



Rizzetta & Company

Sterling Hill Community Development District

**Board of Supervisors' Meeting
November 11, 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**

November 6, 2025

REVISED AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Sterling Hill Community Development District will be held on **Tuesday, November 11, 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 tentative 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 the Vending Machine License Agreement Tab 1
 - B. Consideration of the Amenity Policies and Rate..... Tab 2
 - C. Consideration of Resolution 2026-02; Setting Public Hearing on
Parking and Towing Policies Tab 3
- 5. STAFF REPORTS**
 - A. District Engineer
 - B. Landscape
 1. Review of Landscape Inspection Report (*Under Separate Cover*)
 2. Discussion of Mulch Proposals (*Under Separate Cover*)
 3. Consideration of Juniper's Proposals(*Under Separate Cover*)
 4. Review of Juniper Irrigation Reports (*Under Separate Cover*)
 - C. District Counsel
 - D. Amenity Management Report..... Tab 4**
 - E. District Manager
 1. Review of District Manager Report and Monthly Financials Tab 5
 2. Review of 3rd Quarter Website Report Tab 6
- 6. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors'
Meeting held on October 14, 2025 Tab 7
 - B. Consideration of Operations & Maintenance
Expenditures for September 2025..... Tab 8
- 7. AUDIENCE COMMENTS**
- 8. SUPERVISOR REQUESTS**
- 9. ADJOURNMENT**

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

Sincerely,
Darryl Adams
District Manager

Tab 1

LICENSE AGREEMENT FOR VENDING MACHINES

THIS LICENSE AGREEMENT (the “License Agreement”) is made and entered into this ____ day of November 2025, by and between:

STERLING HILL COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Hernando County, Florida, whose mailing address is c/o Rizzetta & Company, Inc., 3434 Colwell Ave., Suite 200, Tampa, FL 33614 (the “District”), and

_____, a _____, with an address of _____ (the “Licensee”).

RECITALS

WHEREAS, the Licensee desires to place and maintain _____ (_____) vending machines (together, the “Vending Machines”) on property which is owned and maintained by the District; and

WHEREAS, the District agrees to grant the Licensee a non-exclusive license for the access and use of property within the District for the purpose of installing, operating, and maintaining the Vending Machines; and

WHEREAS, the District and the Licensee desire to set forth the terms of their mutual agreement regarding the access and use of the property.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the District and the Licensee agree as follows:

1. INCORPORATION OF RECITALS. The Recitals stated above are true and correct and are incorporated herein as a material part of this License Agreement.

2. GRANT OF LICENSE. The District hereby grants to the Licensee a non-exclusive license to place and maintain _____ (_____) Vending Machines at the location(s) identified in **Exhibit A**, attached hereto and incorporated herein by reference (the “License Property”), in full compliance with this License Agreement, and other laws, regulations and codes.

3. CONDITIONS ON THE LICENSE. The License granted in Paragraph 2, above, is subject to the following terms and conditions:

A. The Licensee’s access to and use of District property for the purposes contemplated by this License Agreement is limited to the License Property and reasonable ingress and egress thereto.

B. The Licensee shall be fully responsible for the installation of the Vending Machines and any maintenance, damage, removal, or other incidentals associated with installation, maintenance, ongoing use, and removal thereof. In particular, and without intending to limit the foregoing, Licensee agrees to maintain the Vending

Machines in a safe condition, good working order, and good aesthetic condition, as may be acceptable to the District in its sole discretion. Licensee further agrees that it shall be solely responsible for all security, maintenance, and stocking of the Vending Machines, and that the District shall have no responsibility to ensure that the Vending Machines are safe, secure, stocked, or otherwise maintained.

C. The Licensee shall be solely responsible for complying with all applicable laws, rules, and regulations, including but not limited to all licenses, permitting, and collection/remission of sales tax.

D. The District makes no representations that the License Property is suitable for the Licensee's purposes or that any revenues will be generated.

