



Rizzetta & Company

Sterling Hill Community Development District

Board of Supervisors' Meeting October 14, 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 Feliu	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**

October 7, 2025

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Sterling Hill Community Development District will be held on **Tuesday, October 14, 2025, at 10:00 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 Amenity Services Addendum Tab 1
 - B. Consideration of Resolution 2026-01; Amendment to
Amenity Rules Tab 2
 - C. Consideration of Pulte Signage Request..... Tab 3
 - D. Consideration of Proposals for Internet at Village Entrances
for Cameras Tab 4
 - E. Consideration of Proposal for Camera's and DVR's at
Village Gates Tab 5
- 5. STAFF REPORTS**
 - A. District Engineer
 - B. Landscape
 1. Review of Landscape Inspection Report..... Tab 6
 2. Discussion of Mulch Proposals..... Tab 7
 3. Consideration of Juniper's Proposals Tab 8
 4. Review of Juniper Irrigation Reports (under separate cover)
 - C. District Counsel
 - D. Amenity Management
 1. Review of Amenity Report Tab 9
 - E. District Manager
 1. Review of District Manager Report and Monthly Financials Tab 10
- 6. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors'
Meeting held on September 9, 2025..... Tab 11
 - B. Consideration of Operations & Maintenance
Expenditures for August 2025..... Tab 12
- 7. AUDIENCE COMMENTS**
- 8. SUPERVISOR REQUESTS**
- 9. ADJOURNMENT**

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

Sincerely,
Darryl Adams
District Manager

Tab 1

SIXTH ADDENDUM TO THE CONTRACT FOR PROFESSIONAL AMENITY SERVICES

This Sixth Addendum to the Contract for Professional Amenity Services (this "**Sixth Addendum**"), is made and entered into as of the 2025 day of October 1st (the "**Effective Date**"), by and between Sterling Hill Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in the Hernando County, Florida (the "**District**"), and Rizzetta & Company, Inc., a Florida corporation (the "**Consultant**").

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for Professional Amenity Services dated April 1, 2016 (the "**Contract**"), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend Exhibit B of the Fees and Expenses section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to Exhibit B attached.

The amended Exhibit B is hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Fifth Addendum as of the Effective Date.

Rizzetta & Company, Inc.

By: _____
William J. Rizzetta, President

**Sterling Hill
Community Development District**

By: _____
Chairman of the Board of Supervisors



Rizzetta & Company

Rev. 2017-03-13 – WJR/ED

Exhibit B – Schedule of Fees
Exhibit C – Human Trafficking Affidavit
Exhibit D – Municipal Advisor Disclaimer

**EXHIBIT B
SCHEDULE OF FEES**

AMENITY MANAGEMENT SERVICES:

Services will be billed bi-weekly, payable in advance of each bi-week pursuant to the following schedule for the period of **October 1, 2025 to September 30, 2026.**

PERSONNEL:

Clubhouse Manager

Full Time Personnel – 40 hours/week

Assistant Manager

Full Time Personnel - 40 hours/week

Night/Weekend Manager

Full Time Personnel – 40 hours/week

Maintenance Supervisor

Full Time Personnel – 40 hours/week

Maintenance Technician

Part Time Personnel – 25 hours/week

Clubhouse Attendants

Part Time Personnel – 125 hours/week

ANNUAL

Budgeted Personnel Total ⁽¹⁾	\$ 400,000.
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General Management and Oversight ⁽²⁾	\$ 23,000.
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Total Services Cost:	\$ 423,000.
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(1). Budgeted Personnel: These budgeted costs reflect full personnel levels required to perform the services outlined in this contract. Personnel costs includes: All direct costs related to the personnel for wages, Full-Time benefits, applicable payroll-related taxes, workers' compensation, and payroll administration and processing.

(2). General Management and Oversight: The costs associated with Rizzetta & Company, Inc.'s expertise and time in the implementation of the day to day scope of services, management oversight, hiring, and training of staff.



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EXHIBIT C

Nongovernmental Entity
Human Trafficking Affidavit
Section 787.06(13), Florida Statutes

I, the undersigned, am an officer or representative of Rizzetta & Company, Incorporated and attest that Rizzetta & Company, Incorporated does not use coercion for labor or services as defined in Section 787.06, Florida Statutes. Under penalty of perjury, I hereby declare and affirm that the above stated facts are true and correct.

FURTHER AFFIANT SAYETH NOT.

Rizzetta & Company, Incorporated,
a Florida Corporation

By:

Name: William J. Rizzetta

Title: President



Rizzetta & Company

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EXHIBIT D

Municipal Advisor Disclaimer

Rizzetta & Company, Inc., does not represent the Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the Community Development District with financial advisory services or offer investment advice in any form.



Rizzetta & Company

Rev. 2017-03-13 – WJR/ED

Tab 2

RESOLUTION 2026-01

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 *Amenity Policies and Rates* as 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 *Amenity Policies and Rates* which are not addressed in this Resolution remain in full force and effect. The amended *Amenity Policies 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 14th day of October 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

*The following policies for the multi-purpose fields and pickleball courts
are proposed to be added to the Amenity Policies and Rates.*

Multi-Purpose Field Rules

*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) The courts are designated for Patrons only. If a Patron brings a guest, the Patron must be present the entire time.
- (2) The multi-purpose field is open from 8 am to Dusk (time set by staff), 7 days a week. Staff reserves the right to close field down for safety concerns, repairs, holidays, and inclement weather.
- (3) There is to be NO offensive or foul language.
- (4) There are NO reservations; the field is first come, first serve.
- (5) If there are people waiting for the multi-purpose field, there is a 90-minute maximum play time.
- (6) No motorized vehicles permitted.
- (7) You must have your driver's license or Access Card available for staff if necessary. Staff may ask for proof of residency of Sterling Hill or Non-Resident Patron status.
- (8) Guests are required to adhere to the same policies and regulations as Patrons.
- (9) Proper athletic footwear is required.
- (10) No dogs or other animals are permitted on the multi-purpose field.
- (11) No amplified music on the multi-purpose field.
- (12) No glass containers permitted. Please dispose of any trash brought to the field.
- (14) Use of the multi-purpose field or any amenity on Sterling Hill property is "Play At Your Own Risk".
- (15) Staff reserves the right to ask any users to leave if rules and regulations are not being followed.

Pickleball Court Rules

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) The courts are designated for Patrons only. If a Patron brings a guest the Patron must be present at the courts the entire time.
- (2) The pickleball courts are open from 8 am to dusk (time set by staff), 7 days a week. Staff reserves the right to close courts down for safety concerns, repairs, holidays, and inclement weather.
- (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 pickleball court, there is a 60-minute maximum playing time.
- (6) Pickleball courts are to be used for pickleball playing only. Roller blades, skate boards, bikes, hover boards, scooters and e-bikes are prohibited.
- (7) You must have your driver's license or Access Card available for staff if necessary. Staff may ask for proof of residency of Sterling Hill or Non-Resident Patron status.
- (8) Guests are required to adhere to the same policies and regulations as Patrons.
- (9) Proper athletic footwear is required.
- (10) Dogs and other animals are prohibited on the pickleball courts.
- (11) No amplified music on the pickleball courts.
- (12) No glass containers permitted on the pickleball courts. Please dispose of any trash brought to the pickleball courts.
- (13) No smoking, vaping, or tobacco products allowed on pickleball courts.
- (14) Use of the pickleball courts or any amenity on Sterling Hill property is "Play At Your Own Risk".
- (15) Staff reserves the right to ask any users to leave if rules and regulations are not followed.

Tab 3

From: Brady Lefere <Brady.Lefere@PulteGroup.com>

Sent: Thursday, September 18, 2025 1:22:11 PM

To: Matthew E. Huber <MHuber@rizzetta.com>

Cc: Scott Brizendine <sbrizendine@rizzetta.com>

Subject: [EXTERNAL]FW: Caldera Signage Request

Hey Matt,

I hope all is well your way. I know the board for Sterling Hills CDD declined our request to install marketing signage on its property, but I am hoping they will reconsider our request. The below location is our proposed location, and we are willing to pay \$500/month for the sign. Please let us know if the board has any conditions they would like us to accomplish to install/maintain this sign. This sign will truly go a long way for our marketing efforts, and we hope the board will approve this request.

Parcel Key: 153201

R09 223 18 3601
STERLING HILL CO
01/01/2004-\$8,23

Layers

Parcel Info

PARCEL INFO

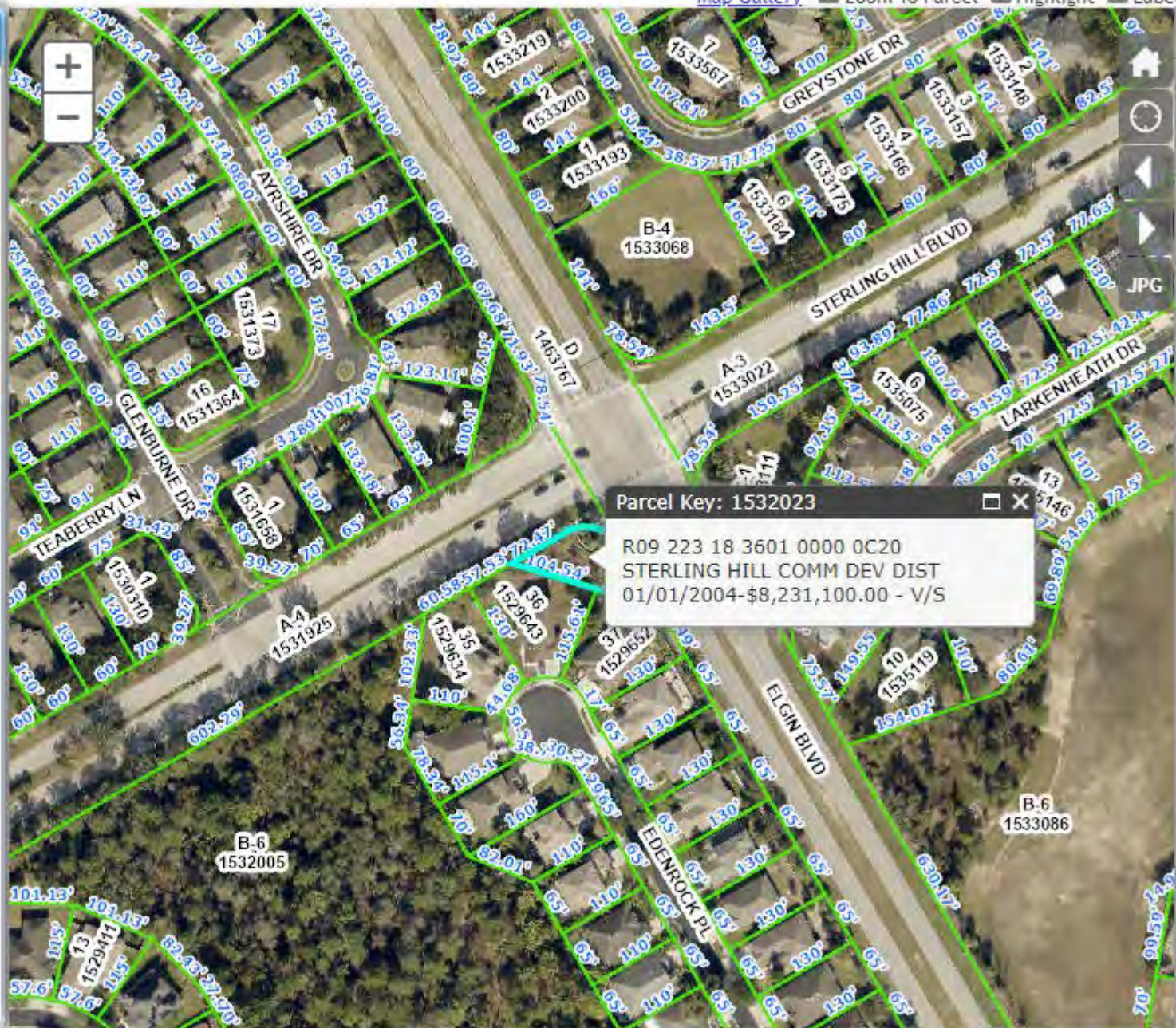
Parcel #: R09 223 18 3601 0000 0C20
 Parcel Key: 1532023
 Site Addr: 0 STERLING HILL BLVD
 Desc: STERLING HILL PH 1A
 TRACT C2
 (LANDSCAPE/WALL EASEMENT)
 Levy: CWES

OWNER INFO

Owner(s): STERLING HILL COMM DEV DIST
 C/O RIZZETTA & COMPANY
 Mailing 3434 COLWELL AVE STE 200
 Address: TAMPA FL 33614-8390

SALES INFO

Last Date: 01/01/2004
 Last Price: \$8,231,100.00
 V/I(Q): V(S)



Parcel Key: 153202
R09 223 18 3601
STERLING HILL CO
01/01/2004-\$8,23

R09 223 18 3601
STERLING HILL CO
01/01/2004-\$8,23

Tab 4

From: Jason Pond <JPond@rizzetta.com>
Sent: Thursday, October 2, 2025 2:08 PM
To: Diana Kronick <DKronick@rizzetta.com>
Cc: Darryl Adams <darryla@rizzetta.com>
Subject: Proposals for Meeting - Internet at Village Entrances for Cameras

Here are 3 proposals for internet at all 12 village entrances for our camera systems.

AT&T Fiber Optic - \$840 a month , \$99.00 installation fee per village waived. \$0 Installation Fee.

Spectrum Business - \$900 a month , \$0 Installation Fee.

Verizon Business - \$863.76 a month, \$273.00 Due up front.

Jason Pond
Manager, Sterling Hill CDD
4411 Sterling Hill Blvd.
Spring Hill, Fl. 34609

352.686.5161
sterlinghillclub@live.com

Here is the AT&T Rate Plan Information You Requested!

From Susie Valerio (AT&T) <plan-info@mst.att-mail.com>

Date Fri 9/19/2025 1:45 PM

To sterlinghillclub@live.com <sterlinghillclub@live.com>



Thank you for
considering AT&T



Your AT&T Quote

Thank you for your time today! As requested, here is your personalized quote. If you have questions, please contact us—we are happy to help.

Susie Valerio

 Quote ID: MJKKCR | Prepared on 09/19/2025

AT&T Business Fiber



AT&T Business Fiber

Plan Fiber 300 Mbps

Monthly Costs

Monthly Plan Cost

\$70.00

Monthly Plan Subtotal

\$70.00

†Internet speed claims represent maximum network service capability speeds & based on wired connection to gateway. 1GIG speeds avail. to new customers with the latest router & recommended setup. Single device wired speed maximum 4.7Gbps for 5Gig. Actual customer speeds are not guaranteed. For more info, go to www.att.com/speed101.

ONE-TIME COSTS

Installation Fee

\$99.00

One-Time Plan Subtotal

\$99.00

*Prices above include equipment

**Total for Business Fiber | Fiber
300 Mbps**

Monthly Costs

\$70.00

One-Time Costs

\$99.00

AT&T TOTAL

Excludes taxes and other fees

Monthly Costs

\$70.00

One-Time Costs

\$99.00

Important Information: Quoted prices do not include applicable taxes, surcharges, or fees. This Proposal is informational only and is subject to the applicable customer service agreement and/or other terms and conditions. The contents of this Proposal are confidential and cannot be used without AT&T's permission.

More Details: For a complete service description with additional terms and conditions for services in this quote, please review the product service guide(s) listed below.

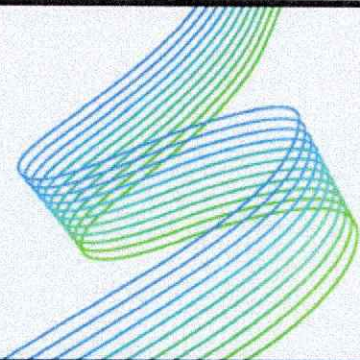
Business Fiber:

[All Speeds ABF Flyer](#)

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A CUSTOM SOLUTION TO MEET YOUR BUSINESS NEEDS



99.9% Network Reliability

Dedicated 24/7/365 U.S.-Based Support

No Contracts

09/19/25

**TOTAL MONTHLY ESTIMATE (with Autopay savings):
\$75/mo. for 12 months with Month 1 FREE**

Business Internet (500/20 Mbps): \$65/mo.
Wifi Service: \$10/mo.

POST PRICE GUARANTEE ADJUSTMENT
After 12 months: Internet services +\$25/mo

Install Fee: \$0

Limited time offer; subject to change.

This is an estimate of Monthly Service Fees based on the information discussed and is not a binding agreement. This is intended as a summary for your records and is not reflective of what your bill statement will look like. Prices stated here may be contingent on buying all products discussed with the representative. Additional taxes, fees and installation and equipment charges may apply — see spectrum.com/business for more information.

LET ME HELP YOU FIND THE BEST SOLUTION FOR YOUR BUSINESS. CONTACT ME TODAY!

Name:

Sandra Martinez Ramos

Phone:

813-217-5048

Email:

Sandra.MartinezRamos@charter.com



Thank you for your interest in Verizon.
Here is your quote.



Created: 09/19/2025

Expires: 10/19/2025

Quote ID: 107224195-Q-31504060

Prepared for:

Sterling Hill CDD
BROOKSVILLE, FL, 34609

Prepared by:

Daniel Portlock
9167389114
daniel.portlock@verizonwireless.com
Location: P003101

Quote overview

-\$296.64/mo Instant Savings

See Credits itemized under quote details.

\$71.98/mo per line

Average cost per line for 12 lines before taxes, fees, or surcharges

Your estimated charges

With applicable discounts; additional charges, taxes, fees and surcharges apply.

Due monthly¹

\$863.76/mo

Plans & Features

Economic Adjustment Charge

* includes monthly instant savings

\$828.00/mo

\$35.76/mo

Due today¹

\$273.00

Estimated Taxes & Fees

\$273.00



Download the My Verizon for Business App to shop, manage your account, and more.

Quote details

Plans & features

Verizon Broadband Facts

Access Verizon business broadband labels for service in your area www.verizon.com/about/broadband-facts/

LTE Business Internet Unlimited 25Mbps (\$84.00/mo)	
Qty: 12 x \$84.00	\$1,008.00
Feature(s) / Add On(s)	
Decline Device Protection	
Qty: 12 x \$0.00	\$0.00
ECONOMIC ADJUSTMENT CHARGE	
Qty: 12 x \$2.98	\$35.76
Offer(s) Applied	
Price Lock Guarantee Discount \$15 1 Year	
Qty: 12 x -\$15.00	-\$180.00
Due monthly	\$863.76

Savings on plans and features	\$180.00
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Devices & accessories

Verizon Business Internet Gateway (XC46BE)	
36 months device payment based on the retail price \$349.99	
Qty: 12 x \$9.72	\$116.64
Offer(s) Applied	
Select Router on us with select wireless internet plans. Valid through 12/31/2025	
Qty: 12 x -\$9.72	-\$116.64
Due monthly	
Qty: 12 x \$0.00 (price per device)	\$0.00

Savings on devices and accessorie(s)	\$116.64
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Total due monthly	\$863.76
for plan & features	\$863.76

Taxes & fees

FL State Sales Tax	\$252.00
FL Local Sales Tax	\$21.00
Economic adjustment charge	\$35.76

Total due today with tax	\$273.00
for device(s) & accessories	\$0.00
for business solution(s)	\$0.00

Device payment tax	\$273.00
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Additional fees for usage and coverage may apply. Offers & Coverage vary by services & equipment. See Verizonwireless.com for coverage map. Equipment and accessories are subject to availability while supplies last. Additional charges, taxes, fees and surcharges apply.

Important customer information

Prices referenced in this document are for estimating purposes only. Actual prices will be based on current equipment, calling plan and feature charges available at purchase, device tax due at the time of purchase and are subject to change without notice. Equipment and accessories are subject to availability while supplies last.

Shipping cost and taxes are subject to change during checkout. Activation/upgrade fee/line up to \$40; restocking fee per device up to \$50. An Economic Adjustment Charge/line/mo may also apply; \$0.98 for basic phones & tablets; \$2.98 or \$3.97 for smartphones & data devices and for wireless business internet plan lines. Subject to business agreement, Calling Plan & credit approval. Either an Offer Termination Fee, Offer Recovery Fee, or up to \$650 Early Termination Fee may apply. If applicable, your line's Offer Recovery Fee will be the sum of device discounts plus device credits you receive. If applicable, your lines Offer Termination Fee will apply minus an equal prorated amount per month for each month that the line met the eligibility requirements. Offers & coverage, varying by svc, not available everywhere; see vzw.com. Monthly charges are shown before taxes, and VZW surcharges/line/mo (including 36.0% Fed. Univ. Svc.; \$3.78 (voice)/\$1.60 (data-only) Machine to Machine data-only lines will remain \$0.06 Admin Chrg; \$0.21 (voice)/\$0.02 (data-only) Regulatory Chrg). Your organization may qualify for better pricing when the final price is calculated upon checkout. In some states, sales tax is calculated on the full retail price or the VZW cost of the device you purchase, and not on the discounted price you pay. Some users may not be permitted to bill charges to their account, purchase order, and/or credit card. This may prevent you from completing your order online today. CA and NV calculate tax based on full retail value of the item(s) purchased. MA calculates tax on whichever is greater: full retail value or Verizon's cost of the item(s) purchased.

Device Trade-In Quote values are an estimate and subject to change without notice. The current market trade value in this quote is the value of the device on the day the quote was submitted. If the device is eligible for trade-in, credit will either be based on the market value of the device(s) at the time of the order or the applicable promo order at the time the promo was created. Final device value is determined at time of inspection. Eligibility for Instant Trade-In credits is determined at the time of your order.

Tab 5



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
10/1/2025	17081

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

Job Name	Terms
CCTV EVAL.	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Evaluated cameras at 12 gated entrances. I have detailed the findings below. Overall, All of the DVR's are working. It appears that upgrades have been performed or are in the process of being performed. The old license plate cameras that are bad are being replaced at the gate walls with an IP camera that can be utilized as a license plate camera in both the entrance and exit lanes. A network switch is then used to integrate the IP cameras with the analog DVR's. I use the same manufacturer as the products installed currently. BARRINGTON All performing properly IP cameras, 2 License Plate cameras and three overview. DUNWOODY Analog cameras, two at the gate wall and one License Plate camera at the call box. All functioning. COVEY RUN Old License plate camera not working at the call box, however there have been two IP cameras added at the wall in addition to the old cameras that can be used as a License plate camera up to 30'. WINDANCE Old License plate camera not working at the call box, however there have been two IP cameras added at the			

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

Total

Payments/Credits

Balance Due



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
10/1/2025	17081

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

Job Name	Terms
CCTV EVAL.	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	wall in addition to the old cameras that can be used as a License plate camera up to 30'. HAVERHILL Cameras at the gates are good. License plate camera not good. MANDALAY Both gate cameras are good. The License Plate camera is bad. GLENBURNE Entrance camera is good. Exit and License Plate camera is bad. AMERSHAM Exit and entrance cameras are good. License plate camera is bad. BRACKENWOOD Exit camera is good, the others are bad. There are back boxes installed recently in preparation of adding the two additional cameras as License plate cameras. I would imagine the vendor will be replacing the entrance camera as well. BRIGHTSTONE Exit camera is good. Entrance and License Plate cameras are bad. New cameras installed but not connected. EDGEMERE Gate cameras are good, License Plate camera is not. The additional two cameras have been installed but not			

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

Total

Payments/Credits

Balance Due



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
10/1/2025	17081

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

Job Name	Terms
CCTV EVAL.	Due on receipt

Quantity	Description	Rate	Serviced	Amount
3	wired connected yet. ARBORGLADES Gate cameras are good. License plate camera is not. The additional two cameras have been installed but not wired connected yet. Hourly Tech Charge	115.00		345.00

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

Total	\$345.00
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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
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Balance Due	\$345.00
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Tab 6

STERLING HILL

LANDSCAPE INSPECTION REPORT



September 1, 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 September, all Palms shall receive an application of 1000 lbs. (20 – 50 lb. bags) of 8-2-12+4Mg fertilizer. **Since the revised Hernando Co. fertilizer ordinance does not allow Nitrogen to be allowed through September, please schedule this application as early in October as possible.**
- 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. Eradicate and hand pull the Torpedograss and other weeds along the Elgin/Arborglades wall leading to the south intersection northbound on Elgin. **There are also still damaged plants remaining in the bed between the sidewalk and wall in this same area.**
2. There are still dead weeds that need to be pulled in our beds on the Arborglades corner of the south intersection.
3. There are dead Dw. Firebush in the SHBlvd. median outside Arborglades. These need to be pulled and replaced.
4. The Knockout Roses were cut to within app. 1' of the ground on the Arborglades median, **however, weeds are still flourishing. Nutsedge is also still flourishing in the rear tip of this same median within the Dwarf Asian Jasmine.** (Pic 4>)
5. **Can I assume the District will never receive the Tree Ligustrum that we were informed would be replaced by Juniper on the back side of The Arborglades median?**
6. Eradicate the mock vining weed within the Dw. Asian Jasmine beds behind the sidewalks on both sides of the Arborglades entrance.



