Tax 5.16

Total Current Charges 206.49
Total Due E.F.T. 206.49

RECEIVED
07-01-2025

DO NOT PAY

Total amount will be electronically transferred on or after 07/03/2025.



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please Detach and Return This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 06/23/2025

District: WH15

Use above space for address change ONLY.

1415092 WH15
STERLING HILL COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	07/03/2025
TOTAL CHARGES DUE	206.49
DO NOT PAY	

000141509200002064900002064904



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **2118959** Cycle **15**
Meter Number
Customer Number 10251085
Customer Name STERLING HILL COMMUNITY DEVELOPMENT

Bill Date **06/23/2025**
Amount Due **782.33**
Current Charges Due **07/15/2025**

District Office Serving You
West Hernando

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used

Comparative Usage Information
Average kWh

Period	Days	Per Day
--------	------	---------

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



1 0 2 5 1 0 8 5

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance		782.33
Payment	782.33CR	
Balance Forward		0.00

Light Energy Charge	9.12
Light Support Charge	21.12
Light Maintenance Charge	190.08
Light Fixture Charge	228.00
Light Fuel Adj 864 KWH @ 0.04400	38.02
Poles (QTY 48)	240.00
FL Gross Receipts Tax	1.75
State Tax	50.60
Hernando County Tax	3.64

Total Current Charges	782.33
Total Due	E.F.T. 782.33

RECEIVED
07-01-2025

Lights/Poles	Type/Qty	Type/Qty
	205 48	910 48

DO NOT PAY

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Bill Date: 06/23/2025

District: WH15

2118959 WH15
STERLING HILL COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	07/03/2025
TOTAL CHARGES DUE	782.33
DO NOT PAY	

000211895900007823300007823300



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **2161145** Cycle **15**
Meter Number **85106909**
Customer Number **10251085**
Customer Name **STERLING HILL COMMUNITY DEVELOPMENT**

Bill Date **06/23/2025**
Amount Due **73.62**
Current Charges Due **07/15/2025**

District Office Serving You
West Hernando

Service Address **3750 STERLING HILL BLVD**
Service Description **B WELL**
Service Classification **General Service Non-Demand**

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/19	36391	06/18	36702				311

Previous Balance **77.60**
Payment **77.60CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 311 KWH @ 0.06090 **18.94**
Fuel Adjustment 311 KWH @ 0.04400 **13.68**
FL Gross Receipts Tax **1.84**

Total Current Charges **73.62**
Total Due **E.F.T. 73.62**



Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	30	10
May 2025	32	11
Jun 2024	33	15

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



1 0 2 5 1 0 8 5

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Bill Date: 06/23/2025

District: WH15

Use above space for address change ONLY.

2161145 **WH15**
STERLING HILL COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 07/03/2025
TOTAL CHARGES DUE 73.62
DO NOT PAY

000216114500000736200000736204



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **2161146** Cycle **15**
Meter Number **335824005**
Customer Number **10251085**
Customer Name **STERLING HILL COMMUNITY DEVELOPMENT**

Bill Date **06/23/2025**
Amount Due **54.26**
Current Charges Due **07/15/2025**

District Office Serving You
West Hernando

Service Address **13043 GOLDEN LINE AVE**
Service Description **GATE**
Service Classification **General Service Non-Demand**

See Reverse Side For More Information

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
05/19	5075	06/18	5206				131

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	30	4
May 2025	32	5
Jun 2024	33	5

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



1 0 2 5 1 0 8 5

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Previous Balance **55.87**
Payment **55.87CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 131 KWH @ 0.06090 **7.98**
Fuel Adjustment 131 KWH @ 0.04400 **5.76**
FL Gross Receipts Tax **1.36**

Total Current Charges **54.26**
Total Due **E.F.T. 54.26**

RECEIVED
07-01-2025

DO NOT PAY

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P.O. Box 278 • Dade City, Florida 33526-0278

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District: WH15

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2161146 WH15
STERLING HILL COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after **07/03/2025**
TOTAL CHARGES DUE 54.26
DO NOT PAY

000216114600000542600000542600