4. ACCESS. The District hereby grants the Licensee and its members, agents, subcontractors, assigns, and tenants or subtenants the limited right to access the License Property for the purposes described in this License Agreement. The Licensee shall use all due care to accomplish the installation, maintenance, and removal of the Vending Machines without damage to the property of the District, its residents and landowners, or any District improvements. The Licensee shall assume responsibility for any and all damage to any real or personal property of the District or any third parties as a result of the Licensee's use of the License Property under this License Agreement, including any damage caused by the installation, maintenance, or removal of the Vending Machines. The Licensee shall be responsible for returning the License Property to its original conditions upon the removal of the Vending Machines. Any such repairs shall be at the Licensee's sole expense, unless otherwise agreed, in writing, by the District. The provisions of this Paragraph 4 shall survive termination of this License Agreement.

5. EFFECTIVE DATE; TERM. This License Agreement shall become effective on the date first written above and shall continue in full force and effect for a period of one (1) year from such date, unless revoked or terminated earlier in accordance with Paragraph 6, below. This License Agreement will automatically renew for one (1)-year periods thereafter until terminated in accordance with Paragraph 6, below.

6. TERMINATION. The District and the Licensee acknowledge and agree that the License granted herein is a mere privilege. Notwithstanding, the parties agree that each party shall be provided with ten (10) days written notice and opportunity to cure any breach of an obligation under this Agreement prior to termination. Any failure to cure such breach shall result in immediate termination of this Agreement. Either party may also cancel this agreement with or without cause upon thirty (30) days written notice to the other party. Upon termination of this Agreement resulting from a continued breach of any provision of this Agreement, or pursuant to any notice of termination, Licensee shall remove the Vending Machines, at its sole cost, within ten (10) days of the effective date of any termination. The Licensee shall not be entitled to any compensation, off-sets, incidental costs or any other payment under this License Agreement. The provisions of this Paragraph 6 shall survive any termination of this License Agreement.

7. INSURANCE. Licensee shall acquire and maintain general commercial liability insurance coverage acceptable to the District in an amount not less than \$1,000,000 per occurrence, which shall include all claims and losses that may relate in any manner whatsoever to use of the License by Licensee, its staff, employees, agents, guests, or invitees. The District and its

supervisors, officers, professional staff, amenity management staff and agents shall be named as additional insured parties on such policy. Licensee shall provide continuous proof of such insurance coverage to the District.

8. INDEMNIFICATION.

A. Obligations under this paragraph shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

B. The Licensee will defend, indemnify, save and hold the District, and its supervisors, officers, staff, and assigns ("District Indemnitees") harmless from all loss, damage or injury, including all judgments, liens, liabilities, debts and obligations arising from the acts or omissions of the Licensee, its members, managers, agents, subcontractors or assigns in connection with the purposes of this License Agreement.

C. For purposes of this section, "acts or omissions" on the part of the Licensee and its members, managers, agents, assigns or subcontractors, includes, but is not limited to, installation of the Vending Machines in a manner that would require a permit, license, certification, consent, or other approval from any governmental agency having jurisdiction, unless such permit, license, certification, consent, or other approval is first obtained.

D. The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District shall be entitled, whether pursuant to some other provision of this License Agreement, at law, or in equity. The provisions of this Paragraph 8 shall survive the termination or expiration of this License Agreement.

9. SOVEREIGN IMMUNITY. Nothing herein shall be construed as a waiver of the District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes* or other statute, and nothing in this License Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law. The provisions of this Paragraph 9 shall survive the termination or expiration of this License Agreement.

10. ENFORCEMENT OF LICENSE AGREEMENT; CONTROLLING LAW AND VENUE. In the event that the District or the Licensee seeks to enforce this License Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, expert witness fees, and costs for trial, alternative dispute resolution, or appellate proceedings. This License Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue shall be in Hernando County, Florida. The provisions of this Paragraph 10 shall survive the termination or expiration of this License Agreement.