Arboglades, Edgemere

7. I am seeing Bahia seed stalks taller than 18" in the upper flat parts of the DRAs inside Arboglades. These areas in front of and behind the sidewalks surrounding DRAs are not on the same bi-weekly (every other week) mow schedule as the DRA embankment and bottoms are. These areas are weekly from March 1st through November 1st. (see below)



8. Has STAFF noticed this dead Pine tree on the back side of Amersham Isles across from the Arboglades entrance? (Pic 8)



9. I've asked crews to remove dead materials in all plant beds many times. This is along SHBlvd. between Arboglades and Edgemere. (Pic 9>)

10. I need to have a definitive date as to when ALL replacement plants are going to be installed? We just received MANY proposals for plant replacements throughout the community, and I will not allow these proposals to muddy the waters of what Juniper still owes the District. (Pic 10>)

11. Browning Fakahatchee Grasses on the SHBlvd. median between Edgemere and North Park have been cut to the ground. Was the cause of their browning diagnosed? What were they treated for IF they were treated? (Pic 11)



Sterling Hill Blvd. North Park,

12. There is also another dead Pine tree on the SHBlvd. median between Edgemere and North Park.

13. The SHBlvd. median outside North Park is very full of Torpedograss. (Pic 13)



14. Hand pull the vines that are beginning to take over the Silverthorn hedge on the back side of the North Park pool. (Pic 14)



15. If this cut irrigation drip line on the back side of the North Park pool is part of a live zone, it is rendering the entire zone useless.

(Pic 15>)

16. There also appears to be a broken irrigation rotor adjacent to the North Park storage unit. (Pic 16>)

17. There remain brown ornamental grasses at the entrance to the tennis courts.

18. Trim the Jasmine on the North Park parking lot islands. And the scraggly shrubs underneath the Oak (two from the North Park sign monument) are still in the ground. These are not thriving, and I've asked for them to be removed.

19. Create more of a terrace between the Feijoa and Loropetalum on the pool side of the North Park clubhouse.

20. This bed along the wall leading up to Brackenwood is still in horrible shape as are the Brackenwood monument beds. (Pics 20a & b>)



Brackenwood, Sterling Hill Blvd., Amersham Isles



24. Like Autumnwind Court, sidewalks are also not being maintained consistently surrounding the DRA at Greystone and Brackenwood. (Pic 24)



25. Turf has been installed on the tip of the SHBlvd. median between Brackenwood and Amersham Isles. Was irrigation altered to support this? (Pic 25)



21. There is absolutely no turf in the outbound ROW of the Brackenwood entrance. If we were to replace this, I would request NO PARKING signage to be installed and I would use St. Augustine "Bitter Blue" turf as it is very shade tolerant (although it still requires 6 – 8 hours of full sun).

22. Crews are still not consistently maintaining the Autumnwind cul-de-sac perimeter sidewalk and curb and gutter. This entire area is weekly.

23. Crews need to clean up the vines and weeds on the back side of the wall at the north intersection – Brackenwood corner.

26. Hand pull and eradicate vines climbing over the Loropetalum and Crape Myrtles at the north intersection – Brackenwood corner. Remove water shoots from the Crape.

27. I've asked that the Loropetalum at the Amersham Isles entrance monuments be lowered. The low wall and columns cannot even be seen. And they are growing high enough to block "AMERSHAM ISLES". (Pic 27>)



Amersham Isles, Sterling Hill Blvd. Across From North Park

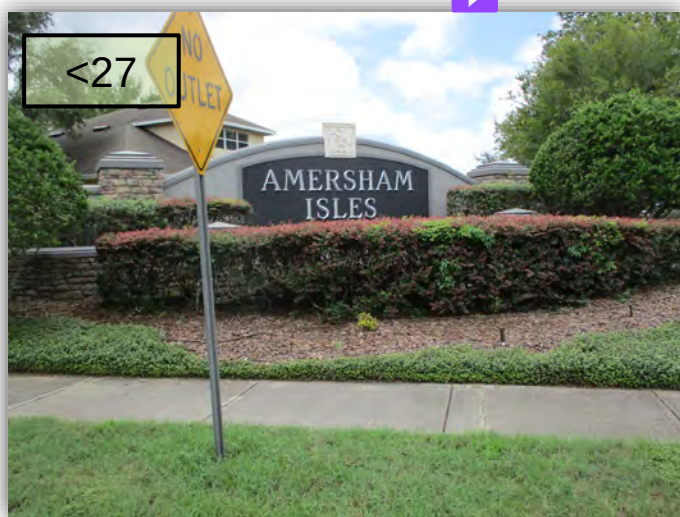
28. Is STAFF going to be removing this tree approaching Amersham Isles from the north intersection? (Pic 28)



29. Growth from the natural area along Leybourne Way inside Amersham Isles is beginning to grow into the CDD-maintained turf area.

30. I've requested many times that the Mexican Petunia be cut to the ground on the back side of the Amersham Isles rear median.

31. When is Juniper going to be replacing the turf they installed on both sides of the Amersham Isles entrance? This has been under their maintenance responsibility its entire existence. (Pic 31>)



32. Vines are still flourishing on the Sweet Viburnum along the 3-rail between Amersham Isles and Brightstone Place. (Pic 32)



33. What is a solid date for when a couple of underspec'd, many-times-replaced Sweet Viburnum on the back side of the Amersham Isles wall will be replaced? Trim what is there to generate new growth. (Pic 33>)

34. We have another volunteer plant coming up in the CDD-maintained hedge along the back side of the Amersham Isles wall across from Edgemere. This needs to be eradicated. (Pic 34>)

35. Continuing along the back side of Amersham Isles toward Arborglades, Torpedograss continues to be a huge problem – especially where Sandankwa Viburnum are dying. Why



Sterling Hill Blvd. Backside Amersham Isles

are the Sandankwa Viburnum dying? (Pic 35)



37. Vines continue to take over the Walter's Viburnum along the back side of Amersham Isles toward the south intersection. (Pic 37)



36. Where trees have been removed and we now have open beds of mulch, weeds need to be removed at all times. (Pic 36>)



38. These open beds – in front and behind the 3-rail – need to be kept weed-free. (Pic 38)



Sterling Hill Blvd. Arborglades Area, Elgin

39. Although there are turf weeds, the stand of Bahia turf between Arborglades and the south intersection (but on the Amersham Isles side of SHBlvd.) is some of the best in Sterling Hill. However, the weeds do still need to be treated.

40. By what date will this Sweet Viburnum hedge be installed approaching the south intersection – Amersham Isles corner? (Pic 40)



41. Has Juniper been able to determine what is causing this at the south intersection – Amersham Isles corner? (Pic 41)



42. Remove palm debris from the beds below the palms all along Elgin Blvd.

43. Will STAFF be removing the two Drake Elms along Elgin Blvd.? (Pic 43>)

44. Landscape debris and trash is being left behind along the Elgin wall across from the school. (Pics 44a & b)



45. There are two more Drake Elms along the Elgin/Amersham Isles wall that need to be removed. (Pics 45a & b>)



Elgin

46. Below one of the dying Drake Elms shown below (Pics 45a & b), this is what the landscape bed looks like. (Pic 46)



47. Many of the other beds along the Elgin/Amersham Isles wall look like this pic. (Pic 47>)



48. I've requested these remaining Dw. India Hawthorn underneath the next to last cluster of Cape Myrtles south of the north intersection – Amersham Isles corner – be removed. (Pic 48)



49. I've also asked three times for this Nerium Oleander in the triangular lawn at the north intersection – Amersham Isles corner – be cut to the ground. (Pic 49>)

50. Torpedograss continues to be a serious issue along the Brackenwood/Elgin wall north of the north intersection. Beds along this run of wall also continue to be littered with weeds and palm debris.

51. Is Juniper attempting to rid the landscape beds of Torpedograss? This is approaching Glenburne from the north. (Pic 51>)



Glenburne, Sterling Hill Blvd. South

52. Crews need to improve detailing. – there are simply way too many weeds throughout the property. This is along the Glenburne/Elgin wall. (Pic 52)



53. In the monument plantings on the Glenburne corner of the north intersection, Juniper is barely discernible due to the Torpedograss and encroaching Dw. Aian Jasmine. (Pic 53)



54. Cars are still parking on the CDD-maintained ROW of Ayrshire Dr. inside Glenburne. We just re-sodded this. (Pic 54)



55. When will we ever get replacement plants back in the SHBlvd. median outside Glenburne where a car took out some landscape? (Pic 55>)

56. This cluster of Crape along the wall between Glenburne and Mandalay Place needs to have water shoots removed as well as Torpedograss eradicated. (Pic 56>)

Glenburne to Mandalay Place

57. There is still a vine completely encroaching this planted bed on the SHBlvd. median between Glenburne and Mandalay Place. (Pic 57)



58. Sweet Viburnum that Juniper planted between Glenburne and Mandalay Place continue to fail. When will this be replaced? Is irrigation working in this area? (Pic 58)



59. I feel this tree limb at the south end of Beaumont Loop inside Mandalay Place still needs to be cut as it still poses a danger to those on the sidewalk – especially on a bicycle. (Pic 59)



60. Beds along the 3-rail between Glenburne and Mandalay Place are still overgrown and full of vines and the raised planters need to be weeded. (Pics 60a & b>)



61. Lower the height of the Texas Sage on the SHBlvd. median outside Mandalay Place. Also, lower the height of the Golden Dewdrop along the wall between Mandalay Place and Haverhill. (Pic 61>)



Haverhill, Sterling Hill Blvd. South

62. Why is debris being left behind throughout the community? This is on the Haverhill median. (Pic 62>)



63. Remove dead Dw. India Hawthorn in front of the Haverhill inbound monument.



64. Remove tall weeds along the wall past Haverhill. And too many dead plants are being left behind along the same run of wall.



65. As I've done in the past, I notify Juniper of a patch of thinning Anise (or other plant) in hopes of catching whatever is causing it to thin, early. Nothing is done and the thinning continues to expand until we have no hedges left. This is past Haverhill along the wall heading to Windance. (Pic 65)



66. Near the same area as above, our Muhlygrasses are becoming infested with Woolly Aphids. Treat accordingly. (Pic 66>)



Sterling Hill Blvd. South, Windance, Barrington

67. Is Juniper still removing single dead plants along the SHBlvd. median as was promised when the new account manager took over earlier this year? (Pic 67)



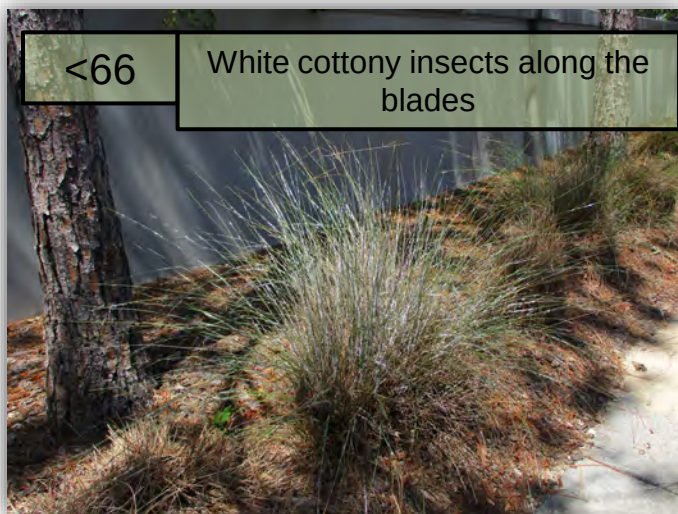
68. Trim down the Loropetalum along the inbound side wall of the Windance entrance.

69. The Juniper bed along the SHBlvd. median past Windance is still very weedy. (Pic 69>)

70. Treat Nutsedge in the SHBlvd. ROW turf between Windance and Barrington.

71. Trim Loropetalum on the SHBlvd. median past Windance.

72. Trim the Silverthorn along the wall past Windance.



73. There are 3' – 4' tall grassy weeds in the Viburnum along the wall leading to the end past Windance, but the Viburnum are also very much thinning – why? Diagnose and treat accordingly. (Pic 73)



74. Remove dead Drift Roses from the Barrington median.

75. Provide update regarding turf replacement inside Barrington? The ROWs are full of flags.

76. Beds behind the Barrington mail kiosk are still full of dead plants, weeds and palm debris. (Pics 76a & b>)

77. Turf in the Barrington triangular lawns is still being overrun with a "sensitive plant" type weed. Could be Chamberbitter. Treat. (Pic 77>)



Barrington, Sterling Hill Blvd. South, Covey Run

78. What is the status of the removal of the dead palm at the Barrington mail kiosk area?
(Pic 78>)



79. Line trimming needs to be more consistent along the PVC fence at the DRA in the SE corner of Barrington.



80. Trim the Silverthorn leaving Barrington heading northward.



81. Landscape like this – anywhere – is supposed to be removed. This is between Barrington and Covey Run. (Pic 81)



82. Why is water standing at the irrigation valve boxes between the lift station and Covey Run? (Pic 82>)



83. Hand pull and eradicate a vine taking over the Juniper at Covey Run. It is also being allowed to be taken over by our Dw. Asian Jasmine. Why isn't Juniper trying to delineate these different species? (Pic 83>)



Covey Run, South Park

84. Why hasn't the Dw. Asian Jasmine been replanted yet at the Covey Run bed outbound lanes?



85. It appears that the mowing was not 100% in the DRA inside Covey Run. It is unclear, but it appears this resident may have cut the top of the DRA bank directly behind his home (not sure why) but the height of the turf behind that is much higher. (Pic 85)



86. I've noted this once before – we need to secure these grates across the tops of these DRA bottom inlets. (Pic 86)



87. Line trimming and general maintenance needs to improve surrounding the Covey Run lift station.

88. The SHBlvd. median between Covey Run and South Park is overrun with weeds.

89. Why haven't the failing Leyland Cypresses at the South Park sand volleyball court been removed?



Sterling Hill Blvd. South, Dunwoody, Elgin

90. Remove water shoots form the Crape Myrtles leaving South Park.

91. Why is RoundUp continuing to be used to edge structures? This turf needs to be replaced by Juniper. (Pic 91)



92. Hand pull the tall weeds from behind the short wall at the Dunwoody entrance. (Pic 92)



93. Has Juniper applied anything to the Knockout Roses at the Dunwoody entrance to flush out new growth? They look dead. (Pic 93>)

94. Hand pull and eradicate a vining weed taking over the Silverthorn along the wall and 3-rail between Dunwoody and the north intersection.

95. Trim the Silverthorn in the triangular corner of the north intersection – Dunwoody corner.

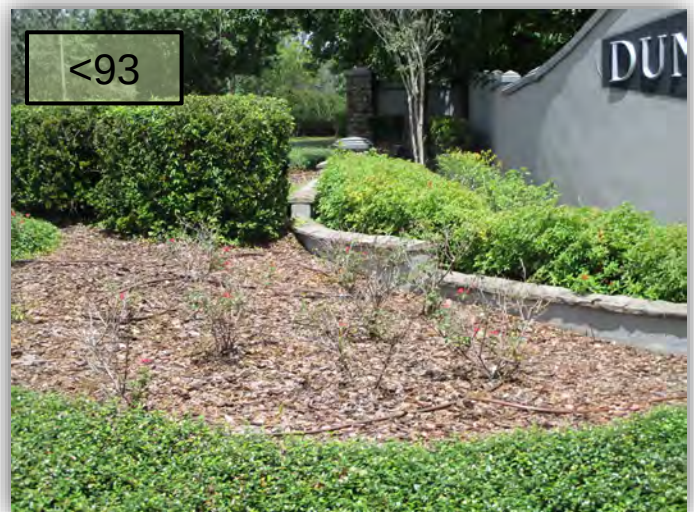
96. Can we schedule our slate signage to be sealed? (Pic 96)



97. When will we receive all our replacement plants along the Dunwoody/Elgin wall? (Pic 97>)

98. The end of the Dunwoody/Elgin wall closest to the school remains mostly dirt and weeds. Juniper needs to replace this at their expense. By what date will this occur? (Pic 98>)

99. Dw. Firebush on the SHBlvd. median between North Park and Edgemere is too tall again.





Proposals

1. Juniper to provide a proposal to remove at least two of these three Crape Myrtles near the south intersection – Amersham Isles corner. (Pic 1)



Tab 7



Proposal

Proposal No.: 358513

Proposed Date: 08/22/25

PROPERTY:	FOR:
Sterling Hill CDD John Toborg 4411 Sterling Hill Blvd Spring Hill, FL 34609	Mulch Proposal for 2025 Sterling Hill common

This is the Pine Bark proposal for the Club House and other common area beds.

1500 cubic yards at a 2 inch install lift.

Due to the price increase of Material and Labor since the start of this contract in 2022 this is the price for 2025

We need to get this signed at the September meeting to be able to get it scheduled and installed before December.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
(TYPE IN LOCATION AND QUICK DESCRIPTION)					
Mulch, Rock, Soil					\$95,250.00
Mulch Sub	1500.00	EA	\$63.50	\$95,250.00	
				Total:	\$95,250.00

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

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

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

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

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

_____ Signature (Owner/Property Manager)	_____ Date
_____ Printed Name (Owner/Property Manager)	
_____ Signature - Representative	_____ Date



Proposal

Proposal No.: 358525

Proposed Date: 08/22/25

PROPERTY:	FOR:
Sterling Hill CDD John Toborg 4411 Sterling Hill Blvd Spring Hill, FL 34609	Mulch for 2025 Sterling Hill per contract spec

This is the Pine Bark proposal for the Club House and other common area beds.

2,250 Cubic Yards at a 3 inch install per contracts spec.

Due to the price increase of Material and Labor since the start of this contract in 2022, this is the price we need to charge for 2025.

We need to get this signed at the September meeting, to be able to get it scheduled before December

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
(TYPE IN LOCATION AND QUICK DESCRIPTION)					
Mulch, Rock, Soil					\$142,875.00
Mulch Sub	2250.00	EA	\$63.50	\$142,875.00	
Enhancement Labor	0.00	HR	\$60.00	\$0.00	
				Total:	\$142,875.00

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

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

_____ Signature (Owner/Property Manager)	_____ Date
_____ Printed Name (Owner/Property Manager)	
_____ Signature - Representative	_____ Date

Tab 8

Juniper

Proposal

Proposal No.: 360495

Proposed Date: 09/08/25

PROPERTY:	FOR:
Sterling Hill CDD John Toborg 4411 Sterling Hill Blvd Spring Hill, FL 34609	Barrington

Barrington Fill in holes with Jatropha trees to fill in for missing Oleanders

Variegated Jasmin

White Fountain Grass

Trinette In the medium





ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
(TYPE IN LOCATION AND QUICK DESCRIPTION)					
Landscape Material					\$6,365.91

Enhancement Labor	30.00	HR	\$60.00	\$1,800.00	
Bush Jatropha, 15 gallon - 15G	6.00	15g	\$216.65	\$1,299.91	
Variegated Confederate Jasmine, 03 gallon - 03G	50.00	03g	\$23.00	\$1,150.00	
Fountain Grass, White, 03 gallon - 03G	54.00	03g	\$17.00	\$918.00	
Trinette Arboricola, 03 gallon - 03G	44.00	03g	\$17.00	\$748.00	
Pine Bark, 03CF bag - 03CF	50.00	03CF	\$9.00	\$450.00	
Irrigation Renovation					\$1,958.56
Irrigation Technician Labor	20.00	HR	\$75.00	\$1,500.00	
1" - 1.5" Misc Fittings	100.00	EA	\$4.59	\$458.56	
Total:				\$8,324.47	

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

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

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

Juniper

Proposal

Proposal No.: 360099

Proposed Date: 09/08/25

PROPERTY:	FOR:
Sterling Hill CDD John Toborg 4411 Sterling Hill Blvd Spring Hill, FL 34609	Brackwood

Medium to install on both ends.

40 Carisa in front of the Trinette

40 Trinette

White Fountain Grass at Gate



ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
(TYPE IN LOCATION AND QUICK DESCRIPTION)					
Landscape Material					\$2,111.00

Enhancement Labor	8.00	HR	\$60.00	\$480.00
Trinette Arboricola, 03 gallon - 03G	40.00	03g	\$17.00	\$680.00
Boxwood Beauty Carissa, 03 gallon - 03G	40.00	03g	\$18.00	\$720.00
Pine Bark, 03CF bag - 03CF	20.00	03CF	\$9.00	\$180.00
Fountain Grass, White, 03 gallon - 03G	3.00	03g	\$17.00	\$51.00
Irrigation Renovation				\$829.28
Irrigation Technician Labor	8.00	HR	\$75.00	\$600.00
1" - 1.5" Misc Fittings	50.00	EA	\$4.59	\$229.28
Total:				\$2,940.28

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

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

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

Juniper

Proposal

Proposal No.: 360094

Proposed Date: 09/08/25

PROPERTY:	FOR:
Sterling Hill CDD John Toborg 4411 Sterling Hill Blvd Spring Hill, FL 34609	Bright Stone

Sign for Bright Stone 60 Carisa at the Entrance side and Exit side of sign 30 on each side.



At the end of the sign 6 Tie plants 3 on each side

At the Gate White Fountain Grass



ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
(TYPE IN LOCATION AND QUICK DESCRIPTION)					
Landscape Material					\$2,166.00
Enhancement Labor	8.00	HR	\$60.00	\$480.00	
Emerald Blanket Carissa, 03 gallon - 03G	60.00	03g	\$18.00	\$1,080.00	
Red Sister Ti Plant, 07 gallon - 07G	6.00	07g	\$70.00	\$420.00	
Fountain Grass, White, 03 gallon - 03G	3.00	03g	\$17.00	\$51.00	
Pine Bark Mulch 3 cu. ft. Bag	15.00	BG	\$9.00	\$135.00	
Irrigation Renovation					\$979.28
Irrigation Technician Labor	10.00	HR	\$75.00	\$750.00	
1" - 1.5" Misc Fittings	50.00	EA	\$4.59	\$229.28	
				Total:	\$3,145.28

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

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

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

_____ Signature (Owner/Property Manager)	_____ Date
_____ Printed Name (Owner/Property Manager)	
_____ Signature - Representative	_____ Date

Juniper

Proposal

Proposal No.: 360501

Proposed Date: 09/08/25

PROPERTY:	FOR:
Sterling Hill CDD John Toborg 4411 Sterling Hill Blvd Spring Hill, FL 34609	Cove Run

Jasmin to match the other side



ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
(TYPE IN LOCATION AND QUICK DESCRIPTION)					
Landscape Material					\$1,027.44
Enhancement Labor	4.00	HR	\$60.00	\$240.00	
Minima Jasmine, 03 gallon - 03G	45.00	03g	\$17.50	\$787.44	

Irrigation Renovation

\$529.28

Irrigation Technician Labor	4.00	HR	\$75.00	\$300.00
1" - 1.5" Misc Fittings	50.00	EA	\$4.59	\$229.28

Total: \$1,556.72

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

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

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Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

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

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date



Proposal

Proposal No.: 360502

Proposed Date: 09/08/25

PROPERTY:	FOR:
Sterling Hill CDD John Toborg 4411 Sterling Hill Blvd Spring Hill, FL 34609	Dunwoody

Trinette in front of signs

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
(TYPE IN LOCATION AND QUICK DESCRIPTION)					
Landscape Material					\$818.69
Enhancement Labor	3.00	HR	\$60.00	\$180.00	
Trinette Arboricola, 03 gallon - 03G	28.00	03g	\$18.99	\$531.69	
Fountain Grass, White, 03 gallon - 03G	1.00	03g	\$17.00	\$17.00	
Pine Bark, 03CF bag - 03CF	10.00	03CF	\$9.00	\$90.00	
Irrigation Renovation					\$529.28
Irrigation Technician Labor	4.00	HR	\$75.00	\$300.00	
Misc Irrigation Parts	0.00	EA	\$0.00	\$0.00	
1" - 1.5" Misc Fittings	50.00	EA	\$4.59	\$229.28	
				Total:	\$1,347.97

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

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

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Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

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_____ Signature (Owner/Property Manager)	_____ Date
_____ Printed Name (Owner/Property Manager)	
_____ Signature - Representative	_____ Date



Proposal

Proposal No.: 360101

Proposed Date: 09/08/25

PROPERTY:	FOR:
Sterling Hill CDD John Toborg 4411 Sterling Hill Blvd Spring Hill, FL 34609	Glenburn

Remove Flax lilies on the right side.