11. DEFAULT. In the event Licensee shall fail to perform any covenant, term, or provision of this License Agreement, then the District shall have the right to immediately terminate this License Agreement and Licensee shall remove all Vending Machines from District property.

12. ENTIRE LICENSE AGREEMENT; AMENDMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this License Agreement. Amendments to and waivers of the provisions contained in this License Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

13. PUBLIC RECORDS. Licensee understands and agrees that all documents of any kind provided to the District in connection with this License Agreement may be public records and are to be treated as public records in accordance with Florida law.

14. ASSIGNMENT; THIRD PARTIES. Neither the District nor the Licensee may assign their rights, duties or obligations under this License Agreement without the prior written approval of the other. Any purported assignment without said written authorization shall be void. This License Agreement is solely for the benefit of the formal parties hereto, and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this License Agreement. Nothing in this License expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy, or claim under or by reason of this License Agreement or any of the provisions or conditions hereof. This License Agreement may not be assigned to any party whatsoever without the prior written consent by another party.

15. INDEPENDENT CONTRACTOR. In all matters relating to this License Agreement, the Licensee shall act as an independent contractor. Neither the Licensee nor any individual employed by the Licensee in connection with the use of the License Property are employees of the District under the meaning or application of any federal or state laws. The Licensee agrees to assume all liabilities and obligations imposed by one or more of such laws with respect to its employees in the use of the License Property. The Licensee shall have no authority to assume or create any obligation, express or implied, on behalf of the District and the Licensee shall have no authority to represent the District as agent, employee or in any other capacity. The Licensee shall not represent that the Vending Machines are operated by the District.

16. NOTICES. All notices, requests, consents, and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by overnight courier or First Class Mail, postage prepaid, to the parties as follows:

A.	If to the District:	Sterling Hill Community Development District c/o Rizzetta & Company, Inc. 3434 Colwell Ave. Suite 200 Tampa, FL 33614 Attn: District Manager
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With a copy to:	Kilinski Van Wyk PLLC
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517 East College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to the Licensee: -
-
Attn: -

Except as otherwise provided in this License Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this License Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Licensee may deliver Notice on behalf of the District and the Licensee. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the parties and addressees set forth herein.

18. E-VERIFY. Licensee shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Licensee shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization statute of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that Licensee has knowingly violated Section 448.091, *Florida Statutes*. By entering into this License Agreement, Licensee represents that no public employer has terminated a contract with Licensee under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

19. ANTI-HUMAN TRAFFICKING. Licensee certifies, by acceptance of this License Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*.

[Signatures on following page]

IN WITNESS WHEREOF, the parties execute this License Agreement the day and year first written above.

**STERLING HILL COMMUNITY
DEVELOPMENT DISTRICT**

Chairperson, Board of Supervisors

_____,
a _____

Sign: _____
Print: _____
Title: _____

Exhibit A: Property Location

Exhibit A: Property Location

Tab 2

STERLING HILL COMMUNITY DEVELOPMENT DISTRICT
Amenity Policies and Rates

Adopted: February 15, 2024

Amended: September 19, 2024

Amended: October 14, 2025

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DEFINITIONS

“Amenities” or “Amenity Facilities”– shall mean the properties and areas owned by the District and intended for recreational use, together with their appurtenant facilities and areas.

“Amenity Policies” or “Policies” and “Amenity Rates” – shall mean these Amenity Policies and Rates of the Sterling Hill Community Development District, as amended from time to time. The Board of Supervisors reserves the right to amend or modify these Policies, as necessary and convenient, in their sole and absolute discretion, and will notify Patrons of any changes. Patrons may obtain the currently effective Policies from the District Manager’s Office. The Board of Supervisors and District Staff shall have full authority to enforce the Amenity Policies.