Trinette on the Entrance and Exit sides

In close the beds with turf to make smaller TBD

Sign Carissa on both sides

Fill in with White fountain grass at gate and medium



ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
(TYPE IN LOCATION AND QUICK DESCRIPTION)					
Site Prep					\$207.50
Bed Prep - Plant, Sod, Debris Removal	2.00	HR	\$60.00	\$120.00	
Debris by the truck	0.25	1	\$350.00	\$87.50	
Landscape Material					\$2,447.00
Enhancement Labor	8.00	HR	\$60.00	\$480.00	
Trinette Arboricola, 03 gallon - 03G	40.00	03g	\$17.00	\$680.00	
Boxwood Beauty Carissa, 03 gallon - 03G	48.00	03g	\$18.00	\$864.00	
Fountain Grass, White, 03 gallon - 03G	9.00	03g	\$17.00	\$153.00	
Pine Bark, 03CF bag - 03CF	30.00	03CF	\$9.00	\$270.00	
Irrigation Renovation					\$979.28
Irrigation Technician Labor	10.00	HR	\$75.00	\$750.00	
1" - 1.5" Misc Fittings	50.00	EA	\$4.59	\$229.28	
				Total:	\$3,633.78

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

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

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Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

Juniper

Proposal

Proposal No.: 360105

Proposed Date: 09/08/25

PROPERTY:	FOR:
Sterling Hill CDD John Toborg 4411 Sterling Hill Blvd Spring Hill, FL 34609	Haver Hill

Trinette in front of sign

White Fountain grass on sides

Carisa in front of Trinettes

Fill in bed with sod TBD



ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
(TYPE IN LOCATION AND QUICK DESCRIPTION)					
Landscape Material					\$2,761.00

Enhancement Labor	10.00	HR	\$60.00	\$600.00
Trinette Arboricola, 03 gallon - 03G	48.00	03g	\$17.00	\$816.00
Boxwood Beauty Carissa, 03 gallon - 03G	60.00	03g	\$18.00	\$1,080.00
Fountain Grass, White, 03 gallon - 03G	5.00	03g	\$17.00	\$85.00
Pine Bark, 03CF bag - 03CF	20.00	03CF	\$9.00	\$180.00
Irrigation Renovation				\$829.28
Irrigation Technician Labor	8.00	HR	\$75.00	\$600.00
1" - 1.5" Misc Fittings	50.00	EA	\$4.59	\$229.28
Total:				\$3,590.28

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

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

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Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

Juniper

Proposal

Proposal No.: 360104

Proposed Date: 09/08/25

PROPERTY:	FOR:
Sterling Hill CDD John Toborg 4411 Sterling Hill Blvd Spring Hill, FL 34609	Mandeley

Remove Flax Lillias

Trinette in front of sign

White fountain grass to fill in and at gate

Fill in bed with Sod TBD



ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
(TYPE IN LOCATION AND QUICK DESCRIPTION)					

Site Prep					\$60.00
Bed Prep - Plant, Sod, Debris Removal	1.00	HR	\$60.00	\$60.00	
Landscape Material					\$1,977.00
Enhancement Labor	7.00	HR	\$60.00	\$420.00	
Trinette Arboricola, 03 gallon - 03G	72.00	03g	\$17.00	\$1,224.00	
Fountain Grass, White, 03 gallon - 03G	9.00	03g	\$17.00	\$153.00	
Pine Bark, 03CF bag - 03CF	20.00	03CF	\$9.00	\$180.00	
Irrigation Renovation					\$829.28
Irrigation Technician Labor	8.00	HR	\$75.00	\$600.00	
1" - 1.5" Misc Fittings	50.00	EA	\$4.59	\$229.28	
				Total:	\$2,866.28

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

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

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Signature (Owner/Property Manager)	Date
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Printed Name (Owner/Property Manager)	
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Signature - Representative	Date
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Juniper

Proposal

Proposal No.: 360488

Proposed Date: 09/08/25

PROPERTY:	FOR:
Sterling Hill CDD John Toborg 4411 Sterling Hill Blvd Spring Hill, FL 34609	Windance

Medium

White Fountain Jasmine in front

Signs remove Juniper

Install Trinette in front of sign and Install Ti plants Side of Signs

Sod to fill in beds TBD





ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
(TYPE IN LOCATION AND QUICK DESCRIPTION)					
Site Prep					\$327.50
Bed Prep - Plant, Sod, Debris Removal	4.00	HR	\$60.00	\$240.00	
Debris by the truck	0.25	1	\$350.00	\$87.50	
Landscape Material					\$1,636.00
Enhancement Labor	0.00	HR	\$60.00	\$0.00	
Fountain Grass, White, 03 gallon - 03G	9.00	03g	\$17.00	\$153.00	
Star Jasmine, 03 gallon - 03G	15.00	03g	\$17.00	\$255.00	
Trinette Arboricola, 03 gallon - 03G	44.00	03g	\$17.00	\$748.00	
Red Sister Ti Plant, 07 gallon - 07G	4.00	07g	\$75.00	\$300.00	
Pine Bark, 03CF bag - 03CF	20.00	03CF	\$9.00	\$180.00	
Irrigation Renovation					\$979.28
Irrigation Technician Labor	10.00	HR	\$75.00	\$750.00	
1" - 1.5" Misc Fittings	50.00	EA	\$4.59	\$229.28	
				Total:	\$2,942.78

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

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

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_____ Signature (Owner/Property Manager)	_____ Date
_____ Printed Name (Owner/Property Manager)	
_____ Signature - Representative	_____ Date



Proposal

Proposal No.: 362063

Proposed Date: 09/15/25

PROPERTY:	FOR:
Sterling Hill CDD John Toborg 4411 Sterling Hill Blvd Spring Hill, FL 34609	Sterling Hill RFP September Proposal request

Remove 2 Crape Myrtales, South Intersection - Amersham Isles Corner RFP September 2025

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
(TYPE IN LOCATION AND QUICK DESCRIPTION)					
Site Prep					\$200.00
Bed Prep - Plant, Sod, Debris Removal	2.75	HR	\$60.00	\$165.00	
Debris by the truck	0.10	1	\$350.00	\$35.00	
				Total:	\$200.00

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

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

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_____ Signature (Owner/Property Manager)	_____ Date
_____ Printed Name (Owner/Property Manager)	
_____ Signature - Representative	_____ Date

Tab 9

Operations Report – September 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.
- Fixed playground jumper fixture at south playground.
- New table in north activities room.
- Repaired pool ADA chair lift at north clubhouse.
- Installed No Smoking signs at clubhouse entrances, bus stop pavilions, playgrounds, and courts.

Gate Report

- Greased all main village gates.
- Recycled power at Arborglades gate to fix display at call box.
- A full report was done on all working and non working gate cameras and DVR's at village entrances.
- Had an independent company come out and evaluate all cameras and DVR's at village entrances.

Private Event Rentals

North Clubhouse:

09/07/25 – Baby Shower
09/13/25 – Quinceanera
09/20/25 – Bridal Shower
09/21/25 – Bridal Tea Party
09/26/25 – Pasta Party
09/27/25 – Baby Shower

South Clubhouse:

09/06/25 – Birthday Party
09/13/25 – Celebration of Life
09/14/25 – Baby Shower
09/20/25 – Baby Shower
09/21/25 – Baby Shower
09/27/25 – Birthday Party
09/28/25 – 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 Windance village.
- Repainted monument caps at main intersection of Sterling Hill Blvd and Elgin.
- Replaced out faulty up lighting at village entrances.
- Cut back trees that were hanging at south clubhouse.
- Replaced missing PVC fence caps that were missing along the boulevard.



Rizzetta & Company

Tab 10



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** November 11, 2025, at 10:00 am
- **FY 2024-2025 Audit Completion Deadline:** June 30, 2026

District Manager's Report

October 14

2025

District Manager Updates

<u>FINANCIAL SUMMARY</u>		<u>8/31/2025</u>
General Fund Cash & Investment Balance:		\$1,121,421
Reserve Fund Cash & Investment Balance:		\$1,525,143
Debt Service Fund & Investment Balance:		<u>\$713,426</u>
Total Cash and Investment Balances:		\$3,359,990
General Fund Expense		Under
Variance: \$118,801		Budget

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Rizzetta & Company

Sterling Hill Community Development District

**Financial Statements
(Unaudited)**

August 31, 2025

Prepared by: Rizzetta & Company, Inc.

sterlinghillcdd.org
rizzetta.com

Sterling Hill Community Development District

Balance Sheet

As of 08/31/2025

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	105,562	0	0	105,562	0	0
Investments	1,015,859	1,525,143	713,426	3,254,428	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	1,152,484	1,525,143	713,426	3,391,053	27,271,335	13,630,000
Liabilities						
Accounts Payable	69,652	38,975	0	108,627	0	0
Deferred Revenue	15,933	0	0	15,933	0	0
Accrued Expenses	3,000	0	0	3,000	0	0
Due To Other	15,420	0	0	15,420	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	104,005	38,975	7,270,000	7,412,980	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	378,580	548	(464,091)	(84,962)	0	0
Total Fund Equity & Other Credits	1,048,480	1,486,168	(6,556,574)	(4,021,926)	27,271,335	0
Total Liabilities & Fund Equity	1,152,484	1,525,143	713,426	3,391,053	27,271,335	13,630,000

See Notes to Unaudited Financial Statements

Sterling Hill Community Development District

Statement of Revenues and Expenditures

As of 08/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 08/31/2025 YTD Budget	Year To Date 08/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	22,318	22,318
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	10,996	10,996
RV & Boat Storage Fees	20,000	20,000	27,828	7,828
Total Revenues	1,721,330	1,721,330	1,850,946	129,616
Expenditures				
Legislative				
Supervisor Fees	14,000	12,833	10,000	2,833
Total Legislative	14,000	12,833	10,000	2,833
Financial & Administrative				
Accounting Services	19,400	17,784	17,784	0
Administrative Services	6,109	5,600	5,599	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	1,833	1,834	0
District Engineer	15,000	13,750	12,467	1,283
District Management	24,240	22,220	22,220	0
Dues, Licenses & Fees	1,500	1,500	1,547	(47)
Financial & Revenue Collections	5,093	4,669	4,669	0
Legal Advertising	1,100	1,008	380	628
Miscellaneous Mailings	2,500	2,292	0	2,292
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	2,876	2,637	238
Total Financial & Administrative	149,063	142,153	141,437	715
Legal Counsel				
District Counsel	23,000	21,083	27,041	(5,957)
Outside Counsel	20,000	18,333	700	17,633
Total Legal Counsel	43,000	39,416	27,741	11,676
Law Enforcement				
Off Duty Deputy	20,000	18,334	2,640	15,693
Total Law Enforcement	20,000	18,334	2,640	15,693
Security Operations				
Security System Monitoring Services & Ma	12,000	11,000	16,420	(5,419)
Total Security Operations	12,000	11,000	16,420	(5,419)
Electric Utility Services				

See Notes to Unaudited Financial Statements

Sterling Hill Community Development District

Statement of Revenues and Expenditures

As of 08/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 08/31/2025 YTD Budget	Year To Date 08/31/2025 YTD Actual	YTD Variance
Utility - Street Lights	79,150	72,554	69,731	2,823
Utility Services	56,000	51,333	44,797	6,537
Total Electric Utility Services	135,150	123,887	114,528	9,360
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	7,800	7,150	9,662	(2,513)
Total Garbage/Solid Waste Control Services	7,800	7,150	9,662	(2,513)
Water-Sewer Combination Services				
Utility Services	8,500	7,792	9,116	(1,324)
Total Water-Sewer Combination Services	8,500	7,792	9,116	(1,324)
Stormwater Control				
Lake/Pond Bank Maintenance & Repair	3,000	2,750	0	2,750
Total Stormwater Control	3,000	2,750	0	2,750
Other Physical Environment				
Entry & Walls Maintenance & Repair	15,000	13,750	27,000	(13,250)
General Liability Insurance	6,966	6,966	6,894	72
Holiday Decorations	1,500	1,500	941	559
Irrigation Repair	42,200	38,683	62,692	(24,009)
Landscape - Annuals/Flowers	3,600	3,300	900	2,400
Landscape - Fertilizer	22,860	20,955	22,962	(2,007)
Landscape - Mulch	60,000	55,000	0	55,000
Landscape - Pest Control	2,100	1,925	996	929
Landscape Inspection Services	10,200	9,350	8,500	850
Landscape Maintenance	275,000	252,084	224,952	27,131
Landscape Replacement Plants, Shrubs, Tr	25,000	22,916	22,100	817
Property Insurance	56,853	56,853	52,863	3,990
Seed & Sod Maintenance	25,000	22,917	17,746	5,171
Well Maintenance	3,500	3,208	0	3,208
Total Other Physical Environment	549,779	509,407	448,546	60,861
Road & Street Facilities				
Gate Maintenance & Repair	30,000	27,500	39,137	(11,637)
Gate Phone	7,000	6,417	6,618	(201)
Pressure Washing	8,000	7,333	0	7,333
Sidewalk Maintenance & Repair	25,000	22,917	59,995	(37,078)
Street Light/Decorative Light Maintenance	1,500	1,375	757	618
Street Sign Repair & Replacement	1,500	1,375	0	1,375
Total Road & Street Facilities	73,000	66,917	106,507	(39,590)
Parks & Recreation				
Athletic Court/Field/Playground Maintenance	500	458	2,450	(1,991)
Clubhouse Miscellaneous Expense	5,000	4,584	13,220	(8,637)
Contracted Employee Salaries	432,443	396,406	366,617	29,789
Fitness Equipment Maintenance & Repair	4,000	3,666	10,820	(7,153)
Furniture Repair & Replacement	4,000	3,667	110	3,556

See Notes to Unaudited Financial Statements

Sterling Hill Community Development District

Statement of Revenues and Expenditures

As of 08/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025	Through 08/31/2025	Year To Date 08/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Maintenance & Repairs	25,000	22,917	20,952	1,964
Management Contract	22,000	20,166	18,334	1,834
Office Supplies	2,500	2,292	2,974	(683)
Pest Control	2,940	2,695	5,001	(2,306)
Playground Equipment & Maintenance	5,000	4,583	1,689	2,894
Pool Furniture Replacement	5,000	4,584	8,057	(3,473)
Pool Service Contract & Chemicals	50,000	45,833	35,971	9,863
Telephone, Internet, Cable	8,000	7,333	6,693	639
Vehicle Maintenance	6,500	5,959	15,488	(9,530)
Wildlife Management Services	1,000	916	0	917
Total Parks & Recreation	573,883	526,059	508,376	17,683
Special Events				
Special Events	10,000	9,167	12,410	(3,243)
Total Special Events	10,000	9,167	12,410	(3,243)
Contingency				
Capital Outlay	122,155	111,975	62,657	49,319
Total Contingency	122,155	111,975	62,657	49,319
Total Expenditures	1,721,330	1,588,840	1,470,040	118,801
Total Excess of Revenues Over(Under) Expenditures	0	132,490	380,906	248,417
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	4,960	4,959
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(7,286)	(7,286)
Total Other Financing Sources(Uses)	0	0	(2,326)	(2,327)
Fund Balance, Beginning of Period	0	0	669,900	669,900
Total Fund Balance, End of Period	0	132,490	1,048,480	915,990

Sterling Hill Community Development District

Statement of Revenues and Expenditures

As of 08/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 08/31/2025 YTD Budget	Year To Date 08/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	41,845	41,845
Special Assessments				
Tax Roll	128,562	128,562	95,383	(33,179)
Total Revenues	<u>128,562</u>	<u>128,562</u>	<u>137,228</u>	<u>8,666</u>
Expenditures				
Contingency				
Capital Projects - Asset Review Projects	33,180	33,180	0	33,180
Capital Reserve	95,382	95,382	136,680	(41,298)
Total Contingency	<u>128,562</u>	<u>128,562</u>	<u>136,680</u>	<u>(8,118)</u>
Total Expenditures	<u>128,562</u>	<u>128,562</u>	<u>136,680</u>	<u>(8,118)</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>0</u>	<u>548</u>	<u>548</u>
penditures				
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	4,959	4,959
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(4,959)	(4,959)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>1,485,620</u>	<u>1,485,620</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>1,486,168</u>	<u>1,486,168</u>

Sterling Hill Community Development District

Statement of Revenues and Expenditures

As of 08/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 08/31/2025 YTD Budget	Year To Date 08/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	28,140	28,140
Special Assessments				
Prepayments	0	0	4,746	4,746
Tax Roll	786,179	786,179	799,239	13,060
Total Revenues	<u>786,179</u>	<u>786,179</u>	<u>832,125</u>	<u>45,946</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) Ex-	<u>0</u>	<u>0</u>	<u>(464,090)</u>	<u>(464,090)</u>
penditures				
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>(6,092,484)</u>	<u>(6,092,484)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>(6,556,574)</u>	<u>(6,556,574)</u>

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

<u>Account</u>		Balance as of August 31, 2025
Valley National Bank	Governmental Checking/ICS	\$ 1,015,859
Total General Fund Investments		<u>\$ 1,015,859</u>
Valley National Bank Asset Replacement Reserve	Governmental Checking/ICS	\$ 680,929
Valley National Bank Road Reserve	Governmental Checking/ICS	576,396
Subtotal		<u>1,257,325</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>\$ 1,525,143</u>
US Bank Series 2003 Revenue	US Bank Money Market Account-Managed	\$ 469,512
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	785
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>\$ 713,426</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 08/01/2025 to 08/31/2025

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
655, 2639						
	655 General Fund	08/28/2025	Brletic Dvorak, Inc.	2110	Engineering Services 08/25	210.00
	655 General Fund	08/29/2025	DCSI, Inc.	34051	Service Call 07/25	365.00
	655 General Fund	08/31/2025	DCSI, Inc.	34105	Service Call 08/25	1,449.00
	655 General Fund	08/31/2025	DCSI, Inc.	34104	Service Call 08/25	444.00
	655 General Fund	08/29/2025	DCSI, Inc.	34052	Service Call 07/25	798.00
	655 General Fund	08/29/2025	DCSI, Inc.	34041	Service Call 07/25	658.98
	655 General Fund	08/29/2025	DCSI, Inc.	34042	Service Call 07/25	1,181.49
	655 General Fund	08/27/2025	DCSI, Inc.	34021	Service Call 07/25	237.49
	655 General Fund	08/21/2025	FitRev, Inc.	35776	Fitness Maintenance 08/25	95.00
	655 General Fund	08/21/2025	FitRev, Inc.	35780	Fitness Maintenance 08/25	95.00
	655 General Fund	08/22/2025	Hernando County Utili-SS00001-00	08/25	North Clubhouse Water Bill 08/25	512.12
	655 General Fund	08/22/2025	Hernando County Utili-SS00013-00	08/25	South Clubhouse Water Bill 08/25	556.78
	655 General Fund	08/31/2025	Juniper Landscaping of Florida, LLC	353359	Fertilization, Insect and Disease Control 08/25	395.64
	655 General Fund	08/31/2025	Juniper Landscaping of Florida, LLC	353359	Fertilization, Insect and Disease Control 08/25	2,186.46
	655 General Fund	08/25/2025	Juniper Landscaping of Florida, LLC	351958	Irrigation Repair 08/25	1,391.30
	655 General Fund	08/25/2025	Juniper Landscaping of Florida, LLC	351959	Irrigation Repair 08/25	4,373.56
	655 General Fund	08/31/2025	Juniper Landscaping of Florida, LLC	353713	Irrigation Repair 08/25	3,825.00
	655 General Fund	08/25/2025	Juniper Landscaping of Florida, LLC	351960	Irrigation Repair 08/25	3,189.76
	655 General Fund	08/25/2025	Juniper Landscaping of Florida, LLC	351961	Irrigation Repair 08/25	1,085.72
	655 General Fund	08/28/2025	Panzners Tree Service, Inc.	4574	Tree Removal Services 08/25	5,800.00
	655 General Fund	08/27/2025	Quality Sod & Landscape Solutions, LLC	167124	Sod Installation 08/25	4,521.00
	655 General Fund	08/01/2025	Quality Sod & Landscape Solutions, LLC	151088	Sod Installation 05/25	9,757.50
	655 General Fund	08/31/2025	Rizzetta & Company, Inc.	INV0000102387	EE Recruiting & Cell Phone 08/25	152.16
	655 General Fund	08/29/2025	Rizzetta & Company, Inc.	INV0000102345	Personnel Reimbursement 08/25	14,419.82
	655 General Fund	08/26/2025	Waste Management Inc. of Florida	1118662-1568-9 09/25 ACH	Waste Disposal Services South Clubhouse 14-49138-12001 09/25	71.93
	655 General Fund	08/26/2025	Waste Management Inc. of Florida	1118754-1568-4 09/25 ACH	Waste Disposal Services North Clubhouse 15-19762-63003 09/25	165.58
	655 General Fund	08/22/2025	Withlacoochee River Electric Cooperative, Inc.	Monthly Summary 08/25 ACH 655	Electric Services 08/25	4,815.12
	655 General Fund	08/22/2025	Withlacoochee River Electric Cooperative, Inc.	Monthly Summary 08/25 ACH 655	Electric Services 08/25	6,898.53
Sum for 655, 2639						69,651.94
655, 2640						
	655 Reserve Fund	08/25/2025	Stephen W. Taylor	216	25% 2nd Payment-Pressure Clean Community Walls, Repair Walls and Painting 08/25	38,975.00
Sum for 655, 2640						38,975.00
Sum for 655						108,626.94
Sum Total						108,626.94

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

Balance Sheet

1. Trust statement activity has been recorded through 08/31/25.
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 11

MINUTES OF MEETING

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

**STERLING HILL
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Sterling Hill Community Development District was held on **Tuesday, September 9, 2025, at 9:31 a.m.** at the Sterling Hill North Clubhouse located at 4411 Sterling Hill Boulevard, Spring Hill, Florida, 34609.

Present and constituting a quorum:

Christina Miller	Board Supervisor, Chairman
Sandra Manuele	Board Supervisor, Vice Chairman
Darrin Bagnuolo	Board Supervisor, Assistant Secretary
Nancy Feliu	Board Supervisor, Assistant Secretary
Michael Gebala	Board Supervisor, Assistant Secretary (<i>joined the mtg, at 9:42 a.m.</i>)

Also present were:

Lynn Hayes	District Manager, Rizzetta
Lauren Gentry	District Counsel, Kilinski/Van Wyk (via conference call)
John Toborg	Landscape Inspection Manager, Rizzetta (<i>joined the mtg, at 9:45 a.m.</i>)
Jason Pond	Clubhouse Manager
Charlie Hemelgain	Juniper
Audience	None

FIRST ORDER OF BUSINESS**Call to Order**

Mr. Hayes called the meeting to order at 9:31 a.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**

There were no audience comments put forward.

FOURTH ORDER OF BUSINESS**BUSINESS ITEMS****A. Consideration of Resolution 2025-08; Amendment to Amenity Rules**

On a motion from Ms. Miller, seconded by Mr. Bagnuolo, with four in favor, the Board of Supervisors adopted Resolution 2025-08 amending the amenity rules, setting a \$150.00 fee for non-residents, as amended, for the Sterling Hill Community Development District.

B. Discussion of Southside Bus Stop

No action was taken on this matter.

FIFTH ORDER OF BUSINESS**Staff Reports****A. District Engineer****1. Consideration of Pickleball Proposals**

Mr. Brletic was not in attendance but provided copies of the proposals from Superior Sealers, Mor Sports Group, Sunrise Homes & Renovations, and Welch Tennis. Staff provided input regarding what was included in the proposals and costs for items not included.

On a motion from Mr. Gebala, seconded by Ms. Manuele, with all in favor, the Board of Supervisors approved the proposal from Superior Sealers to construct 4 pickleball courts for \$144,070.00, to be funded from the reserve funds and authorized the Chair to execute pending District Counsel preparing the final form of agreement, for the Sterling Hill Community Development District.

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

Mr. Toborg reviewed the Landscape Inspection Report and asked that Juniper provide him with an accounting of their last day of scheduled work, what was accomplished, and where it was done. He noted concern with how long it is taking Juniper to complete plant replacements and recommended that the Board not take any action on proposals for additional plants until this has been completed. Mr. Toborg mentioned irrigation issues at the Brackenwood monument and in Haverhill that need to be prioritized. Along with turf issues in the Amersham Isles and a few safety issues that need to be addressed. Mr. Pond will handle.

Discussion was held regarding onsite staff calling in for towing. Ms. Gentry explained towing procedures. She will draft an agreement with the towing company.

2. Review of Juniper Contractor Responses for July

Mr. Hemelgain spoke on behalf of Juniper.

C. District Counsel

Ms. Gentry reminded the Board to complete the 2025 Ethics training.

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

There were no questions on the report.

E. District Manager**1. Review of District Manager Report and Monthly Financials**

Mr. Hayes reviewed the District Manager Report and Monthly Financials, he also reminded the Board that the next meeting is scheduled for October 14, 2025, at 10:00 a.m.

SIXTH ORDER OF BUSINESS**BUSINESS ADMINISTRATION****A. Consideration of Minutes of Board of Supervisors' Meeting held on August 12, 2025**

On a motion from Mr. Bagnuolo, seconded by Ms. Feliu, with all in favor, the Board of Supervisors approved the minutes of the regular meeting held on August 12 2025, as presented, for the Sterling Hill Community Development District.

B. Ratification of Operations & Maintenance Expenditures for July 2025

On a motion from Ms. Feliu, seconded by Mr. Gebala, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenses for July 2025 (\$100,219.02), as discussed, for the Sterling Hill Community Development District.

On a motion from Mr. Bagnuolo, seconded by Ms. Miller, with all in favor, the Board of Supervisors approved increasing the credit limit for the Valley credit card to \$15,000, for the Sterling Hill Community Development District.

SEVENTH ORDER OF BUSINESS**Audience Comments**

No audience in attendance.

EIGHTH ORDER OF BUSINESS**Supervisor Requests**

Mr. Gebala inquired if Juniper had turned off the cameras at Covey Run. Mr. Ponds stated that he or his staff would have to check this.

NINTH ORDER OF BUSINESS**Adjournment**

On a motion from Mr. Bagnuolo, seconded by Ms. Miller, with all in favor, the Board of Supervisors adjourned the meeting at 10:46 a.m. for the Sterling Hill Community Development District.

Assistant Secretary

Chairman/Vice Chairman

Tab 12

STERLING HILL COMMUNITY DEVELOPMENT DISTRICT

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

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

www.sterlinghillcdd.org

Operation and Maintenance Expenditures August 2025 For Board Approval

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

The total items being presented: **\$ 216,801.01**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Architectural Assembly, Inc.	300181	25017-BAL	Balance -Remove and Replace Trellis Covers 07/25	\$ 6,510.00
Architectural Assembly, Inc.	300190	25022-DEP	50% Deposit - Pool Sunshade Recover Project 08/25	\$ 15,884.50
Baker Well Drilling Inc.	300194	2025075	Service Call - North Club House Well 08/25	\$ 8,420.00
Baker Well Drilling Inc.	300194	2025076	Service Call - South Club House Well 08/25	\$ 3,575.00
Brletic Dvorak, Inc.	300177	2050	Engineering Services 07/25	\$ 1,365.00
Christina Miller	20250819-4	CM081225	Board of Supervisor Meeting 08/12/25	\$ 200.00
Darrin Bagnuolo	20250819-3	DB081225	Board of Supervisor Meeting 08/12/25	\$ 200.00
DCSI, Inc.	300184	33943	Service Call - Brightstone Gate 07/25	\$ 220.00
DCSI, Inc.	300184	33959	Service Call - Sterling Hill North 07/25	\$ 944.00
Florida Department of Revenue	20250819	37-8015579013-3 0/25 ACH	37-8015579013-3 Sales & Use Tax 07/25	\$ 402.51
Hernando County Utilities	20250814-2	SS00001-00 07/25	North Clubhouse Water Bill 07/25	\$ 449.19

Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Hernando County Utilities	20250814-1	SS00013-00 07/25	South Clubhouse Water Bill 07/25	\$ 492.50
Juniper Landscaping of Florida, LLC	300191	294086	Hurrican Milton Clean Up 10/24	\$ 4,367.50
Juniper Landscaping of Florida, LLC	300191	348092	General Landscape Maintenance 08/25	\$ 20,705.16
Juniper Landscaping of Florida, LLC	300182	349240	Insect and Disease Control 07/25	\$ 395.64
Juniper Landscaping of Florida, LLC	300182	350323	Irrigation Repairs 07/25	\$ 4,488.90
Juniper Landscaping of Florida, LLC	300195	351277	Irrigation Repair 08/25	\$ 5,292.87
Juniper Landscaping of Florida, LLC	300195	351278	Irrigation Repair 08/25	\$ 841.84
Juniper Landscaping of Florida, LLC	300195	351279	Irrigation Repair 08/25	\$ 400.00
Juniper Landscaping of Florida, LLC	300195	351280	Irrigation Repair 08/25	\$ 786.81
Juniper Landscaping of Florida, LLC	300195	351345	Irrigation Repair 08/25	\$ 2,072.05
Juniper Landscaping of Florida, LLC	300195	351346	Irrigation Repair 08/25	\$ 4,500.00

Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Kilinski Van Wyk, PLLC	300185	12938	General Legal Services 07/25	\$ 3,730.50
Michael William Gebala	20250819-1	MG081225	Board of Supervisor Meeting 08/12/25	\$ 200.00
Motion Picture Licensing Corporation	300186	504430913	MPLC Umbrella License 01/20/24 - 01/19/25	\$ 1,621.80
Motion Picture Licensing Corporation	300186	504449390	MPLC Blanket License 01/20/25 - 01/19/26	\$ 1,727.22
Nancy E Feliu	20250819-2	NF081225	Board of Supervisor Meeting 08/12/25	\$ 200.00
Outsmart Pest Management, Inc.	300187	45518	Pest Control Treatment North Clubhouse 08/25	\$ 75.00
Outsmart Pest Management, Inc.	300187	45519	Pest Control Treatment South Clubhouse 08/25	\$ 75.00
Rizzetta & Company, Inc.	300175	INV0000101256	District Management Fees 08/25	\$ 5,686.84
Rizzetta & Company, Inc.	300176	INV0000101299	Personnel Reimbursement, Amenity Management & Oversight 08/25	\$ 15,225.83
Rizzetta & Company, Inc.	300180	INV0000101338	Cell Phone 07/25	\$ 50.00
Rizzetta & Company, Inc.	300199	INV0000101371	Personnel Reimbursement 08/25	\$ 13,683.46
Ronald J. & Jackie C. Wood	300196	6276	North & South Clubhouse Carpet Cleaning 08/25	\$ 800.00

Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Sandra Manuele	300188	SM081225	Board of Supervisor Meeting 08/12/25	\$ 200.00
Sarah Shelby	300192	SS081225	Reimbursement for Damages from Gates	\$ 1,646.37
		Reimbursement	01/25	
Shore Pool Services	300197	3639	Pool Maintenance North Clubhouse 08/25	\$ 2,622.00
Shore Pool Services	300197	3689	Pool Maintenance 08/25	\$ 850.00
Signature Privacy Walls of Florida, Inc.	300178	2256	Sidewalk Repair 07/25	\$ 58,500.00
Southern Automated Access Services, LLC	300179	16723	Maintenances - Call Boxes 07/25	\$ 1,278.00
Southern Automated Access Services, LLC	300179	16782	Service Call - Brightstone 08/25	\$ 115.00
Southern Automated Access Services, LLC	300179	16783	Service Call - Windance 08/25	\$ 230.00
Southern Automated Access Services, LLC	300179	16784	Maintenances - Call Boxes (Cont Inv 16723) 08/25	\$ 60.00
Southern Automated Access Services, LLC	300189	16804	Service Call - Arborglades 08/25	\$ 115.00
Southern Automated Access Services, LLC	300189	16805	Service Call - Amersham 08/25	\$ 120.00
Southern Automated Access Services, LLC	300189	16814	Service Call - Mandalay 08/25	\$ 115.00

Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Southern Automated Access Services, LLC	300198	16861	Service Call - Covey Run 08/25	\$ 115.00
Southern Automated Access Services, LLC	300198	Monthly Summary 08/25 655	Southern Phone Summary 08/25	\$ 622.35
Talamesi Folasa	300193	000117	Replacement of Main Gates at Arborglades due to Crash 08/25	\$ 5,700.00
Valley National Bank	20250822	CC073125-655 ACH	Credit Card Expenses 07/25	\$ 6,854.35
Waste Management Inc. of Florida	20250815	1101729-1568-5 ACH	Waste Disposal Services North Clubhouse 15-19762-63003 08/25	\$ 166.35
Withlacoochee River Electric Cooperative, Inc.	20250808	Monthly Summary 07/25 ACH 655	Electric Services 07/25	<u>\$ 11,902.47</u>
Report Total				<u>\$ 216,801.01</u>

Architectural Assembly Inc

18207 Akins Drive
Spring Hill Florida 34610
Phone:813-363-4411
abbottdonna@gmail.com
joshua.abbott08@gmail.com

Invoice Date: July 18, 2025

Final Invoice

Sold To:

Sterling Hill CDD
4411 Sterling Hill Blvd
Spring Hill Florida 34609

Job Location:

Serling Hill North Club
4411 Sterling Hill Blvd
Spring Hill Florida 34609

Invoice Number	Payment Terms	Sales Rep	Due Date
25017-BAL	Due Upon Receipt	JA	July 18, 2025

Description	Amount
Remove and replace trellis covers, Hardware to be replaced as needed. Fabric to be beige sunsure textile. Fabric to be flame retardant. 1 a approx 82'-0" x 10'-0" and 1 at approx 52'-0" x 10'-0"	\$13,020.00

RECEIVED
07-18-2025

Engineering Cost:	\$0.00
Total Contract Amount:	\$13,020.00
Deposit:	\$6,510.00
Remaing Balance:	\$6,510.00





Architectural Assembly Inc

18207 Akins Drive
Spring Hill Florida 34610
Phone:(813)363-4411
abbottdonna@gmail.com
joshua.abbott08@gmail.com

Invoice Date: August 18, 2025

50% Deposit Invoice

Sold To:

Sterling Hill CDD
3434 Colwell Ave Suite 200
Tampa Florida 33614

Job Location:

Sterling Hill Cdd
4411 Sterling Hill Road
Spring Hill Florida
Invoice #25022-DEP

Payment Terms	Sales Rep	Due Date
Due Upon Receipt	JA	August 18, 2025

Description	Amount
Remove old cover and replace with new. Existing framework to be reused. Fabric to be Heather beige sunbrella. 1 at approx 250'-0" linear foot x 14'-0" foot. Fabric will need to be made in sections. The sections of fabric will need to be removed to use as a pattern, There could be some imperfections in cover due to existing framework. \\	\$31,769.00

RECEIVED
08-18-2025

Total Contract Amount:	\$31,769.00
50% Deposit (Due)	\$15,884.50

BAKER WELL DRILLING, INC.

9915 U. S. Highway 301, North
Tampa, FL 33637

Invoice

Date	Invoice #
8/7/2025	2025075

Bill To
STERLING HILLS CDD 4411 STERLING HILLS BLVD SPRING HILL, FL 34609 ATTN: JASON

Ship To
North well club house

P.O. Number		Terms	Rep	Ship	Via	F.O.B.	Project	
		Due on receipt		8/7/2025				
Quantity	Item Code	Description				Price Each	Amount	
1	Service Call	Service call, Labor , and Materials to repair well.				250.00	250.00	
1	PUMP HOIST	SERVICE CALL				850.00	850.00	
1	Materials	Labor and Pump Hoist				7,320.00	7,320.00	
		Materials (pump, motor, cycle stop, and check valve						

RECEIVED
08-08-2025

BAKER WELL DRILLING, INC.

9915 U. S. Highway 301, North
Tampa, FL 33637

Invoice

Date	Invoice #
8/7/2025	2025076

Bill To
STERLING HILLS CDD 4411 STERLING HILLS BLVD SPRING HILL, FL 34609 ATTN: JASON

Ship To
South club house well

P.O. Number		Terms	Rep	Ship	Via	F.O.B.	Project	
		Due on receipt		8/7/2025				
Quantity		Item Code	Description				Price Each	Amount
1		Service Call	Service call, labor, and materials to repair well system				250.00	250.00
1		Labor	SERVICE CALL				675.00	675.00
1		Materials	LABOR TO INSTALL MATERIALS				2,650.00	2,650.00
			MATERIALS (TANK, MAG STARTED, CYCLE STOP, AND FITTINGS					

RECEIVED
08-08-2025

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 2050
DATE 07/31/2025
TERMS Net 30
DUE DATE 08/30/2025

PROJECT NAME
Sterling Hill CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager	[July 08 - July 31]	6:30	210.00	1,365.00

BALANCE DUE **\$1,365.00**

Pay invoice





Sterling Hill COMMUNITY DEVELOPMENT DISTRICT
Jul-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	5.50	\$210	S. Brletic	\$1,155.00
South Clubhouse Dog Park Redevelopment - Plans, Permitting, Site Visits	1.00	\$210	S. Brletic	\$210.00
		\$150	S. Brletic	\$0.00
		\$120	K. Wagner	\$0.00
SWFWMD Statement of Inspection		\$80	S. Ferguson	\$0.00
ERP No. 24962.001		\$120	K. Wagner	\$0.00
Site Visit, Reporting, Certification				
INVOICE TOTAL	6.50			\$1,365.00

Sterling Hill CDD Meeting
Meeting Date: August 12, 2025

SUPERVISOR PAY REQUEST

RECEIVED
08-15-2025

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

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	<i>6:00pm</i>
Meeting End Time:	<i>7:54pm</i>
Total Meeting Time:	<i>1.54</i>

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: _____

David Adams



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

Invoice

BILL TO

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
33943	08/07/2025	\$220.00	08/22/2025	Net 15	

P.O. NUMBER
11171

SALES REP
Tech: DC

ACCT#/LOT/BLK
Brightstone Gate

DATE	ACTIVITY	QTY	RATE	AMOUNT
07/07/2025	Camera/DVR Service (C) Reason for call: No WiFi at Brightstone gate. Tech Notes: Checked WiFi router and it will not power up. Replaced WiFi router and re-networked camera system - OK.	1	145.00	145.00
07/07/2025	Camera/DVR Parts TP-TL-WR94ON Wireless N Router	1	75.00	75.00

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

SUBTOTAL 220.00
TAX (6.5%) 0.00
TOTAL 220.00
BALANCE DUE

\$220.00

RECEIVED
08-07-2025



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

Invoice

BILL TO

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
33959	08/08/2025	\$944.00	08/23/2025	Net 15	

P.O. NUMBER
11185

SALES REP
Tech: DC

ACCT#/LOT/BLK
Sterling Hill North

DATE	ACTIVITY	QTY	RATE	AMOUNT
07/18/2025	Access/ Gate:Service Reason for call: Access control system not working after power surge - please check. Tech notes: 1. Checked access control board and found the four-door reader board surged. Removed the old board, installed and programmed a new one, and tested the system - OK.	1	145.00	145.00
07/18/2025	Access/ Gate:Parts AEC21-4WR 4 Reader Control Board	1	799.00	799.00

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

SUBTOTAL	944.00
TAX (6.5%)	0.00
TOTAL	944.00
BALANCE DUE	\$944.00

RECEIVED
08-08-2025



State of Florida
Department of Revenue

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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: 250818744854**

DR15-EZ

Certificate Number

Collection Period

Confirm Date and Time

37-8015579013-3**07/2025****08/18/2025 11:11:07 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: 8/19/2025
Amount for Check: \$402.51

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
Phone Number: 813-533-2950
Email Address: tpreston@rizzetta.com

1. Gross Sales
(Do not include tax) 6192.49
2. Exempt Sales
(Include these in Gross Sales, Line 1) 0.00
3. Taxable Sales/Purchases
(Include Internal/Out-of-State Purchases) 6192.49

Discretionary Sales Surtax Information			
Taxable Sales and Purchases Not Subject to Discretionary Sales Surtax			
A.		\$	0.00
B.	Total Discretionary Sales Surtax Due	\$	2.01

4. Total Tax Due
(Include Discretionary Sales Surtax from Line B) \$ 402.51
5. Less Lawful Deductions \$ 0.00
6. Less DOR Credit Memo \$ 0.00
7. Net Tax Due \$ 402.51
8. a. Less (-) Collection Allowance; or if Late, \$ 0.00
8. b. Plus (+) Penalty and Interest \$ 0.00
9. Amount Due With Return \$ 402.51

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

Payment you have authorized

402.51



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

07/24/25
SS00001-00

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

Current Charges **449.19**
Current Charges Due Date **08/13/25**
Total Due **449.19**

SS0000100 9 000044919 3 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

RECEIVED
07-25-2025

ACCOUNT NUMBER
SS00001-00
ACCOUNT NAME
SHCDD NORTH PARK REC CTR
SERVICE ADDRESS
4411 STERLING HILL BLVD
TRANSPONDER ID
1830522390

METER ID	METER SIZE/UNITS	METER READ	PREVIOUS READ	BILL FROM	BILL TO	DAYS IN READ
60658034	1 1/2"	5.0000	07/15/2025	06/13/2025	06/24/2025	07/24/2025 32
AVG MONTHLY USAGE		AVG USAGE LAST MONTH		AVG SAME MONTH LAST YEAR		3 YR RESIDENTIAL AVERAGE
27200		25500		36000		
CURRENT READ	PREVIOUS READ	CONSUMPTION	IRR CURRENT READ	IRR PREVIOUS READ	CONSUMPTION - AVG CONSUMPTION	
5494700	5461000	33700				

Water Account			
1	\$2.00	0 - 50,000	67.40
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 483.63
PAYMENTS RECEIVED 483.63 CR
BALANCE FORWARD 0.00

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

CURRENT ACTIVITY
WATER USAGE 67.40
WATER BASE CHG 49.25

SEWER USAGE 202.54
SEWER USAGE - Billed at \$6.01/1,000 gallons
based on meter units
SEWER BASE CHG 130.00

TOTAL CURRENT CHARGES 449.19
TOTAL DUE 449.19

HISTORY (GAL)	
JUN	38000
MAY	29000
APR	43600
MAR	22300
FEB	40800
JAN	11700
DEC	34300
NOV	19400
OCT	9200
SEP	32500
AUG	12900
JUL	13000

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

07/24/25
SS00013-00

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

Current Charges 492.50
Current Charges Due Date 08/13/25
Total Due 492.50

SS0001300 6 000049250 0 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
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RECEIVED
07-25-2025

ACCOUNT NUMBER
SS00013-00
ACCOUNT NAME
STERLING HILL COMM DEV COMM
SERVICE ADDRESS
4250 STERLING HILL BLVD
TRANSPONDER ID
1564795098

METER ID	METER SIZE/UNITS	METER READ	PREVIOUS READ	BILL FROM	BILL TO	DAYS IN READ
54750392	1"	2.5000	07/15/2025	06/13/2025	06/24/2025	07/24/2025 32
AVG MONTHLY USAGE		AVG USAGE LAST MONTH		AVG SAME MONTH LAST YEAR		3 YR RESIDENTIAL AVERAGE
34200		32700		30200		
CURRENT READ	PREVIOUS READ	CONSUMPTION	IRR CURRENT READ	IRR PREVIOUS READ	CONSUMPTION - AVG CONSUMPTION	
1742900	1695900	47000				

Water Account			
1	\$2.00	0 - 25,000	50.00
2	\$3.20	25,001 - 50,000	70.40
3	\$4.80	50,001 - 75,000	N/A
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 781.73
PAYMENTS RECEIVED 781.73 CR
BALANCE FORWARD 0.00

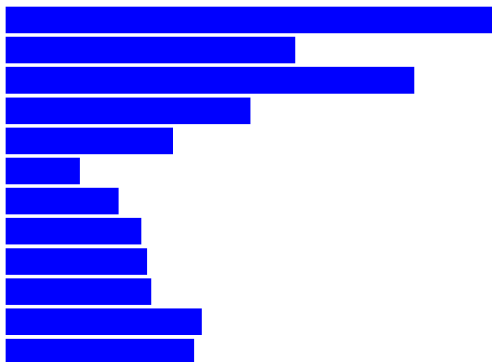
Any Past Due Balance Must Be Paid Immediately to Avoid Interruption in Service

CURRENT ACTIVITY
WATER USAGE 120.40
WATER BASE CHG 24.63

SEWER USAGE 282.47
SEWER USAGE - Billed at \$6.01/1,000 gallons
based on meter units
SEWER BASE CHG 65.00

TOTAL CURRENT CHARGES 492.50
TOTAL DUE 492.50

HISTORY (GAL)	
JUN	74200
MAY	43800
APR	61800
MAR	37000
FEB	25300
JAN	11200
DEC	17100
NOV	20500
OCT	21400
SEP	22000
AUG	29700
JUL	28500



SS00013-00

Please Remit Payment to:

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



Invoice 294086

Bill To
Sterling Hill CDD c/o Rizzetta and Company 3434 Colwell Ave STE 200 Tampa , 33614

Date	Due Date
11/01/24	12/1/2024
Account Owner	PO#
ANGEL RIVERA	

Item	Qty/UOM	Rate	Ext. Price	Amount
#300072 - 2024 HURRICANE Milton debris clean up				\$8,735.00
<i>Storm Clean up - 10/24/2024</i>				
Machine w/Operator - Storm Clean-up	10.00HR	\$110.00	\$1,100.00	
Storm - Debris by the truck(8 cu Yards)	3.00EA	\$345.00	\$1,035.00	
Storm Clean Up Labor	120.00HR	\$55.00	\$6,600.00	

Juniper would like to propose a thorough cleanup of all debris along the boulevard and clubhouse areas. In addition, we have identified several large oak trees on the south side of the clubhouse that require trimming and cutting back.

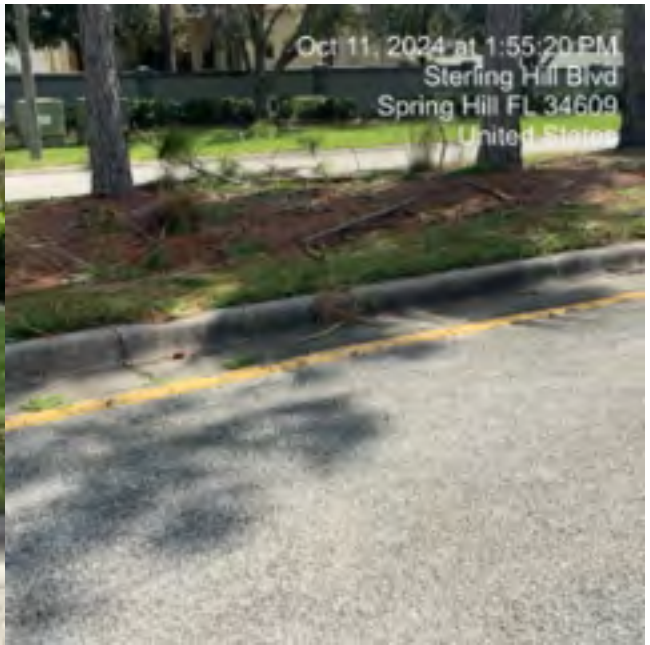
It is important to note that large sticks and debris on the turf currently prevent us from mowing the area effectively. To maintain the landscape properly, these obstructions need to be cleared.

Please see the attached pictures for reference.



Thank you for allowing us to serve you.

JuniperLandscaping.com
863-327-2063



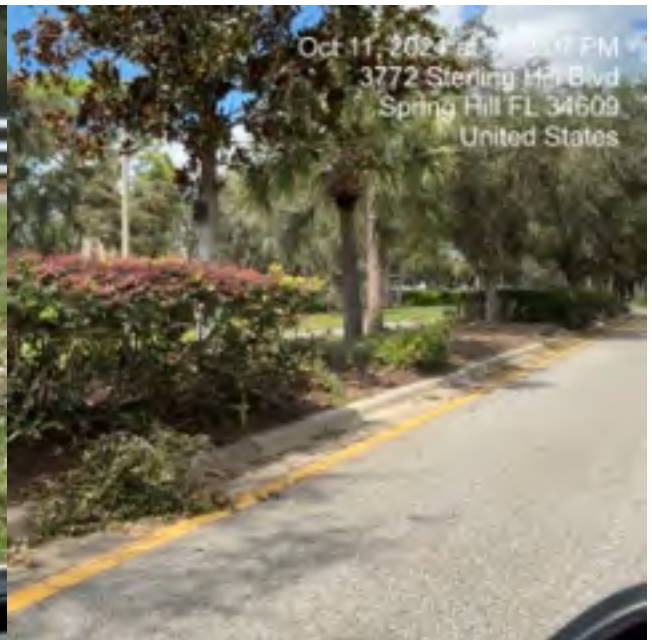
Thank you for allowing us to serve you.

JuniperLandscaping.com
863-327-2063



Thank you for allowing us to serve you.

JuniperLandscaping.com
863-327-2063



Thank you for allowing us to serve you.

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863-327-2063



Thank you for allowing us to serve you.

JuniperLandscaping.com
863-327-2063



RECEIVED
08-13-2025

Subtotal	<u>\$8,735.00</u>
Less Payments/Credits	<u>(\$4,367.50)</u>
Balance Due	\$4,367.50

***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
863-327-2063

Please Remit Payment to:

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



Invoice 348092

Bill To
Sterling Hill CDD c/o Rizzetta and Company 3434 Colwell Ave STE 200 Tampa , FL 33614

Date	Due Date
08/01/25	8/31/2025
Account Owner	PO#
CHARLES HEMELGARN	

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

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)
\$20,705.16	\$26,805.16	\$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

Please Remit Payment to:

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



Invoice 349240

Bill To
Sterling Hill CDD c/o Rizzetta and Company 3434 Colwell Ave STE 200 Tampa , FL 33614

Date	Due Date
07/31/25	8/30/2025
Account Owner	PO#
CHARLES HEMELGARN	

Item	Amount
#348417 - Sterling Hill 2026-2026 Single Ticket Maintenance Renewal	
<i>Insect and Disease Control - 07/31/2025</i>	<i>\$395.64</i>



Grand Total \$395.64

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$21,100.80	\$6,100.00	\$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

Please Remit Payment to:

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



Invoice 350323

Bill To
Sterling Hill CDD c/o Rizzetta and Company 3434 Colwell Ave STE 200 Tampa , FL 33614

Date	Due Date
07/31/25	8/30/2025
Account Owner	PO#
CHARLES HEMELGARN	

Item	Qty/UOM	Rate	Ext. Price	Amount
#355038 - Irrigation Repairs - Clock B- completed				\$4,488.90

Lateral Components - 07/07/2025

DBRY Gel Cap Installed	2.00EA	\$22.14	\$44.27
Irrigation Diagnostic Labor	35.00HR	\$100.00	\$3,500.00
Large King Nut Installed	10.00EA	\$23.52	\$235.24
Medium King Nut Installed	15.00EA	\$21.68	\$325.13
Solenoids Installed	4.00EA	\$96.07	\$384.26

RECEIVED
08-07-2025**Grand Total \$4,488.90**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$25,589.70	\$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

Please Remit Payment to:

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



Invoice 351277

Bill To
Sterling Hill CDD c/o Rizzetta and Company 3434 Colwell Ave STE 200 Tampa , FL 33614

Date	Due Date
08/18/25	9/17/2025
Account Owner	PO#
CHARLES HEMELGARN	

Item	Qty/UOM	Rate	Ext. Price	Amount
#352461 - Controller D Irrigation Continuity/Ohm Test - Troubleshooting and Repair Zones				\$5,292.87

Control Components - 08/04/2025

DBRY Gel Cap	50.00EA	\$5.81	\$290.42
Irrigation Technician Labor	45.00HR	\$100.00	\$4,500.00
Medium King Nut	60.00EA	\$8.19	\$491.59
Single Strand 12 GU Wire per ft.	20.00FT	\$0.54	\$10.86

RECEIVED
08-18-2025

Grand Total \$5,292.87

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$32,911.22	\$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

Please Remit Payment to:

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



Invoice 351278

Bill To
Sterling Hill CDD c/o Rizzetta and Company 3434 Colwell Ave STE 200 Tampa , FL 33614

Date	Due Date
08/18/25	9/17/2025
Account Owner	PO#
CHARLES HEMELGARN	

Item	Qty/UOM	Rate	Ext. Price	Amount
#353029 - Irrigation Repair - Clock D Zone 14 Valve Replacement				\$841.84
<i>Control Components - 08/06/2025</i>				
2" - 2.5" Misc Fittings	5.00EA	\$13.91	\$69.56	
2" Valve	1.00EA	\$174.04	\$174.04	
Expansion Coupling 3"	1.00EA	\$79.70	\$79.70	
Irrigation Tech Labor	6.00HR	\$85.00	\$510.00	
PVC Pipe 3" - sch 40 by the foot	3.00FT	\$2.85	\$8.54	

RECEIVED
08-18-2025**Grand Total** **\$841.84**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$32,911.22	\$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

Please Remit Payment to:

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



Invoice 351279

Bill To
Sterling Hill CDD c/o Rizzetta and Company 3434 Colwell Ave STE 200 Tampa , FL 33614

Date	Due Date
08/18/25	9/17/2025
Account Owner	PO#
CHARLES HEMELGARN	

Item	Qty/UOM	Rate	Ext. Price	Amount
#354139 - Completed Irrigation Repairs - North Clubhouse Clock/Bleeding Power				\$400.00
<i>Control Components - 08/05/2025</i>				
Irrigation Diagnostic Labor	4.00HR	\$100.00	\$400.00	

RECEIVED
08-18-2025

Grand Total \$400.00

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$32,911.22	\$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

Please Remit Payment to:

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



Invoice 351280

Bill To
Sterling Hill CDD c/o Rizzetta and Company 3434 Colwell Ave STE 200 Tampa , FL 33614

Date	Due Date
08/18/25	9/17/2025
Account Owner	PO#
CHARLES HEMELGARN	

Item	Qty/UOM	Rate	Ext. Price	Amount
#356287 - Needed Irrigation Repairs - Clock G				\$786.81
<i>Lateral Components - 08/13/2025</i>				
2" - 2.5" Misc Fittings	1.00EA	\$22.27	\$22.27	
Expansion Coupling 2"	1.00EA	\$66.14	\$66.14	
Irrigation Tech Labor	8.00HR	\$85.00	\$680.00	
Top Soil 1 CF	5.0001CF	\$3.68	\$18.40	



Grand Total \$786.81

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$32,911.22	\$0.00	\$0.00	\$0.00	\$4,367.50

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

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Thank you for allowing us to serve you.

JuniperLandscaping.com
(239) 561-5980

Please Remit Payment to:

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



Invoice 351345

Bill To
Sterling Hill CDD c/o Rizzetta and Company 3434 Colwell Ave STE 200 Tampa , FL 33614

Date	Due Date
08/18/25	9/17/2025
Account Owner	PO#
CHARLES HEMELGARN	

Item	Qty/UOM	Rate	Ext. Price	Amount
#349952 - Controller D- Completed Irrigation Repairs - Faulty Valves				\$2,072.05

Lateral Components - 08/04/2025

DBRY Gel Cap Installed	6.00EA	\$22.13	\$132.79
Medium King Nut	60.00EA	\$9.18	\$550.59
Single Strand 12 GU Wire per ft.	450.00FT	\$0.61	\$273.60
Valve Box 12" Rectangle Deep Installed	7.00EA	\$159.30	\$1,115.07

RECEIVED
08-18-2025**Grand Total** \$2,072.05

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$39,483.27	\$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

Please Remit Payment to:

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



Invoice 351346

Bill To
Sterling Hill CDD c/o Rizzetta and Company 3434 Colwell Ave STE 200 Tampa , FL 33614

Date	Due Date
08/18/25	9/17/2025
Account Owner	PO#
CHARLES HEMELGARN	

Item	Qty/UOM	Rate	Ext. Price	Amount
#352462 - Continued Irrigation Continuity/Ohm Test Controller D-Troubleshooting and Repair Zones (7.7.25 - 7.10.25)				\$4,500.00
<i>Control Components - 08/11/2025</i>				
Irrigation Technician Labor	45.00HR	\$100.00	\$4,500.00	

Grand Total \$4,500.00

RECEIVED
08-18-2025

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$39,483.27	\$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 # 12938
Date: 08/11/2025
Due On: 09/10/2025

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$3,730.50	) - (\$0.00	) = \$3,730.50

STHCDD-01

Sterling Hill CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	LG	07/01/2025	Review order granting MSJ in Mutrie case; update files regarding same.	0.20	\$365.00	\$73.00
Service	LG	07/07/2025	Review agenda package and prepare for board meeting.	0.70	\$365.00	\$255.50
Service	LG	07/08/2025	Prepare resolution adopting change to clubhouse pet rules; send copy of Hernando County noise ordinance for staff reference; attend Board meeting; confer with engineer regarding pickleball project.	3.60	\$365.00	\$1,314.00
Service	AR	07/08/2025	Prepare for and attend CDD meeting.	3.10	\$285.00	\$883.50
Service	LG	07/09/2025	Call with Bagnuolo regarding status of pickleball contract; call with Pond regarding same; research terms of payment and performance bond.	1.20	\$365.00	\$438.00
Service	LG	07/10/2025	Prepare draft of resolution setting hearing on updated Rules of Procedure and notices of rulemaking and rule development.	0.10	\$365.00	\$36.50

Service	LG	07/13/2025	Provide copy of traffic enforcement agreement to supervisors.	0.20	\$365.00	\$73.00
Service	LG	07/14/2025	Confer with vendor regarding pickleball contract; confer with district manager and district engineer regarding same.	0.80	\$365.00	\$292.00
Service	LG	07/17/2025	Research CDD ROW ownership and respond to HOA records request.	0.70	\$365.00	\$255.50
Service	LG	07/31/2025	Correspond with Hernando County regarding update to traffic enforcement agreement.	0.30	\$365.00	\$109.50
Total						\$3,730.50

RECEIVED
08-15-2025

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

Please pay within 30 days.



Motion Picture Licensing Corporation
5140 W. Goldleaf Circle, Suite 103
Los Angeles, CA 90056
Tel: 866-552-MPLC (6752)
www.mplc.org

11/21/2023

Invoice No. 504430913

BILL TO: Sterling Hill Community Development District

REMIT TO: Motion Picture Licensing Corporation
PO Box 80144
City of Industry, CA 91716-8144

PO No.

CUSTOMER SERVICE: 866-552-MPLC (6752)

QUANTITY	DESCRIPTION	AMOUNT
1	MPLC Umbrella License covering the term: 01/20/2024 to 01/19/2025	\$1,621.80
TERMS: PAYABLE 30 DAYS FROM DATE OF INVOICE		Total
		\$1,621.80



[Click here to pay by credit card via Stripe](https://us.mplc.com/pay-an-invoice/) or visit: <https://us.mplc.com/pay-an-invoice/>



Please include Invoice Number on check, payable to MPLC.

08-16-2025

DETACH AND RETURN BOTTOM PORTION WITH PAYMENT

For contact, address, or delivery method change requests, please visit: mplc.org/currentmembers



PO BOX 66970
Los Angeles, CA 90066-6970

PIN # (enter #'s only)	Invoice No	Date	Amount	Amount Due	Paid Amount
MPLCUS5995046	504430913	11/21/2023	\$1,621.80	\$1,621.80	\$0.00

BILL TO:
Jason Pond
Sterling Hill Community Development District

PLEASE REMIT CHECK PAYMENT TO:

Motion Picture Licensing Corporation
PO Box 80144
City of Industry, CA 91716-8144



Motion Picture Licensing Corporation
5140 W. Goldleaf Circle, Suite 103
Los Angeles, CA 90056
Tel: 866-552-MPLC (6752)
www.mplc.org

11/21/2023

Jason Pond
Sterling Hill Community Development District

Customer No. MPLCUS5995046

Dear Jason Pond,

Attached below is your new MPLC Certificate of License. Your Umbrella License® has automatically renewed in accordance with our underlying agreement. The license fee is \$1,621.80. An invoice is enclosed for your review and payment.

MPLC's Umbrella License remains a simple and affordable way to publicly show movies, TV programs, and other content that is intended for personal, private use. Whether streamed, downloaded, broadcasted or shown via your cable TV, DVD or Blu-ray, MPLC's Umbrella License helps you ensure copyright compliance in accordance with the US Copyright Act.

Thank you for continuing to support the creative community. Your commitment to compliance helps ensure the future of the entertainment we know and love. If you have any questions, please contact our Member Services Department at (866) 552- MPLC (6752) or online at <https://us.mplc.com/customer-support/>.

Sincerely,

Member Services
info@mplc.com



License Number: 504430913

MPLC Umbrella License Certificate

Be it known to Sterling Hill Community Development District has obtained from MPLC the right to publicly perform, as defined in the U.S. Copyright Act, motion pictures, TV programs and other audio-visual content originally intended for personal use only, via any means including but not limited to DVD, streaming and download, pursuant to the terms and conditions of the Umbrella License Agreement between parties.

The most recent terms and conditions may be found at www.mplc.org.

This Certificate of License expires on: 01/19/2025

A handwritten signature in black ink, appearing to be 'R. B. B.', is located at the bottom right of the certificate.

Authorised on behalf of Motion Picture Licensing Corporation



Motion Picture Licensing Corporation
5140 W. Goldleaf Circle, Suite 103
Los Angeles, CA 90056
Tel: 866-552-MPLC (6752)
www.mplc.org

11/20/2024

Invoice No. 504449390

BILL TO: Sterling Hill Community Development District
4411 Sterling Hill Boulevard
Spring Hill, FL
34609

REMIT TO: Motion Picture Licensing Corporation
PO Box 80144
City of Industry, CA 91716-8144

PO No.

CUSTOMER SERVICE: 866-552-MPLC (6752)

QUANTITY	DESCRIPTION	AMOUNT
1	MPLC Blanket License covering the term: 01/20/2025 to 01/19/2026	\$1,727.22
TERMS: PAYABLE 30 DAYS FROM DATE OF INVOICE		
Total		\$1,727.22



[Click here to pay by credit card via Stripe](https://us.mplc.com/pay-an-invoice/) or visit: <https://us.mplc.com/pay-an-invoice/>



Please include Invoice Number on check, payable to MPLC.

08-16-2025

DETACH AND RETURN BOTTOM PORTION WITH PAYMENT

For contact, address, or delivery method change requests, please visit: mplc.org/currentmembers



PO BOX 66970
Los Angeles, CA 90066-6970

PLEASE REMIT CHECK PAYMENT TO:

Motion Picture Licensing Corporation
PO Box 80144
City of Industry, CA 91716-8144

BILL TO:

Jason Pond
Sterling Hill Community Development District
4411 Sterling Hill Boulevard
Spring Hill, FL 34609

PIN # (enter #'s only)	Invoice No	Date	Amount	Amount Due	Paid Amount
MPLCUS5995046	504449390	11/20/2024	\$1,727.22	\$1,727.22	\$0.00



Motion Picture Licensing Corporation
5140 W. Goldleaf Circle, Suite 103
Los Angeles, CA 90056
Tel: 866-552-MPLC (6752)
www.mplc.org

11/20/2024

Jason Pond
Sterling Hill Community Development District
4411 Sterling Hill Boulevard
Spring Hill, FL 34609

Customer No. MPLCUS5995046

Dear Jason Pond,

Attached below is your new MPLC Certificate of License. Your Blanket License® has automatically renewed in accordance with our underlying agreement. The license fee is \$1,727.22. An invoice is enclosed for your review and payment.

MPLC's Blanket License remains a simple and affordable way to publicly show movies, TV programs, and other content that is intended for personal, private use. Whether streamed, downloaded, broadcasted or shown via your cable TV, DVD or Blu-ray, MPLC's Blanket License helps you ensure copyright compliance in accordance with the US Copyright Act.

Thank you for continuing to support the creative community. Your commitment to compliance helps ensure the future of the entertainment we know and love. If you have any questions, please contact our Member Services Department at (866) 552-MPLC (6752) or online at <https://us.mplc.com/customer-support/>.

Sincerely,

Member Services
info@mplc.com



License Number: 504449390

MPLC Blanket License Certificate

Be it known to Sterling Hill Community Development District has obtained from MPLC the right to publicly perform, as defined in the U.S. Copyright Act, motion pictures, TV programs and other audio-visual content originally intended for personal use only, via any means including but not limited to DVD, streaming and download, pursuant to the terms and conditions of the Umbrella License Agreement between parties.

The most recent terms and conditions may be found at www.mplc.org.

This Certificate of License expires on: 01/19/2026

A handwritten signature in black ink, likely belonging to a representative of Motion Picture Licensing Corporation.

Authorised on behalf of Motion Picture Licensing Corporation



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

Service Slip/Invoice

INVOICE: 45518
DATE: 08/14/2025
ORDER: 45518

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
08/14/2025	04:28 PM				
Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	08/14/2025			

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
08-15-2025

* 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: 45519
DATE: 08/14/2025
ORDER: 45519

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
08/14/2025	04:27 PM			
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	08/14/2025		

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
08-15-2025

* 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 #
8/2/2025	INV0000101256

Bill To:

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

Services for the month of	Terms	Client Number
August	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
RECEIVED 07-30-2025	Subtotal		\$5,686.84
	Total		\$5,686.84

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

Invoice

Date	Invoice #
8/2/2025	INV0000101299

Bill To:

Sterling Hill CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	\$1,833.33	\$1,833.33
Personnel Reimbursement	1.00	\$13,392.50	\$13,392.50
RECEIVED 08-01-2025	Subtotal		\$15,225.83
	Total		\$15,225.83

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

Invoice

Date	Invoice #
8/1/2025	INV0000101338

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 #
8/15/2025	INV0000101371

Bill To:

Sterling Hill CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$13,683.46	\$13,683.46
RECEIVED 08-18-2025	Subtotal		\$13,683.46
	Total		\$13,683.46

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
6276	08/12/2025	\$800.00	08/12/2025	Due On Completion	

ACTIVITY	DESCRIPTION	AMOUNT
	Services below are for 4411 & 4250 Sterling Hills Blvd, Spring Hill, FL 34609	0.00
Carpet Cleaning - Extraction	Professional rotary extraction for: Carpets in North & South Clubhouses	790.00
Discount	Carpet Extraction Discount due to monthly maintenance option	-110.00
Vinyl Tile Buffing	Professional monthly tile buffing for North Clubhouse	60.00
Vinyl Tile Buffing	Professional monthly tile buffing for South Clubhouse	60.00

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

BALANCE DUE **\$800.00**

 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
 08-12-2025

Sterling Hill
Community Development District

District Office: 3434 Colwell Ave. – Suite 200 – Tampa, Florida 33614

Check Request

Amount: \$1,646.37

Date: 08/12/25

RECEIVED
08-12-2025

Payable To: Sarah Shelby

Address: 4411 Sterling Hill Blvd.
Spring Hill, Fl. 34609

Reason: Damage to 2017 Toyota Sienna Limited Van that occurred on 1/13/25. Arborglades gate closed on her vehicle when exiting due to stopped traffic and her inability to move forward any further. The district was at fault for this incident. This was CDD board approved to pay for damages.

Requestor: Jason Pond – Manager

Approved: _____

 8/12/25

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.: 3639
Terms: Net 30
Invoice date: 08/01/2025
Due date: 08/31/2025

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

RECEIVED
08-01-2025

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.: 3689
Terms: Net 30
Invoice date: 08/18/2025
Due date: 09/17/2025

Date	Product or service	Description	Qty	Rate	Amount
08/18/2025	Stenner Pump	Stenner Pump Installed South Pool Chlorine	1	\$850.00	\$850.00

Total \$850.00

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

08-18-2025

View and pay

Invoice

DATE	INVOICE #
7/1/2025	2256

BILL TO	
Sterling Hill CDD 4411 Sterling Hill Blvd. Spring Hill, FL 34609 Attention Jason Pond	

PROJECT NAME	
Sidewalk sections replacement	

		DUE DATE
		7/31/2025
DESCRIPTION	AMOUNT	
to remove and dispose about 225 sections of damaged sidewalk, cut roots underneath sidewalk and pour new sections of side walk	58,500.00	

RECEIVED
07-02-2025

RECEIVED
07-02-2025

We accept check payment only

Total	58,500.00
Balance Due	58,500.00



PROPOSAL # 4247GFD

5217 Macoso Court
New Port Richey, Florida 34655
Ph (727)271-4946
Fax (727)264-8736
signatureprivacywalls@gmail.com

DATE: 04/24/2025
BID EXPIRES 30 DAYS FROM ABOVE DATE

SOLD TO Sterling Hill CDD
Sterling Hill -
Sidewalk Sections
PROJECT: Replacement

ATTN: Jason Pond
EMAIL: sterlinghillclub@live.com

Scope of Work:		Qty	UM	Price	Amount
1	to remove and dispose about 225 sections of damaged sidewalk, to cut roots underneath sidewalk and to pour new sections of side walk (about 4050 SF)	1	LS	\$ 58,500.00	\$ 58,500.00

TOTAL	\$ 58,500.00
--------------	---------------------

Additional option(if needed only):

TERMS OF PAYMENT: NET 30 FROM THE DATE OF COMPLETION OF WORK

This proposal is based on estimated quantity (LF). Actual LF Installed will be billed. Signature Privacy walls of FL, Inc. will not be responsible if any damage occurst to the sidewalk, landscaping and sod around the panel that will be replaced. Signature Privacy Walls will not replace any sod or landscaping after repair is completed.

Note:

Seller: Signature Privacy Walls of FL, Inc.

Buyer:

Signature & Title

Date Accepted:



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/31/2025	16723

Bill To

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

			Job Name	Terms
				Due on receipt
Quantity	Description	Rate	Serviced	Amount
	Checked battery back up in the remaining communities. EDGEMERE Batteries we OK Replaced missing operation instruction sticker on the call box. BRIGHTSTONE Replaced 2 batteries in exit curb side operator and instruction sticker. BRACKENWOOD Replaced 2 batteries in the entrance island operator and wire fittings in the exit island operator. Also replaced instruction sticker AMERSHAM ISLE The Siren Sensor was bad, replaced under warranty, tested successfully. Replaced 6 batteries in the entrance curb side and both exit operators. HAVERHILL Replaced 2 batteries in entrance curb side operator. The siren sensor microphone was bad, replaced the microphone., sensor works as it should. Replaced instruction sticker. COVEY RUN Replaced bad microphone in the siren sensor.			
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	
			Payments/Credits	
			Balance Due	



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/31/2025	16723

Bill To

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

			Job Name	Terms
				Due on receipt
Quantity	Description	Rate	Serviced	Amount
	GLENBURNE Replaced 4 batteries, entrance curb side and exit curb side operators.			
	ARBORGLADES Replaced instruction sticker.			
	MANDALAY Replaced instruction sticker.			
	WINDANCE Replaced instruction sticker.			
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	
			Payments/Credits	
			Balance Due	



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/31/2025	16723

Bill To

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

			Job Name	Terms
				Due on receipt
Quantity	Description	Rate	Serviced	Amount
7	DKS Instruction decal	8.00		56.00
16	12 Volt 7 AH battery	46.50		744.00
	Miscellaneous materials.	18.00		18.00
4	Hourly Tech Charge	115.00		460.00
			RECEIVED 07-31-2025	
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	\$1,278.00
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 personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.			Payments/Credits	\$0.00
			Balance Due	\$1,278.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
8/6/2025	16782

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
1	Report that the curb side operator would not open. Operators lost communication link. Restored communication and gates resumed normal operation. All performing properly at this time. Hourly Tech Charge	115.00		115.00

RECEIVED
08-06-2025

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 personel 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 #
8/6/2025	16783

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
2	Hourly Tech Charge Remotes not working. Determined the receiver is bad. I returned with the last pre purchased receiver that I had in stock. Installed and tested successfully.	115.00		230.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total \$230.00	
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 personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.			Payments/Credits \$0.00	
			Balance Due \$230.00	

RECEIVED
08-06-2025



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
8/6/2025	16784

Bill To

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

			Job Name	Terms
				Due on receipt
Quantity	Description	Rate	Serviced	Amount
2	Siren sensor microphones that were omitted from the invoice 16723. S.O.S. microphone.	30.00		60.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total \$60.00	
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 personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.			Payments/Credits \$0.00	
			Balance Due \$60.00	

RECEIVED
08-06-2025



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
8/11/2025	16804

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
1	Request to put exit gates back in service after the gates were re installed by others. Gates were in service upon arrival. Adjusted close limit as the arm geometry was off. Hourly Tech Charge	115.00		115.00

RECEIVED
08-13-2025

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 personel 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 #
8/13/2025	16805

Bill To

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

			Job Name	Terms
			AMERSHAM	Due on receipt
Quantity	Description	Rate	Serviced	Amount
1	Replaced missing bolt on exit island side gate, put gates back in service. Hourly Tech Charge Miscellaneous materials.	115.00 5.00		115.00 5.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total \$120.00	
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 personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.			Payments/Credits \$0.00	
			Balance Due \$120.00	

RECEIVED
08-13-2025



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
8/15/2025	16814

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
1	Report that there were intermittent issues with remotes and the call box. Tested with my remote and code with no issues. Witnesses residents and vendors use codes and remotes successfully as well. 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	
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 \$115.00	

RECEIVED
08-15-2025



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
8/19/2025	16861

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
1	Report that the curb side operator is not closing. Observed that the communication link between the two operators was not performing properly. Disconnected wires and utilized inherent wireless communication. Island side circuit board needed to be reset. Tested many cycles, all performing properly at this time. 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	
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 \$115.00	

RECEIVED
08-19-2025

Southern Automated Access Services						
for Sterling Hill CDD						
Summary Gate Phones 08/25						
Inv #	Amount	Bill Date	Location	Phone	GL Code	Object Code
16825	\$45.95	08/18/25	Windance	352-606-8291	54100	4102
16826	\$45.95	08/18/25	Glenburne	352-293-5649	54100	4102
16830	\$57.95	08/18/25	Barrington	352-200-0045	54100	4102
16835	\$45.95	08/18/25	Brightstone	352-200-9243	54100	4102
16836	\$57.95	08/18/25	Amersham Isles	352-515-8644	54100	4102
16837	\$45.95	08/18/25	Mandalay	352-200-0606	54100	4102
16838	\$57.95	08/18/25	Dunwoody	352-200-9285	54100	4102
16839	\$45.95	08/18/25	Haverhill	352-488-8717	54100	4102
16840	\$45.95	08/18/25	Arborglades	352-403-6878	54100	4102
16845	\$45.95	08/18/25	Covey Run	352-403-6824	54100	4102
16851	\$45.95	08/18/25	Brackenwood	813-527-1521	54100	4102
16853	\$34.95	08/18/25	Storage Lot	352-238-5488	54100	4102
16854	\$45.95	08/18/25	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 #
8/18/2025	16825

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		45.95

RECEIVED
08-18-2025

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 #
8/18/2025	16826

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
08-18-2025

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 #
8/18/2025	16830

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
08-18-2025

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.
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 \$57.95



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
8/18/2025	16835

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
08-18-2025

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 #
8/18/2025	16836

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
08-18-2025

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.
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 \$57.95



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
8/18/2025	16837

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	45.95		45.95

RECEIVED
08-18-2025

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 personnel 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 #
8/18/2025	16838

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	57.95	4/20/2025	57.95

RECEIVED
08-18-2025

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.
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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 \$57.95

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.



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
8/18/2025	16840

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
08-18-2025

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 #
8/18/2025	16845

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	8/18/2025	45.95

RECEIVED
08-18-2025

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 #
8/18/2025	16851

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	8/20/2025	45.95

RECEIVED
08-18-2025

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 #
8/18/2025	16853

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	8/18/2025	34.95
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total \$34.95	
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 \$34.95	

RECEIVED
08-18-2025



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
8/18/2025	16854

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	8/18/2025	45.95

RECEIVED
08-18-2025

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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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



MASI, LLC.

METAL FAB, CONCRETE,
FRAMING, HANDYMAN, DEMO

INVOICE

CHECKS PAYABLE TO :
TALAMESI FOLASA
14678 BENSBROOK DR.
SPRING HILL, FL. 34609

Date : 08/11/2025

Invoice No : 000117

TOTAL DUE :
\$ 5,700.00

DESCRIPTION	UNIT PRICE	QTY	TOTAL
Removal and fabrication of two main gates at Arborglades village due to crash on 7/2/25		2	
Material needed for gate repairs and hardware.		1	
Powder coat gates		2	
Reinstall the gates		2	

SUBTOTAL

\$5,700.00

Bill To:
Sterling Hill CDD
4411 Sterling Hill Blvd.
Spring Hill, Fl. 34609
(352)686-5161

RECEIVED
08-13-2025

TOTAL \$5,700.00

Get in touch:

(808)469-2569
helenafolasa@yahoo.com



MASI, LLC.



CC073125-655

0 0

ACCOUNT SUMMARY

Credit Limit	\$10,000.00
Credit Available	\$7,520.00
Statement Closing Date	July 31, 2025
Days in Billing Cycle	31
Previous Balance	\$4,374.38
Payments & Credits	\$8,748.76
Purchases & Other Charges	\$6,854.35

Balance Transfer	\$0.00
FEES CHARGED	\$0.00
INTEREST CHARGED	\$0.00
New Balance	\$2,479.97

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	\$2,479.97
Minimum Payment Due	\$2,479.97
Payment Due Date	August 25, 2025

RECEIVED
09-04-2025

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			\$8,748.76-	
07/25	07/25	F1515006E00CHGDDA	AUTOMATIC PAYMENT - THANK YOU	4,374.38-
07/30	07/30	85334116KEHMS7TWW	PAYMENT - PAYPOINT NEW YORK NY	4,374.38-
		MICHELLE WHITE	\$0.00	
		JASON POND	\$6,854.35	
07/01	07/01	55432865N63HSNTEJ	AMAZON MKTPL*N35C68QB2 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	32.70
07/01	07/01	55432865N63QTR0HJ	AMAZON MKTPL*N32439CG1 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	22.49
07/04	07/04	55432865T5VAE6ZS8	SPECTRUM 855-707-7328 MO MCC: 4899 MERCHANT ZIP: 06902	169.97
07/04	07/04	55432865T5V59PMWX	AMAZON.COM*N370W3M41 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	41.79
07/04	07/04	55432865T5V64M6SY	AMAZON.COM*N32G84H80 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	159.96
07/08	07/08	82711165XEHPMP301X	COMFORT CONTROL SPECIA SPRING HILL FL	119.00

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	August 25, 2025
New Balance	\$2,479.97
Minimum Payment Due	\$2,479.97
Past Due Amount	\$0.00

Amount Enclosed:

\$

Make Check
Payable to:

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
07/08	07/08	82117555XEHHMJBD	MCC: 1711 MERCHANT ZIP: BESTCLEANERSANDLAUNDRY SPRING HILL FL	47.25
07/09	07/09	55432865Z5X1JRBBS	MCC: 7216 MERCHANT ZIP: CIRCLE K 01690 TAMPA FL	73.00
07/10	07/10	55432865Z5XB2WQD9	MCC: 5542 MERCHANT ZIP: IN *SPECIALTY INSTALLA 727-8498846 FL	1,914.75
07/10	07/10	55432865Z5X8LTR7H	MCC: 5039 MERCHANT ZIP: AMAZON MKTPL*NR6K11NB2 AMZN.COM/BILL WA	15.00
07/11	07/11	5543286605XEY0BNE	MCC: 5942 MERCHANT ZIP: AMAZON MKTPL*NR0V49EJ2 AMZN.COM/BILL WA	24.99
07/11	07/11	5543286605XHG25AJ	MCC: 5942 MERCHANT ZIP: AMAZON MKTPL*NL3890RS0 AMZN.COM/BILL WA	188.26
07/11	07/11	5543286605XHG41FX	MCC: 5942 MERCHANT ZIP: AMAZON MKTPL*NR3R05032 AMZN.COM/BILL WA	21.45
07/11	07/11	5543286605XP6JHVY	MCC: 5942 MERCHANT ZIP: ATT*BILL PAYMENT 800-288-2020 TX	225.65
07/12	07/12	5543286615XT8GKBBK	MCC: 4899 MERCHANT ZIP: 33614 AMAZON MKTPL*NR9UJ0LE0 AMZN.COM/BILL WA	28.78
07/14	07/14	821175563EHMDJADS	MCC: 5942 MERCHANT ZIP: NUTS AND VOLTS ELECTRI WEEKI WACHEE FL	587.50
07/22	07/22	55432866B610B1LPQ	MCC: 1731 MERCHANT ZIP: AMAZON MKTPL*7E5PE9663 AMZN.COM/BILL WA	18.69
07/22	07/22	55432866B618F7W7H	MCC: 5942 MERCHANT ZIP: AMAZON MKTPL*KI45N2Z93 AMZN.COM/BILL WA	259.90
07/22	07/22	55500376QQ4785GEZ	MCC: 5942 MERCHANT ZIP: WAWA 5184 BROOKSVILLE FL	71.50
07/22	07/22	82117556BEH MJ3V2W	MCC: 5542 MERCHANT ZIP: 34613 BESTCLEANERSANDLAUNDRY SPRING HILL FL	26.46
07/24	07/24	55432866D61N3WALK	MCC: 7216 MERCHANT ZIP: AMAZON MKTPL*W24PS9ZF3 AMZN.COM/BILL WA	27.99
07/24	07/24	55432866D61X88BJ3	MCC: 5942 MERCHANT ZIP: AMAZON MKTPL*0C8R59Z73 AMZN.COM/BILL WA	70.81
07/25	07/25	55432866E61ZXRTPT	MCC: 5942 MERCHANT ZIP: AMAZON.COM*959NS1OD3 AMZN.COM/BILL WA	41.79
07/25	07/25	02305376FEJ0Y9GYN	MCC: 5942 MERCHANT ZIP: OFFICE DEPOT #2162 BROOKSVILLE FL	229.99
07/29	07/29	55432866J63ETTPHL	MCC: 5943 MERCHANT ZIP: 34613 AMAZON MKTPL*CG3QD1FU3 AMZN.COM/BILL WA	699.99
07/29	07/29	82117556JEHMRHGDN	MCC: 5942 MERCHANT ZIP: BESTCLEANERSANDLAUNDRY SPRING HILL FL	35.91
07/30	07/30	55432866K5SG1RM79	MCC: 7216 MERCHANT ZIP: LOWES #01605* SPRING HILL FL	66.84
07/30	07/30	55432866L5SJ3XVQY	MCC: 5200 MERCHANT ZIP: 346061925 CIRCLE K 07485 SPRING HILL FL	71.50
07/30	07/30	55263526KQQFH3HRH	MCC: 5542 MERCHANT ZIP: MARATHON 259655 SPRING HILL FL	92.00
07/30	07/30	05314616K8PLBJJ1Y	MCC: 5542 MERCHANT ZIP: 34606 LOVE POWER EQUIPMENT I HOMOSASSA FL	1,468.44
			MCC: 5571 MERCHANT ZIP:	

IMPORTANT ACCOUNT INFORMATION

\$0 - \$2,479.97 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 08/25/25. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	\$10.94	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$17.14	\$0-\$500,000 = 0.25%
New Cashback Balance	\$28.08	\$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	31	\$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
07/01/25-07/31/25**

				Maintenance & Repair	Office Supplies	Fitness Equipment Maintenance & Repair	Vehicle Maintenance	Special Events	Clubhouse Misc. Expenses	Telephone, Internet, Cable
				57200-4647	57200-5101	57200-4914	57200-4660	57400-4775	57200-4733	57200-4103
Date	Vendor Name	Reason for Expenditure	Amount							
06/30/25	Amazon.com	Decibel Meter/ SoundLever Meter	(22.49)						(22.49)	
07/01/25	Amazon.com	Stapler & Basketball Nets	\$ (32.70)						(32.70)	
07/03/25	Amazon.com	Air Filters for North Clubhouse	\$ (159.96)						(159.96)	
07/04/25	Amazon.com	Dog Food Subscription (To be Reimbursed by Jason Pond, Clubhouse Manager. Purchase made in error, he thought used personal credit card in in-app wallet)	\$ (41.79)						(41.79)	
07/05/25	Spectrum Business	Internet & Phone for South Clubhouse	\$ (169.97)							(169.97)
07/08/25	Comfort Cool	AC Diagnostic Testing	\$ (119.00)	(119.00)						
07/09/25	Best Cleaners	Wash, Dry, Fold Rags	\$ (47.25)					(47.25)		
07/09/25	Circle K	Gas for Work Truck	\$ (73.00)				(73.00)			
07/09/25	Amazon.com	"Deposit Only" Stamp	\$ (21.45)		(21.45)					
07/10/25	Amazon.com	Flashlights, Weed Killer, Ant Killer	\$ (188.26)	(188.26)						
07/10/25	Amazon.com	(3) Pool Wall Clocks	\$ (28.78)						(28.78)	
07/10/25	Amazon.com	Folding Hand Saw	\$ (15.00)	(15.00)						
07/10/25	Amazon.com	Screw Extractor	\$ (24.99)	(24.99)						
07/10/25	Specialty Installation & Repair	Repair & Replace Broken Door in Men's Room	\$ (1,914.75)						(1,914.75)	
07/11/25	Nuts & Volts	Service Call - Repair Splash Pad Breaker	\$ (587.50)	(587.50)						
07/11/25	AT&T	Internet & Phone for North Clubhouse	\$ (225.65)							(225.65)
07/21/25	Amazon.com	Laminating Pouches	\$ (18.69)		(18.69)					
07/22/25	WaWa	Gas for Work Truck	\$ (71.50)				(71.50)			
07/22/25	Amazon.com	Antibacterial Wipes for Fitness Center	\$ (259.90)			(259.90)				
07/23/25	Best Cleaners	Wash, Dry, Fold Rags	\$ (26.46)					(26.46)		
07/23/25	Amazon.com	Waterproof Tarp	\$ (27.99)						(27.99)	
07/24/25	Amazon.com	Vice Grips, Blower Bulb	\$ (70.81)	(70.81)						
07/25/25	Amazon.com	Dog Food Subscription (To be Reimbursed by Jason Pond, Clubhouse Manager. Purchase made in error, he thought used personal credit card in in-app wallet)	\$ (41.79)						(41.79)	
07/25/25	Office Depot	Archer Router for South Clubhouse	\$ (229.99)						(229.99)	
07/29/25	Amazon.com	Lenovo Computer for South Clubhouse	\$ (699.99)						(699.99)	
07/30/25	Circle K	Gas for Work Truck	\$ (71.50)				(71.50)			
07/30/25	Best Cleaners	Wash, Dry, Fold Rags	\$ (35.91)					(35.91)		
07/30/25	Marathon	Gas for SxS, Blower & Pressure Washer	\$ (92.00)				(92.00)			
07/30/25	Lowe's	Clubhouse Keys & Copies	\$ (66.84)						(66.84)	
07/30/25	Loves Power Equipment	Side by Side Repair	\$ (1,468.44)				(1,468.44)			
	TOTAL	001-10102	(6,854.35)	(1,005.56)	(40.14)	(259.90)	(1,776.44)	(109.62)	(3,267.07)	(395.62)

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
6/30/25	Amazon.com	Decibel meter / sound level meter	22.49
7/1/25	Amazon.com	Stapler and (2) basketball nets	32.70
7/3/25	Amazon.com	Air filters for north clubhouse	159.96
7/5/25	Spectrum Business	Internet & phone for south clubhouse	169.97
7/8/25	Comfort Control	Air conditioning diagnostic fee for Alc	119.00
7/9/25	Best Cleaners	Wash, fold, dry rags	47.25
7/9/25	Circle K	Gas for work truck	73.00
7/9/25	Amazon.com	Deposit only stamp for new bank for CDD	21.45
7/10/25	Amazon.com	Flashlights, weed killer (6), ant killer (3)	188.26
7/10/25	Amazon.com	(2) outdoor pool wall clocks	28.78
7/10/25	Amazon.com	11" Folding hand saw	15.00
7/10/25	Amazon.com	Damaged screw extractor	24.99
7/10/25	Specialty Installations & Sales	Repair and replace broken men's bathroom door and partition	1,914.75

Submitted By: 

Date: 7/16/25

Total Amount: 2,817.60

Approved By: _____ Date: _____

Order Details

Order placed June 30, 2025 Order # 113-1356528-8431430

Ship to	Payment method	Order Summary	
Sterling Hill CDD 4411 STERLING HILL BLVD SPRING HILL, FL 34609-0866 United States	Mastercard ending in 1615	Item(s) Subtotal:	\$22.49
		Shipping & Handling:	\$0.00
		Total before tax:	\$22.49
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$22.49

Arriving tomorrow	
	Decibel Meter, TopTes TS-S01B Sound Level Meter with 2.25" Backlit LCD Screen, Portable SPL Tester with A/C Weighted, Range 30-130dB, MAX/MIN, Data Hold, Use for Home, Noisy Neighbor, Factory - Orange Sold by: Toptes Direct Supplied by: Other \$22.49

Order Details

Order placed July 1, 2025 Order # 113-9097142-3674635

Ship to	Payment method	Order Summary	
Sterling Hill CDD 4411 STERLING HILL BLVD SPRING HILL, FL 34609-0866 United States	Mastercard ending in 1615	Item(s) Subtotal:	\$32.70
		Shipping & Handling:	\$2.99
		Free Shipping:	-\$2.99
		Total before tax:	\$32.70
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$32.70

Arriving today 10 AM – 3 PM



Swingline Stapler Value Pack, 20 Sheet Capacity, Jam Free, includes Standard Stapler, 5000 Staples and Staple Remover, Black (\$4551)

Sold by: Amazon.com
Supplied by: Other

\$12.72

LAO XUE Basketball Net Outdoor,(7.16 oz) 12 Loops Professional Heavy Duty Basketball Net Replacement,All Weather Anti Whip, Suitable for Outdoor Standard 12 Loops Basketball Hoop

Sold by: LAO XUE
Supplied by: Other

2
\$9.99

Order Details

Order placed July 3, 2025 Order # 113-0867931-2884215

Ship to	Payment method	Order Summary	
Sterling Hill CDD 4411 STERLING HILL BLVD SPRING HILL, FL 34609-0866 United States	Mastercard ending in 1615	Item(s) Subtotal:	\$159.96
		Shipping & Handling:	\$0.00
		Total before tax:	\$159.96
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$159.96

Arriving Saturday	
	Filtrete 20x30x1 Air Filter, MPR 300, MERV 5, Clean Living Basic Dust 3-Month Pleated 1-Inch Air Filters, 6 Filters Sold by: Amazon.com Supplied by: Other 2 \$39.99
	Filtrete 18x24x1 Air Filter, MPR 300, MERV 5, Clean Living Basic Dust 3-Month Pleated 1-Inch Air Filters, 6 Filters Sold by: Amazon.com Supplied by: Other 2 \$39.99

Thanks for Your Payment

From Spectrum Business <MyAccount@spectrumemails.com>

Date Sat 7/5/2025 3:07 PM

To sterlinghillclub@live.com <sterlinghillclub@live.com>

[View in Browser](#) [En español](#)



Thanks for Your Payment

Dear Valued Customer,

Thank you for using Auto Pay. Your payment of \$169.97 was drafted on July 3, 2025.



Thank You for Your Recent Payment

You can [manage your payment anytime](#).

Draft Date:

July 3, 2025

Method of Payment:

Auto Pay

Account Number:

Ending in 4730

Payment Amount:

\$169.97

Payment Method:

Card ending in 1615



Sterling Hills
4411 Sterling Hill Blvd
Spring Hill, FL 34609

(352) 650-7402
sterlinghillclub@live.com

JOB	#30235
SERVICE DATE	Jun 09, 2025
INVOICE DATE	Jun 09, 2025
PAYMENT TERMS	Upon receipt
DUE DATE	Jun 09, 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
Air Conditioner - Diagnostic Service Fee - Commercial Expert Troubleshooting & Diagnosis	1.0	\$119.00	\$119.00
Unit in Rental/Party room not keeping up.			
See Jason for any approvals			
Tech Findings: Found stat for 72, temp is also down to 72. Turned stat down. Check system operation in cool. Checked pressure amps coils and motors. Found EVAP coil plugged and bottom of AH stocked w boxes.			
* Boxes can not be placed there, due to restricting air flow to return. Need to pull n clean EVAP coil*			

Subtotal	\$119.00
Total Tax	\$0.00
None (0%)	\$0.00
Job Total	\$119.00
Amount Due	\$0.00

Thank you for your business!

BEST

Cleaners & Laundry

**Next Day - BC
R2 - 8**

Wed 07/09/25 5pm

Hills, Sterling4411 Sterling Hills Blvd
Spring Hill, FL 34609
(352) 650-7402**25189-175-A****1 Piece 1/1**

Item	Price
Commercial Laundry -	47.25
Comm LDY - Wash Dry Fold	
9axg	
25 Units	
Fold All	
Subtotal	47.25
Total	47.25

Fold All**Best Cleaners & Laundry**

352-666-2378

4315 LAMSON AVE

SPRING HILL, FL 34608-3323

Tue 07/08/25 9:27am by Robert H

7/9/2025 10:49:4
Order Number: 1111753
Circle K 2701690
8705 Citrus Park Dr
Tampa FL 33625
(813) 920-0458
Term: 102
Appr: 0009437
UNL-REG
PUMP No. 05
Gallons 24.505
PRICE/G \$2.979
TOTAL FUEL \$73.00
TOTAL SALE \$73.00
SALE
Master Card
Card Num: (R)
XXXXXXXXXXXX1615
Contactless

USD\$ 73.00

Mastercard
AID: A00000000041010
TVR: 0000000001
IAD:
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
TSI: E000
ARC: 00
ARQC:
B7241A5305F34637

07/09/2025 10:46:30

I agree to pay the
above Total Amount
according to Card
Issuer Agreement.

THANK YOU
HAVE A NICE DAY

Order Details

Order placed July 9, 2025 Order # 113-5489026-7482629

Ship to	Payment method	Order Summary
Sterling Hill CDD 4411 STERLING HILL BLVD SPRING HILL, FL 34609-0866 United States	Mastercard ending in 1615	Item(s) Subtotal: \$21.45 Shipping & Handling: \$0.00 Total before tax: \$21.45 Estimated tax to be collected: \$0.00 Grand Total: \$21.45

Arriving July 15 - July 18



Promot Self Inking Stamp – Custom Text Stamp for Address, Office, or Business Use
- Medium

Sold by: [Stamp Hub](#)

Supplied by: Other

\$21.45

Order Details

Order placed July 10, 2025 Order # 113-3063127-0233853

Ship to	Payment method	Order Summary	
Sterling Hill CDD 4411 STERLING HILL BLVD SPRING HILL, FL 34609-0866 United States	Mastercard ending in 1615	Item(s) Subtotal:	\$188.26
		Shipping & Handling:	\$2.99
		Free Shipping:	-\$2.99
		Total before tax:	\$188.26
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$188.26

Arriving tomorrow 10 AM – 3 PM



UUYEE 3Pack Rechargeable Flashlights High Lumens, Super Bright Flashlight, 5Modes LED Flashlight Rechargeable, Adjustable Tactical Flashlights High Powered, Flash Lights for Emergency Camping Home

Sold by: YUUYE Technology-US

Supplied by: Other

\$29.98



Roundup Weed & Grass Killer, Refill, Use in and Around Flower Beds, Trees, Driveways, Walkways & More, 1.25 gal.

Sold by: Amazon.com

Supplied by: Other

\$15.97

Arriving tomorrow 10 AM – 3 PM



Ortho Fire Ant Killer Broadcast Granules, Kills Mounds in 15 Minutes, 6 Month Protection, Treats 5,000 sq. ft., 11.5 lb.

Sold by: Amazon.com

Supplied by: Other

\$20.82

Order Details

Order placed July 10, 2025 Order # 113-8456284-0734627

Ship to	Payment method	Order Summary	
Sterling Hill CDD 4411 STERLING HILL BLVD SPRING HILL, FL 34609-0866 United States	Mastercard ending in 1615	Item(s) Subtotal:	\$28.78
		Shipping & Handling:	\$0.00
		Total before tax:	\$28.78
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$28.78

Arriving Saturday



Alarlok 12 Inch Outdoor Clock with Thermometer and Hygrometer Combo,
Waterproof Indoor Outdoor Wall Clocks for Patio, Pool,Garden Decor- Retro Bronze
Sold by: Alarlok-US
Supplied by: Other
2 \$14.39

Order Details

Order placed July 10, 2025 Order # 113-5599690-8377009

Ship to	Payment method	Order Summary	
Sterling Hill CDD 4411 STERLING HILL BLVD SPRING HILL, FL 34609-0866 United States	Mastercard ending in 1615	Item(s) Subtotal:	\$15.00
		Shipping & Handling:	\$2.99
		Free Shipping:	-\$2.99
		Total before tax:	\$15.00
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$15.00

Arriving today 2 PM – 6 PM



REXBETI Folding Saw, Heavy Duty 11 Inch Extra Long Blade Hand Saws for Wood
Camping, Dry Wood Pruning Saws With Hard Teeth, Quality SK-5 Steel
Sold by: ningbochaoxinjinchukouyouxiangongsi
Supplied by: Other
\$15.00

Order Details

Order placed July 10, 2025 Order # 113-1476579-0866603

Ship to	Payment method	Order Summary	
Sterling Hill CDD 4411 STERLING HILL BLVD SPRING HILL, FL 34609-0866 United States	Mastercard ending in 1615	Item(s) Subtotal:	\$24.99
		Shipping & Handling:	\$0.00
		Total before tax:	\$24.99
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$24.99



Arriving Saturday

Newte Damaged Screw Extractor - Remover for Stripped Head Screws Nuts & Bolts, Drill Bit Tools for Easy Removal of Rusty & Broken Hardware, High Speed Steel | Superb Gift for Men | Gold

Sold by: [Newte](#)

Supplied by: Other

\$24.99

Specialty Installations & Sales Inc
 7922 CLARK MOODY BLVD
 PORT RICHEY, FL 34668 US
 +17278498846
 frontdesk.sis@tampabay.rr.com
 www.specialtyinstallations.com

BILL TO
 STERLING HILL COMMUNITY
 4411 STERLING HILL BLVD
 SPRINGHILL, FL

SHIP TO
 STERLING HILL COMMUNITY
 4411 STERLING HILL BLVD
 SPRINGHILL, FL

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
25-1138	07/10/2025	\$1,914.75	08/09/2025	Net 30	

SALES REP
 JASON 352-650-7402

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
		REPAIR EXISTING PLASTIC LAMINATE PILASTER AND DOOR			
	T/A	Toilet Partition	1	1,850.00	1,850.00
	SUR	Credit Card Surcharge 3.5%			64.75

Thank you for your business!!
 We accept credit cards however, there is a 3.5% surcharge.
 Please let us know ahead of time if you wish to pay by credit card.

SUBTOTAL	1,914.75
TAX	0.00
TOTAL	1,914.75
BALANCE DUE	\$1,914.75



Payment receipt

You paid \$1,914.75

to Specialty Installations & Sales Inc on 7/10/2025

Invoice no.	25-1138
Invoice amount	\$1,914.75
Total	\$1,914.75

Status	Paid
Payment method	Credit Card
Authorization ID	MS0281433248

Thank you

Specialty Installations & Sales Inc

+17278498846

www.specialtyinstallations.com | frontdesk.sis@tampabay.rr.com

7922 CLARK MOODY BLVD, PORT RICHEY, FL 34668

No additional transfer fees or taxes apply.

Intuit Payments Inc (IPI) processes payments as an agent of the business. Payments processed by IPI constitutes payment to the business and satisfies your obligation to pay the business, including in connection with any dispute or case, in law or equity. Money movement services are provided by IPI pursuant to IPI's licenses (NMLS #1098819, <https://www.intuit.com/legal/licenses/payment-licenses>). IPI is located at 2700 Coast Avenue, Mountain View, CA 94043, 1-888-536-4801.

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
7/11/25	Nuts & Volts	Replace GFCI, service call, breaker, outlet for splash pad repair	857.50
7/11/25	AT&T	Fiber optic and Internet for north clubhouse	225.65
7/21/25	Amazon.com	Laminating pouches	18.69
7/22/25	Wawa	Gas for work truck	71.50
7/22/25	Amazon.com	Antibacterial gym wipes for fitness centers (2 boxes)	259.90
7/23/25	Best Cleaners	Wash, dry, fold rags	26.46
7/23/25	Amazon.com	Waterproof 10x12 heavy duty tarp	27.99
7/24/25	Amazon.com	Bench vice grip, echo replacement bulb for blower	70.81
7/25/25	Office Depot	Archer router for south clubhouse (old one hit with lightning)	229.99
7/29/25	Amazon.com	Lenovo All-in-one computer for south club	699.99
7/30/25	Circle K	Gas for work truck	71.50
7/30/25	Best Cleaners	Wash, dry, fold rags	35.91
7/30/25	Marathon	Gas for side by sides, blowers, and pressure washer	92.00
7/30/25	Lowe's	Clubhouse keys, dumpster keys, master key copies	66.84
7/30/25	Love Power Equipment	Repair LANDMARC side by side - transmission, cv boot, annual service, labor	1,468.44

Submitted By: _____

Date: _____

Total Amount: _____

4,223.17

Approved By: _____

Date: _____

Add \$83.58 for Amazon purchases totaling \$83.58. Total is \$4,306.75



Nuts and Volts Electric LLC

Sterling Hill CDD
4250 Sterling Hill Blvd
Spring Hill, FL 34609

(352) 428-4289
cmnimrod@gmail.com

INVOICE	#1401
SERVICE DATE	Jul 11, 2025
PAYMENT TERMS	Upon receipt
DUE DATE	Jul 11, 2025
AMOUNT DUE	\$0.00

CONTACT US

12057 Lark Sparrow Rd
Weeki Wachee, FL 34614

(352) 410-8658
nandvllc@gmail.com

INVOICE

Services	qty	unit price	amount
Replace GFCI outlet for splash pad pump	1.0	\$0.00	\$0.00
Service Call - Service call in area troubleshooting , repair. includes up to 30 minutes of labor. then by the hour	1.0	\$150.00	\$150.00
By The Hour - Hourly rate Hourly rate for electrical work.	1.25	\$150.00	\$187.50
repaired and reterminated pump connections and re did grounding an bonding to pool pump	1.0	\$0.00	\$0.00
Materials	qty	unit price	amount
2p20 siemens gfi breaker	1.0	\$175.00	\$175.00
20a trwr gfi outlet	1.0	\$75.00	\$75.00

Subtotal	\$587.50
Job Total	\$587.50
Amount Due	\$0.00

Payment History

Jul 14	Mon 10:18am	Credit Card	\$587.50
--------	-------------	-------------	----------

All Estimates are good for 10 days from receipt.



STERLING HILL CDD
4411 STERLING HILL BLVD
SPRING HILL FL 34609-0866

Page: 1 of 3
Issue Date: Jul 02, 2025
Account Number: 328726901

Managing your AT&T bills, products, and services on the go? It's a snap with myAT&T. Go to att.com/myatt to sign in or sign up.



Account summary

Your last bill	\$225.82
Payment, Jun 09 - Thank you!	-\$225.82
Remaining balance	\$0.00

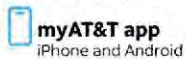
Service summary

 Internet	Page 2	\$171.20
 Phone	Page 2	\$54.45
Total services		\$225.65

Total due \$225.65

AutoPay is scheduled to charge your card on Jul 11, 2025

Ways to pay and manage your account:



Scan to pay



STERLING HILL CDD
4411 STERLING HILL BLVD
SPRING HILL FL 34609-0866

**AutoPay of \$225.65 is scheduled for
Jul 11, 2025**

Account number: 328726901

AT&T
PO BOX 5014
CAROL STREAM, IL 60197-5014

410040560003287269011000000022562000000022565000006

Order Summary

Order placed July 21, 2025 Order # 113-8565412-7645806

Ship to	Payment method	Order Summary	
Sterling Hill CDD 4411 STERLING HILL BLVD SPRING HILL, FL 34609-0866 United States	Mastercard ending in 1615	Item(s) Subtotal:	\$18.69
		Shipping & Handling:	\$0.00
		Total before tax:	\$18.69
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$18.69

Arriving tomorrow



Optiazure Thermal Laminating Pouches 9"x11.5" Inches, 5mil 100Pack, Clear, Letter Size

Sold by: Optiazure

Supplied by: Other

\$18.69

Wawa #5184
12984 Cortez Blvd.
Brooksville FL 34608

7/22/2025 12:38:54 P
Term: XXXXXXXXX2004
Appr: 002882
Seq#: 051327
Product: Unleaded
Pump Gallons Price
01 24.411 \$2.929
Total Sale \$71.50
Capture

MasterCard
XXXXXXXXXXXX1615
Chip Read

USD\$ 71.50

Mastercard
Mode: Issuer
AID: A0000000041010
TVR: 0000040000
IAD:
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
TSI: F800
ARC: 00
ARQC:
F82EBC2450561A1E

07/22/2025 12:35:34

Verified by PIN

I agree to pay the
above Total Amount
according to Card
Issuer Agreement.

YOUR OPINION MATTERS

Tell us about your
experience at
* MyWawaVisit.com *

Take our survey for
a chance to win
Free Hoagies for
a year (1 per week)
or Wawa swag basket
& \$25 gift card!!

Disponible
en Espanol

Survey Code: 1163868
Store Number:05184

Please respond
within 5 days
NO PURCHASE
NECESSARY
See rules at website

Order Summary

Order placed July 22, 2025 Order # 113-0264558-9721074

Ship to	Payment method	Order Summary	
Sterling Hill CDD 4411 STERLING HILL BLVD SPRING HILL, FL 34609-0866 United States	Mastercard ending in 1615	Item(s) Subtotal:	\$259.90
		Shipping & Handling:	\$0.00
		Total before tax:	\$259.90
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$259.90

Arriving tomorrow



Zogics Antibacterial Wipes – Disinfecting Wipes for Sanitizing and Cleaning Surfaces and Equipment, EPA Registered Antibacterial Cleaning Wipes (3,200 Count – 4 Rolls of 800 Wipes)

Sold by: Zogics, LLC

Supplied by: Other

\$129.95

BEST

Cleaners & Laundry



Next Day - BC

R2 - 6

Wed 07/23/25 5pm

Hills, Sterling

4411 Sterling Hills Blvd

Spring Hill, FL 34609

(352) 650-7102

25203-501-A



1 Piece 1/1

Item	Price
Commercial Laundry -	26.46
Comm LDY - Wash Dry Fold	
fxfb	
14 Units	
Fold All	
Subtotal	26.46
Total	26.46

Fold All

Best Cleaners & Laundry

352-666-2378

4315 LAMSON AVE

SPRING HILL, FL 34608-3323

Tue 07/22/25 9:05am by Robert H

Order Summary

Order placed July 23, 2025 Order # 113-8960919-0961802

Ship to	Payment method	Order Summary	
Sterling Hill CDD 4411 STERLING HILL BLVD SPRING HILL, FL 34609-0866 United States	Mastercard ending in 1615	Item(s) Subtotal:	\$27.99
		Shipping & Handling:	\$0.00
		Total before tax:	\$27.99
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$27.99

Arriving tomorrow



Sunvigor Tarp Waterproof 10x12Ft, Heavy Duty Tarp Cover Extra Thick 14 Mil Tear and UV Resistant, Outdoor Tarps with Grommets and Reinforced Edges for Roof, Camping, Patio, Pool, Boat

Sold by: [Sunvigor Direct](#)

Supplied by: Other

\$27.99

Order Summary

Order placed July 24, 2025 Order # 113-4726260-4143417

Ship to	Payment method	Order Summary	
Sterling Hill CDD 4411 STERLING HILL BLVD SPRING HILL, FL 34609-0866 United States	Mastercard ending in 1615	Item(s) Subtotal:	\$70.81
		Shipping & Handling:	\$0.00
		Total before tax:	\$70.81
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$70.81

Arriving Wednesday



[VEVOR Bench Vice, 6-inch Jaw Width 5.9-inch Jaw Opening, 360-Degree Swivel Locking Base Multipurpose Vice w/Anvil, Heavy Duty Ductile Iron Workbench Vice w/Bolts & Nuts, for Drilling, Pipe Cutting](#)

Sold by: Amazon.com
Supplied by: Other
\$62.99

Arriving Monday



[Echo 12318139130 Bulb Genuine Original Equipment Manufacturer \(OEM\) Part](#)

Sold by: MPartsman
Supplied by: Other
\$7.82

Office DEPOT OfficeMax

BROOKSVILLE - (352) 592-7966

07/25/2025 9:34 AM



VTVT59YFA455R4B68

SALE 2162-1-1806-1073155-24.8.1
9463975 Archer AXE5400 229.99 SS
Subtotal: 229.99
Total: 229.99
MasterCard 1615: 229.99

AUTH CODE 025236

TDS Contactless

AID A0000000041010 Mastercard

TVR 0000008001

CVS No Signature Required

Tax Exemption Number 55857930

Shop online at www.officedepot.com

WE WANT TO HEAR FROM YOU!

Visit survey.officedepot.com

and enter the survey code below

1757 Z5T1 HMYP

or scan the below QR code



Order Summary

Order placed July 29, 2025 Order # 113-7364999-9358663

Ship to	Payment method	Order Summary	
Sterling Hill CDD 4411 STERLING HILL BLVD SPRING HILL, FL 34609-0866 United States	Mastercard ending in 1615	Item(s) Subtotal:	\$699.99
		Shipping & Handling:	\$0.00
		Total before tax:	\$699.99
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$699.99

Arriving Thursday



Lenovo 24 All-in-One Desktop Computer for Home Office, 23.8" FHD Business AIO, Intel 8-Core Processor (Beat i5-1140G7), 32GB DDR4 RAM, 1TB PCIe SSD, WiFi 6, Bluetooth 5.2, Windows 11 Pro, Vent-Hear

Sold by: NYpro Distribution

Supplied by: Other

\$699.99

7/30/2025 9:32:02
Order Number: 909120
Circle K 2707485
6227 Deltona Blvd
Spring Hill FL 34606
(352) 597-8314

Term: 102
Appr : 030936
UNL-REG
PUMP No. 03
Gallons 24.245
PRICE/G \$2.949
TOTAL FUEL \$71.50
TOTAL SALE \$71.50
SALE

Master Card
Card Num : (R)
XXXXXXXXXXXX1615
Contactless

USD\$ 71.50

Mastercard
AID: A00000000041010
TUR: 0000000001
IAD:
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
TSI: E800
ARC: 00
ARQC:
B8DF28F48B59FE5D

07/30/2025 09:28:26

I agree to pay the
above Total Amount
according to Card
Issuer Agreement.

THANK YOU
HAVE A NICE DAY



**Next Day - BC
R2 - 6**

Wed 07/30/25 5pm

Hills, Sterling

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

25210-353-A



1 Piece

Item	Price
Wash & Fold - Wash Dry Fold	35.91
uh52	
19 Units	
Fold All	
Subtotal	35.91
Total	35.91

Fold All

Best Cleaners & Laundry

352-666-2378

4315 LAMSON AVE

SPRING HILL, FL 34608-3323

Tue 07/29/25 10:03am by Marja K

WELCOMETO
BREAKWATER MARATHON
4707 COMMERCIAL WY
SPRING HILL FL
34606



DATE 7/30/25-14:12
TRAN#9044949
PUMP# 04
SERVICE LEVEL: SELF
PRODUCT: UNLEADED
GALLONS: 29.881
PRICE/G: \$3.079
FUEL SALE \$92.00
CREDIT \$92.00

LEARN MORE AT [LOWES.COM/MYLOWESREWARDS](https://www.lowes.com/mylowesrewards)

LOWE'S HOME CENTERS, LLC
4700 COMMERCIAL WAY
SPRING HILL, FL 34606 (352) 592-0176

- SALE -

SALES#: FSTLAN02 811669 TRANS#: 14600152 07-30-25

USD\$92.00
*****1615
Entry: Contactless I
CC
AppName: Mastercard
AuthNet: MASTERCARD
MODE: Issuer
AID: A00000000041010
Auth #: 030726
Resp Code: 000
Stan: 0181507242
Invoice #: 339196
Shift #: 1
Store # *****

71886 HM #60 SCHLAGE BRASS KEY	24.90
5 0 4.98	
6239953 HK-WACKEY-66-KW1-NEUFLG-6	5.60
6239986 CPLUS-66-KW1-BLACK BLUE	11.36
2 0 5.68	
71891 HM #69 MASTER PADLOCK BRA	24.90
5 0 4.98	
SUBTOTAL:	66.84
TOTAL TAX:	0.00
INVOICE 00679 TOTAL:	66.84
M/C:	66.84

MC: XXXXXXXXXXXX1615 AMOUNT: 66.84 AUTHCD: 030537
TAP REFID:160550679816 07/30/25 14:51:14
CUSTOMER CODE: NA
TUR : 0000008001
AID : A0000000041010

THANK YOU
HAVE A NICE DAY

STORE: 1605 TERMINAL: 50 07/30/25 14:51:25
OF ITEMS PURCHASED: 13
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.
FOR FULL DETAILS ON OUR RETURN POLICY, VISIT
[LOWES.COM/RETURNS](https://www.lowes.com/returns)
A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE
AT OUR CUSTOMER SERVICE DESK

MY LOWE'S REWARDS CREDIT CARDHOLDERS GET MORE.
FOR DETAILS VISIT [LOWES.COM/MYLOWESREWARDS](https://www.lowes.com/mylowesrewards)

* 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! *



2081 S. Suncoast Blvd.
Homosassa, FL 34448
(352) 388-7900

LovePowerEquipment.com

Repair Order

Due: \$1,468.44

Doc Number: 305487

Service Writer: John Visceglie

Date Printed: 07/30/2025

Date Promised: 07/03/2025

Date In: 07/03/2025

STERLING HILL COMMUNITY
COUNTY RD 572
SPRING HILL, FLORIDA 34606

Customer Information

Cell Phone: 352-650-7402

Email: STERLINGHILLCLUB@LIVE.

Summary

Approve	Decline	Unit	Job	Job Total
☒	☐	0 American LandMaster L5	TRANSMISSION ISSUE	\$599.98
☒	☐	0 American LandMaster L5	CV BOOT TORN	\$409.99
☒	☐	0 American LandMaster L5	ANNUAL FULL SERVICE	\$280.35
☒	☐	0 American LandMaster L5	27 POINT INSPECTION	\$0.00
Job Subtotal:				\$1,290.32
Misc:				\$95.00
Job Parts Subtotal:				\$380.32
Job Labor Subtotal:				\$910.00
State Sales Tax - 6.00%:				\$83.119
Total:				\$1,468.44
Less Deposits:				\$0.00
Total Due:				\$1,468.44

I hereby authorize the repair work herein set forth to be done along with the necessary material and agree that you are not responsible for loss or damage to vehicles or articles left in vehicle in case of fire, theft, or any other cause beyond your control or for any delays caused by unavailability of parts or delays in parts shipments by the supplier or transporter. I hereby grant you and/or your employees permission to operate the vehicle herein described on streets, highways, or elsewhere for the purpose of testing and/or inspection. An express mechanics lien is hereby acknowledged on vehicle to secure the amount of repairs thereto. In the event, if the account is delinquent more than 10 days, I agree to pay INTEREST AT THE HIGHEST LEGAL RATE PERMISSIBLE AND A REASONABLE ATTORNEYS FEE AND ALL COSTS IF COLLECTION IS REQUIRED.

PLEASE READ CAREFULLY, CHECK ONE OF THE STATEMENTS BELOW AND SIGN:

I UNDERSTAND THAT UNDER STATE LAW, I AM ENTITLED TO A WRITTEN ESTIMATE IF MY FINAL BILL WILL EXCEED \$100.00

_____ I REQUEST A WRITTEN ESTIMATE.

_____ I DO NOT REQUEST A WRITTEN ESTIMATE AS LONG AS THE REPAIR COSTS DO NOT EXCEED \$ _____
THE SHOP MAY NOT EXCEED THIS AMOUNT WITHOUT MY WRITTEN OR ORAL APPROVAL.

_____ I DO NOT REQUEST A WRITTEN ESTIMATE.

STATE TIRE & BATTERY FEE

The State of Florida requires a \$1.00 fee to be collected for each new tire sold in the state [s.403.718] and a \$1.50 fee to be collected for each new or remanufactured battery sold in the state [s.403.7185]

SHOP SUPPLIES/WASTE DISPOSAL FEE

This charge represents costs and profits to the motor vehicle facility for items such as MISCELLANEOUS SHOP SUPPLIES AND/OR WASTE DISPOSAL.

SERVICE & PARTS GUARANTEE

ORIGINAL EQUIPMENT FACTORY PARTS REPLACED OR INSTALL CARRY A 30 DAY WARRANTY UNLESS OTHERWISE NOTED
ALL PARTS ARE NEW UNLESS OTHERWISE NOTED

STORAGE FEE : No storage charges shall accrue or be due and payable for a period of 3 working days from the date you are notified that the work on your vehicle has been completed. After that date, the daily charge for storage of your vehicle / equipment will be \$25.00 a day.

CANCELLATION OF REPAIR : In the event the customer cancels the repair work, the vehicle shall be reassembled to a condition reasonably similar as when received unless the customer waives reassembly or the reassembled vehicle would be unsafe. The repair shop may charge for the cost of teardown, the cost of parts and labor to replace items destroyed by tear down and the cost to reassemble the vehicle / equipment.

WARRANTY & TRANSPORTATION: The minimum diagnosis fee is 1 hour of labor. If the unit is not covered under warranty the customer will be responsible for covering said diagnosis fee. Transportation is NOT covered under warranty with any of our manufactures. You are responsible for all associated cost's for transportation to the vehicle / equipments location to our store, and from our store back to it's location.

DATE: _____

Signature: _____

Detail

Unit 0 American LandMaster L5 L5

Color:

Keyboard:

VIN/Serial No:A4PUTVKD4NBA00464

Plate:

Odom/Hrs In:913

Out:915

TRANSMISSION ISSUE

Description:CUSTOMER STATES THAT UNIT WILL JUST JUMP OUT OF GEAR PLEASE TEAR DOWN AND DIAGNOSE

Resolution:-replaced key and made it fit tight
-the drive belt needs to be replaced. has a bad spot on it
-adjusted shifter cable for the forward direction
-cleaned unit to make sure there is nothing else wrong with it
-will not need a transmission
-replaced dived belt
-replaced 4x4 coupler and key due to damage
-test ran it

Recommend:-Found primary clutch to engine making a lot of noise. The key has been wore out for some time and the clutch to engine has a lot of play
-tested unit found the belt is not grabbing correctly

Parts

Part #	Qty	Description	Price	Discount	Total
19900	1.00	M8 COUPLER, 4 JAW ASM	\$79.99	\$0.00	\$79.99
20017	1.00	DRIVE BELT	\$99.99	\$0.00	\$99.99

Parts Subtotal \$179.98

Labor

Description	Total
	\$420.00

Labor Subtotal \$420.00

Job Subtotal \$599.98

Approve: ☒ Decline: ☐

CV BOOT TORN

Description:PLEASE QUOTE AND REPLACE CV BOOT LEFT REAR

Resolution:-removed rear left cv axel
- installed new left rear cv axel shaft
-installed left rear wheel
- change transaxel fluid

Recommend:-cv boot on left rear inner leaking

Parts

Part #	Qty	Description	Price	Discount	Total
18044	0.00	SHAFT, CV LR 56 PAXL35002S	\$129.99	\$0.00	\$0.00
17511	1.00	SHAFT, CV LR 48-PAXL	\$134.99	(\$5.00)	\$129.99

Parts Subtotal \$129.99

Labor

Description	Total
	\$280.00
Labor Subtotal	\$280.00
Job Subtotal	\$409.99
Approve: ☒	Decline: ☐

ANNUAL FULL SERVICE**Description:**

Resolution:-removed and replaced engine oil and filter
 -removed and replaced fuel filter
 -removed and replaced air filter clean primary filter
 -removed and replaced spark plugs

Recommend:-will need engine service, oil looks old and recommend the transmission fluid replaced as well

Parts

Part #	Qty	Description	Price	Discount	Total
4135	1.00	AIR FILTER V-TWIN	\$10.65	\$0.00	\$10.65
12619	1.00	FUEL FILTER 1/4"- 5/16"	\$6.96	\$0.00	\$6.96
4154	1.00	OIL FILTER 2 1/2 "	\$10.99	\$0.00	\$10.99
8495	2.00	SPARK PLUG CHAMPION RC14YC	\$3.89	\$0.00	\$7.78
770-132	2.00	10W-30 4 CYCLE ENGINE OIL	\$11.49	\$0.00	\$22.98
99969-6281	1.00	1QT 4 CYCLE SAE OIL	\$10.99	\$0.00	\$10.99
Parts Subtotal					\$70.35

Labor

Description	Total
	\$210.00
Labor Subtotal	\$210.00
Job Subtotal	\$280.35
Approve: ☒	Decline: ☐

27 POINT INSPECTION**Description:**

Job Subtotal	\$0.00
Approve: ☒	Decline: ☐

All Jobs Subtotal:	\$1,290.32
Shop Supplies:	\$95.00
State Sales Tax - 6.00%:	\$83.119
Total:	\$1,468.44
Less Deposits:	\$0.00
Total Due:	\$1,468.44

Order Summary

Order placed June 27, 2025 Order # 115-6141350-9071451

Ship to

Jason Pond
1461 Breezy Way
Spring Hill, Florida 34608
United States

Payment method

Mastercard ending in 1615
[View related transactions](#)

Order Summary

Item(s) Subtotal: \$43.99

Shipping & Handling: \$0.00

Subscribe & Save: -\$2.20

Total before tax: \$41.79

Estimated tax to be collected: \$0.00

Grand Total: \$41.79

Order Summary

Order placed July 18, 2025 Order # 111-4242532-0633811

Ship to

Jason Pond
1461 Breezy Way
Spring Hill, Florida 34608
United States

Payment method

Mastercard ending in 1615
[View related transactions](#)

Order Summary

Item(s) Subtotal: \$43.99

Shipping & Handling: \$0.00

Subscribe & Save: -\$2.20

Total before tax: \$41.79

Estimated tax to be collected: \$0.00

Grand Total: \$41.79

Amazon.com

Dog Food Subscription (To be Reimbursed by Jason Pond, Clubhouse Manager. Purchase made in error, should have used personal credit card)



INVOICE

Customer ID:

15-19762-63003

Customer Name:

STERLING HILL CDD

Service Period:

08/01/25-08/31/25

Invoice Date:

07/25/2025

Invoice Number:

1101729-1568-5

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

Aug 24, 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

\$166.35

If payment is received after
08/24/2025: **\$ 171.35**

RECEIVED
07-28-2025

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
492.53		(492.53)		0.00		166.35		166.35

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)
07/25/2025	1101729-1568-5	15-19762-63003
Payment Terms	Total Due	Amount
Total Due by 08/24/2025	\$166.35	
If Received after 08/24/2025	\$171.35	

*** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED ***
Your bank account will be drafted \$166.35.

1568000151976263003011017290000001663500000016635 0

I0290C68

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	08/01/25		1.00	143.58
Energy Surcharge				22.77
Total Current Charges				166.35

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	
If payment is received after 10/25/2022: \$126.45	

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
\$123.45		(\$123.45)		0.00		\$123.45		\$123.45

Description
050 Colton Twp
MUN STATE SOLID WASTE TAX @ 2.75%
CURRENT 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.
- 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.

☐ Check Here to Change Contact Info		☐ 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 07/25					
Service Dates 06/18/25 - 07/17/2025					
Acct#	Amount	Bill Date	Address	GL Code	Object Code
1415069	\$394.45	07/23/25	4200 STERLING HILL BLVD	53100	4301
1415070	\$195.73	07/23/25	4500 STERLING HILL BLVD	53100	4301
1415071	\$484.07	07/23/25	4341 STERLING HILL BLVD	53100	4301
1415072	\$282.99	07/23/25	4360 STERLING HILL BLVD	53100	4301
1415073	\$6,116.20	07/23/25	Street Lights	53100	4307
1415074	\$1,097.18	07/23/25	4411 STERLING HILL BLVD	53100	4301
1415075	\$51.78	07/23/25	BRACKENWOOD DR	53100	4301
1415076	\$52.00	07/23/25	GLENBURNE DR	53100	4301
1415077	\$51.46	07/23/25	13700 MANDALAY PL	53100	4301
1415078	\$56.74	07/23/25	AMERSHAM WAY	53100	4301
1415079	\$468.26	07/23/25	4405 STERLING HILL BLVD	53100	4301
1415080	\$42.32	07/23/25	4244 STERLING HILL BLVD	53100	4301
1415081	\$59.43	07/23/25	13370 DUNWOODY DR	53100	4301
1415082	\$52.76	07/23/25	14304 ARBORGLADES DR	53100	4301
1415083	\$54.26	07/23/25	4084 BRIGHTSTONE PL	53100	4301
1415084	\$53.18	07/23/25	13584 COVEY RUN PL	53100	4301
1415085	\$51.90	07/23/25	14504 EDGEMERE DR	53100	4301
1415086	\$53.08	07/23/25	13574 HAVERHILL DR	53100	4301
1415087	\$47.48	07/23/25	4595 STERLING HILL BLVD	53100	4301
1415088	\$47.37	07/23/25	4594 STERLING HILL BLVD	53100	4301
1415089	\$75.99	07/23/25	3920 STERLING HILL BLVD	53100	4301
1415090	\$51.57	07/23/25	8335 WINDANCE AVE	53100	4301
1415091	\$954.39	07/23/25	4250 STERLING HILL BLVD	53100	4301
1415092	\$201.44	07/23/25	4411 STERLING HILL BLVD	53100	4301
2118959	\$782.33	07/23/25	Public Ligthting	53100	4307
2161145	\$69.42	07/23/25	3750 STERLING HILL BLVD	53100	4301
2161146	\$54.69	07/23/25	13043 GOLDEN LINE AVE	53100	4301
Total	\$11,902.47		*DUE DATE 08/14/25* / ACH		

Total By Code 4301 \$ 5,003.94
 4307 \$ 6,898.53

Grand Total 11,902.47 *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 **07/23/2025**
Amount Due **394.45**
Current Charges Due **08/14/2025**

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
06/18	96294	07/17	99587				3293

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2025	29	114
Jun 2025	30	113
Jul 2024	29	117

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 **403.49**
Payment **403.49CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 3,293 KWH @ 0.06090 **200.54**
Fuel Adjustment 3,293 KWH @ 0.04400 **144.89**
FL Gross Receipts Tax **9.86**

Total Current Charges **394.45**
Total Due **E.F.T. 394.45**

RECEIVED
07-24-2025



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: **07/23/2025**

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 **08/08/2025**
TOTAL CHARGES DUE 394.45
DO NOT PAY

000141506900003944500003944506



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 **07/23/2025**
Amount Due **195.73**
Current Charges Due **08/14/2025**

District Office Serving You
West Hernando

See Reverse Side For More Information

Service Address **4500 STERLING HILL BLVD**
Service Description **LIFT STATION**
Service Classification **General Service Non-Demand**

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2025	29	50
Jun 2025	30	49
Jul 2024	29	46

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	Multiplier	Dem. Reading	KW Demand	kWh Used
06/18	07/17		2845				1446

Previous Balance **198.86**
Payment **198.86CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 1,446 KWH @ 0.06090 **88.06**
Fuel Adjustment 1,446 KWH @ 0.04400 **63.62**
FL Gross Receipts Tax **4.89**

Total Current Charges **195.73**
Total Due **E.F.T. 195.73**

RECEIVED
07-24-2025



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: **07/23/2025**

District: WH15

1415070 **WH15**
STERLING HILL COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after **08/08/2025**
TOTAL CHARGES DUE 195.73
DO NOT PAY

000141507000001957300001957301



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 **07/23/2025**
Amount Due **484.07**
Current Charges Due **08/14/2025**

District Office Serving You
West Hernando

See Reverse Side For More Information

Service Address **4341 STERLING HILL BLVD**
Service Description **WELL#1**
Service Classification **General Service Non-Demand**

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2025	29	142
Jun 2025	30	111
Jul 2024	29	44

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	Multiplier	Dem. Reading	KW Demand	kWh Used
06/18	07/17		79000				4126

Previous Balance **398.00**
Payment **398.00CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 4,126 KWH @ 0.06090 **251.27**
Fuel Adjustment 4,126 KWH @ 0.04400 **181.54**
FL Gross Receipts Tax **12.10**

Total Current Charges **484.07**
Total Due **E.F.T. 484.07**

RECEIVED
07-24-2025

DO NOT PAY
Total amount will be electronically transferred on or after 08/08/2025.



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: 07/23/2025

District: WH15

1415071 **WH15**
STERLING HILL COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 08/08/2025
TOTAL CHARGES DUE 484.07
DO NOT PAY

000141507100004840700004840704



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 **07/23/2025**
Amount Due **282.99**
Current Charges Due **08/14/2025**

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
Jul 2025	29	78
Jun 2025	30	77
Jul 2024	29	14

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	Multiplier	Dem. Reading	KW Demand	kWh Used
06/18	07/17		89749				2257

Previous Balance **288.38**
Payment **288.38CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 2,257 KWH @ 0.06090 **137.45**
Fuel Adjustment 2,257 KWH @ 0.04400 **99.31**
FL Gross Receipts Tax **7.07**

Total Current Charges **282.99**
Total Due **282.99** E.F.T.

RECEIVED
07-24-2025



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: **07/23/2025**

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 08/08/2025
TOTAL CHARGES DUE 282.99
DO NOT PAY

000141507200002829900002829904



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 **07/23/2025**
Amount Due **6,116.20**
Current Charges Due **08/14/2025**

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 6,116.20
Payment 6,116.20CR
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
07-24-2025

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 08/08/2025.



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: 07/23/2025

District: WH15

Use above space for address change ONLY.

1415073 WH15
STERLING HILL COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	08/08/2025
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 **07/23/2025**
Amount Due **1,097.18**
Current Charges Due **08/14/2025**

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
06/18	41823	07/17	52652		29.30	29	10829

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2025	29	373
Jun 2025	30	370
Jul 2024	29	383

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 **1,112.45**
Payment **1,112.45CR**
Balance Forward **0.00**

Customer Charge **44.16**
Demand Charge 29 KW @ 6.65000 **192.85**
Energy Charge 10,829 KWH @ 0.03290 **356.27**
Fuel Adjustment 10,829 KWH @ 0.04400 **476.48**
FL Gross Receipts Tax **27.42**

Total Current Charges **1,097.18**
Total Due **1,097.18** E.F.T.

RECEIVED
07-24-2025

DO NOT PAY

Total amount will be electronically transferred on or after 08/08/2025.



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: 07/23/2025

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 **08/08/2025**
TOTAL CHARGES DUE 1,097.18
DO NOT PAY

000141507400010971800010971807



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 **07/23/2025**
Amount Due **51.78**
Current Charges Due **08/14/2025**

District Office Serving You
West Hernando

See Reverse Side For More Information

Service Address **BRACKENWOOD DR**
Service Description **GATE**
Service Classification **General Service Non-Demand**

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2025	29	4
Jun 2025	30	4
Jul 2024	29	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		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
06/18	38566	07/17	38674				108

Previous Balance **52.00**
Payment **52.00CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 108 KWH @ 0.06090 **6.58**
Fuel Adjustment 108 KWH @ 0.04400 **4.75**
FL Gross Receipts Tax **1.29**

Total Current Charges **51.78**
Total Due **E.F.T. 51.78**

RECEIVED
07-24-2025



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: **07/23/2025**

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 08/08/2025	
TOTAL CHARGES DUE	51.78
DO NOT PAY	

000141507500000517800000517809



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 **07/23/2025**
Amount Due **52.00**
Current Charges Due **08/14/2025**

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				
06/18	48181	07/17	48291				110

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2025	29	4
Jun 2025	30	4
Jul 2024	29	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 **52.43**
Payment **52.43CR**
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
07-24-2025

DO NOT PAY

Total amount will be electronically transferred on or after 08/08/2025.



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: 07/23/2025

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 **08/08/2025**
TOTAL CHARGES DUE 52.00
DO NOT PAY

000141507600000520000000520001



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 **07/23/2025**
Amount Due **51.46**
Current Charges Due **08/14/2025**

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		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
06/18	1270	07/17	1375				105

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2025	29	4
Jun 2025	30	4
Jul 2024	30	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

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 **51.90**
Payment **51.90CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 105 KWH @ 0.06090 **6.39**
Fuel Adjustment 105 KWH @ 0.04400 **4.62**
FL Gross Receipts Tax **1.29**

Total Current Charges **51.46**
Total Due **E.F.T. 51.46**

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07-24-2025



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
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Bill Date: 07/23/2025

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 **08/08/2025**
TOTAL CHARGES DUE 51.46
DO NOT PAY

000141507700000514600000514604



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 **07/23/2025**
Amount Due **56.74**
Current Charges Due **08/14/2025**

District Office Serving You
West Hernando

See Reverse Side For More Information

Service Address **AMERSHAM WAY**
Service Description **GATE**
Service Classification **General Service Non-Demand**

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2025	29	5
Jun 2025	30	6
Jul 2024	29	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	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/18	07/17		43885				154

Previous Balance **57.92**
Payment **57.92CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 154 KWH @ 0.06090 **9.38**
Fuel Adjustment 154 KWH @ 0.04400 **6.78**
FL Gross Receipts Tax **1.42**

Total Current Charges **56.74**
Total Due **E.F.T. 56.74**

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P.O. Box 278 • Dade City, Florida 33526-0278

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Bill Date: **07/23/2025**

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 **08/08/2025**
TOTAL CHARGES DUE 56.74
DO NOT PAY

000141507800000567400000567400



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 **07/23/2025**
Amount Due **468.26**
Current Charges Due **08/14/2025**

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
Jul 2025	29	137
Jun 2025	30	136
Jul 2024	29	81

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	Multiplier	Dem. Reading	KW Demand	kWh Used
06/18	07/17		38018				3979

Previous Balance **478.15**
Payment **478.15CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 3,979 KWH @ 0.06090 **242.32**
Fuel Adjustment 3,979 KWH @ 0.04400 **175.08**
FL Gross Receipts Tax **11.70**

Total Current Charges **468.26**
Total Due **E.F.T. 468.26**

RECEIVED
07-24-2025

DO NOT PAY
Total amount will be electronically transferred on or after 08/08/2025.



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: **07/23/2025**

District: WH15

1415079 **WH15**
STERLING HILL COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after **08/08/2025**
TOTAL CHARGES DUE 468.26
DO NOT PAY

000141507900004682600004682602



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 **07/23/2025**
Amount Due **42.32**
Current Charges Due **08/14/2025**

District Office Serving You
West Hernando

See Reverse Side For More Information

Service Address **4244 STERLING HILL BLVD**
Service Description **WELL**
Service Classification **General Service Non-Demand**

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2025	29	1
Jun 2025	30	1
Jul 2024	29	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

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ELECTRIC SERVICE							
From	To	Multiplier	Dem. Reading	KW Demand	kWh Used		
Date	Reading	Date	Reading				
06/18	14656	07/17	14676				20

Previous Balance **42.42**
Payment **42.42CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 20 KWH @ 0.06090 **1.22**
Fuel Adjustment 20 KWH @ 0.04400 **0.88**
FL Gross Receipts Tax **1.06**

Total Current Charges **42.32**
Total Due **42.32** E.F.T.

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07-24-2025



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
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Bill Date: **07/23/2025**

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 **08/08/2025**
TOTAL CHARGES DUE 42.32
DO NOT PAY

000141508000000423200000423200



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 **07/23/2025**
Amount Due **59.43**
Current Charges Due **08/14/2025**

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				
06/18	50377	07/17	50556				179

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2025	29	6
Jun 2025	30	6
Jul 2024	29	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 **60.07**
Payment **60.07CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 179 KWH @ 0.06090 **10.90**
Fuel Adjustment 179 KWH @ 0.04400 **7.88**
FL Gross Receipts Tax **1.49**

Total Current Charges **59.43**
Total Due **E.F.T. 59.43**

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P.O. Box 278 • Dade City, Florida 33526-0278

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Bill Date: **07/23/2025**

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 **08/08/2025**
TOTAL CHARGES DUE 59.43
DO NOT PAY

000141508100000594300000594301



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 **07/23/2025**
Amount Due **52.76**
Current Charges Due **08/14/2025**

District Office Serving You
West Hernando

Service Address **14304 ARBORGLADES 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				
06/18	35168	07/17	35285				117

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2025	29	4
Jun 2025	30	5
Jul 2024	29	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 **54.69**
Payment **54.69CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 117 KWH @ 0.06090 **7.13**
Fuel Adjustment 117 KWH @ 0.04400 **5.15**
FL Gross Receipts Tax **1.32**

Total Current Charges **52.76**
Total Due **E.F.T. 52.76**

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07-24-2025



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
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Bill Date: 07/23/2025

District: WH15

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1415082 **WH15**
STERLING HILL COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after **08/08/2025**
TOTAL CHARGES DUE 52.76
DO NOT PAY

000141508200000527600000527601



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 **07/23/2025**
Amount Due **54.26**
Current Charges Due **08/14/2025**

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
Jul 2025	29	5
Jun 2025	30	5
Jul 2024	29	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						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/18	27954	07/17	28085				131

Previous Balance 54.69
Payment 54.69CR
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

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Bill Date: 07/23/2025

District: WH15

Use above space for address change ONLY.

1415083 WH15
STERLING HILL COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	08/08/2025
TOTAL CHARGES DUE	54.26
DO NOT PAY	

000141508300000542600000542609



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 **07/23/2025**
Amount Due **53.18**
Current Charges Due **08/14/2025**

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		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
06/18	27810	07/17	27931				121

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2025	29	4
Jun 2025	30	4
Jul 2024	29	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 **53.08**
Payment **53.08CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 121 KWH @ 0.06090 **7.37**
Fuel Adjustment 121 KWH @ 0.04400 **5.32**
FL Gross Receipts Tax **1.33**

Total Current Charges **53.18**
Total Due **E.F.T. 53.18**



DO NOT PAY

Total amount will be electronically transferred on or after 08/08/2025.



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Bill Date: 07/23/2025

District: WH15

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1415084 **WH15**
STERLING HILL COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 08/08/2025	
TOTAL CHARGES DUE	53.18
DO NOT PAY	

000141508400000531800000531808



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 **07/23/2025**
Amount Due **51.90**
Current Charges Due **08/14/2025**

District Office Serving You
West Hernando

Service Address **14504 EDGEMERE 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				
06/18	30363	07/17	30472				109

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2025	29	4
Jun 2025	30	4
Jul 2024	29	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 **52.86**
Payment **52.86CR**
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
07-24-2025

DO NOT PAY

Total amount will be electronically transferred on or after 08/08/2025.



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: 07/23/2025

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 **08/08/2025**
TOTAL CHARGES DUE 51.90
DO NOT PAY

000141508500000519000000519002



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 **07/23/2025**
Amount Due **53.08**
Current Charges Due **08/14/2025**

District Office Serving You
West Hernando

See Reverse Side For More Information

Service Address **13574 HAVERHILL DR**
Service Description **GATE**
Service Classification **General Service Non-Demand**

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2025	29	4
Jun 2025	30	4
Jul 2024	29	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	Multiplier	Dem. Reading	KW Demand	kWh Used		
Date	Reading	Date	Reading				
06/18	29019	07/17	29139				120

Previous Balance **53.51**
Payment **53.51CR**
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
07-24-2025



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: **07/23/2025**

District: WH15

1415086 **WH15**
STERLING HILL COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after **08/08/2025**
TOTAL CHARGES DUE 53.08
DO NOT PAY

000141508600000530800000530808



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 **07/23/2025**
Amount Due **47.48**
Current Charges Due **08/14/2025**

District Office Serving You
West Hernando

See Reverse Side For More Information

Service Address **4595 STERLING HILL BLVD**
Service Description **GATE**
Service Classification **General Service Non-Demand**

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2025	29	2
Jun 2025	30	2
Jul 2024	29	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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ELECTRIC SERVICE							
From	To	Multiplier	Dem. Reading	KW Demand	kWh Used		
Date	Reading	Date	Reading				
06/18	22595	07/17	22663				68

Previous Balance **47.48**
Payment **47.48CR**
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
07-24-2025



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: **07/23/2025**

District: WH15

Use above space for address change ONLY.

1415087 **WH15**
STERLING HILL COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after **08/08/2025**
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 **07/23/2025**
Amount Due **47.37**
Current Charges Due **08/14/2025**

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				
06/18	24458	07/17	24525				67

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2025	29	2
Jun 2025	30	2
Jul 2024	29	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 **47.69**
Payment **47.69CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 67 KWH @ 0.06090 **4.08**
Fuel Adjustment 67 KWH @ 0.04400 **2.95**
FL Gross Receipts Tax **1.18**

Total Current Charges **47.37**
Total Due **E.F.T. 47.37**

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Bill Date: 07/23/2025

District: WH15

Use above space for address change ONLY.

1415088 WH15
STERLING HILL COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after **08/08/2025**
TOTAL CHARGES DUE 47.37
DO NOT PAY

000141508800000473700000473707



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 **07/23/2025**
Amount Due **75.99**
Current Charges Due **08/14/2025**

District Office Serving You
West Hernando

See Reverse Side For More Information

Service Address **3920 STERLING HILL BLVD**
Service Description **LIFT STATION**
Service Classification **General Service Non-Demand**

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2025	29	11
Jun 2025	30	12
Jul 2024	29	11

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
06/18	13022	07/17	13355				333

Previous Balance **77.82**
Payment **77.82CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 333 KWH @ 0.06090 **20.28**
Fuel Adjustment 333 KWH @ 0.04400 **14.65**
FL Gross Receipts Tax **1.90**

Total Current Charges **75.99**
Total Due **E.F.T. 75.99**

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Bill Date: **07/23/2025**

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 **08/08/2025**
TOTAL CHARGES DUE 75.99
DO NOT PAY

000141508900000759900000759909



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 **07/23/2025**
Amount Due **51.57**
Current Charges Due **08/14/2025**

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				
06/18	23317	07/17	23423				106

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2025	29	4
Jun 2025	30	4
Jul 2024	29	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 **51.68**
Payment **51.68CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 106 KWH @ 0.06090 **6.46**
Fuel Adjustment 106 KWH @ 0.04400 **4.66**
FL Gross Receipts Tax **1.29**

Total Current Charges **51.57**
Total Due **E.F.T. 51.57**

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Bill Date: 07/23/2025

District: WH15

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1415090 WH15
STERLING HILL COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after **08/08/2025**
TOTAL CHARGES DUE 51.57
DO NOT PAY

000141509000000515700000515707



Your Touchstone Energy® Cooperative
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Account Number **1415091** Cycle **15**
Meter Number **59444902**
Customer Number **10251085**
Customer Name **STERLING HILL COMMUNITY DEVELOPMENT**

Bill Date **07/23/2025**
Amount Due **954.39**
Current Charges Due **08/14/2025**

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				
06/18	38969	07/17	48247		25.66	26	9278

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2025	29	320
Jun 2025	30	278
Jul 2024	29	313

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 **873.91**
Payment **873.91CR**
Balance Forward **0.00**

Customer Charge **44.16**
Demand Charge 26 KW @ 6.65000 **172.90**
Energy Charge 9,278 KWH @ 0.03290 **305.25**
Fuel Adjustment 9,278 KWH @ 0.04400 **408.23**
FL Gross Receipts Tax **23.85**

Total Current Charges **954.39**
Total Due **954.39** E.F.T.

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DO NOT PAY

Total amount will be electronically transferred on or after 08/08/2025.



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Bill Date: 07/23/2025

District: WH15

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1415091 **WH15**
STERLING HILL COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after **08/08/2025**
TOTAL CHARGES DUE 954.39
DO NOT PAY

000141509100009543900009543906



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Account Number **1415092** Cycle **15**
Meter Number **85107185**
Customer Number **10251085**
Customer Name **STERLING HILL COMMUNITY DEVELOPMENT**

Bill Date **07/23/2025**
Amount Due **201.44**
Current Charges Due **08/14/2025**

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
Jul 2025	29	52
Jun 2025	30	52
Jul 2024	29	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

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ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/18	7094	07/17	8593				1499

Previous Balance **206.49**
Payment **206.49CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 1,499 KWH @ 0.06090 **91.29**
Fuel Adjustment 1,499 KWH @ 0.04400 **65.96**
FL Gross Receipts Tax **5.03**

Total Current Charges **201.44**
Total Due **E.F.T. 201.44**

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Bill Date: **07/23/2025**

District: WH15

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1415092 **WH15**
STERLING HILL COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 08/08/2025
TOTAL CHARGES DUE 201.44
DO NOT PAY

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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 **07/23/2025**
Amount Due **782.33**
Current Charges Due **08/14/2025**

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
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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	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

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07-24-2025

Lights/Poles	Type/Qty	Type/Qty
	205 48	910 48

DO NOT PAY

Total amount will be electronically transferred on or after 08/08/2025.



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Bill Date: 07/23/2025

District: WH15

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2118959 WH15
STERLING HILL COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	08/08/2025
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 **07/23/2025**
Amount Due **69.42**
Current Charges Due **08/14/2025**

District Office Serving You
West Hernando

See Reverse Side For More Information

Service Address **3750 STERLING HILL BLVD**
Service Description **B WELL**
Service Classification **General Service Non-Demand**

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2025	29	9
Jun 2025	30	10
Jul 2024	29	7

BILLS ARE DUE
WHEN RENDERED
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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
06/18	36702	07/17	36974				272

Previous Balance **73.62**
Payment **73.62CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 272 KWH @ 0.06090 **16.56**
Fuel Adjustment 272 KWH @ 0.04400 **11.97**
FL Gross Receipts Tax **1.73**

Total Current Charges **69.42**
Total Due **69.42** E.F.T.

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07-24-2025



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Bill Date: **07/23/2025**

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 **08/08/2025**
TOTAL CHARGES DUE 69.42
DO NOT PAY

000216114500000694200000694200



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 **07/23/2025**
Amount Due **54.69**
Current Charges Due **08/14/2025**

District Office Serving You
West Hernando

See Reverse Side For More Information

Service Address **13043 GOLDEN LINE AVE**
Service Description **GATE**
Service Classification **General Service Non-Demand**

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2025	29	5
Jun 2025	30	4
Jul 2024	29	4

BILLS ARE DUE
WHEN RENDERED
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less than \$5, late charge
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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
06/18	5206	07/17	5341				135

Previous Balance **54.26**
Payment **54.26CR**
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 **E.F.T. 54.69**

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07-24-2025

DO NOT PAY

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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 **08/08/2025**
TOTAL CHARGES DUE 54.69
DO NOT PAY

000216114600000546900000546902