“Amenity Manager” – shall mean the District Manager or that person or firm so designated by the District’s Board of Supervisors, including their employees.

“Amenity Rates” – shall mean those rates and fees established by the Board of Supervisors of the Sterling Hill Community Development District as provided in **Exhibit A** attached hereto.

“Access Card” – shall mean an electronic Access Card issued by the District Manager to each Patron (as defined herein) to access the Amenity Facilities.

“Board of Supervisors” or “Board” – shall mean the Board of Supervisors of the Sterling Hill Community Development District.

“District” – shall mean the Sterling Hill Community Development District.

“District Staff” – shall mean the professional management company with which the District has contracted to provide management services to the District, the Clubhouse Manager, and District Counsel.

“Guest” – shall mean any person or persons, other than a Resident or Non-Resident Patron, who are expressly authorized by the District to use the Amenities, or invited for a specific visit by a Patron to use the Amenities.

“Homeowners Association” or “HOA” or “POA” – shall mean an entity or entities, including its/their employees and agents, which may have jurisdiction over lands located within the District, either now or in the future, which may exist to aid in the enforcement of deed restrictions and covenants applicable to lands within the District.

“Household” – shall mean a residential unit or a group of individuals residing within a Resident’s home. ***This does not include visiting friends, guests, relatives or extended family not permanently residing in the home.*** Upon District’s request, proof of residency for individuals over the age of eighteen (18) years may be required by driver’s license or state or federal issued form of identification, including a signed affidavit of residency.

“Non-Resident” – shall mean any person who does not own property within the District.

“Non-Resident Patron” – shall mean any person or Household not owning property in the District who is paying the Annual User Fee to the District for use of all Amenity Facilities.

“Non-Resident User Fee” or “Annual User Fee” – shall mean the fee established by the District for any person that is not a Resident and wishes to become a Non-Resident Patron. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.

“Patron” – shall mean Patrons, Non-Resident Patrons and Renters.

“Renter” – shall mean a tenant, occupant or an individual maintaining his or her residence in a home located within the District pursuant to a valid rental or lease agreement. Proof of valid rental or lease agreement shall be required.

“Resident” – shall mean any person or Household owning property within the District, or any Renter who has been approved for issuance of an Access Card.

The words "hereof," "herein," "hereto," "hereby," "hereinafter" and "hereunder" and variations thereof refer to the entire Amenity Policies and Rates.

All words, terms and defined terms herein importing the singular number shall, where the context requires, import the plural number and vice versa.

ACCESS AND USAGE

- (1) **General.** Only Patrons have the right to use the Amenities; provided, however, that certain community programming events may be available to the general public when permitted by the District, and subject to payment of any applicable fees and satisfaction of any other applicable requirements, including adherence to these Amenity Policies and execution of waivers and hold harmless agreements, if any.
- (2) **Use at your Own Risk.** *All persons using the Amenities do so at their own risk and agree to abide by the Amenity Policies. The District shall assume no responsibility and shall not be liable in any incidents, accidents, personal injury or death, or damage to or loss of property arising from the use of the Amenities or from the acts, omissions or negligence of other persons using the Amenities.*
- (3) **Resident Access and Usage.** Patrons are permitted to access and use the Amenities in accordance with the policies and rules set forth herein, and are not responsible for paying the Annual Non-Resident User Fee set forth herein. In order to fund the operation, maintenance and preservation of the facilities, projects and services of the District, the District levies operation and maintenance special assessments payable by property owners within the District, in accordance with the District’s annual budget and assessment resolutions adopted each fiscal year, and may additionally levy debt service assessments payable by property owners to repay debt used to finance public improvements. Patrons shall not be entitled to a refund of any maintenance special assessments or debt service special assessments due to closure of the Amenities or suspension of that Patron’s access privileges.
- (4) **Non-Resident Patron Access and Usage.** A Non-Resident Patron must pay the Annual Non-Resident User Fee to have the right to use the Amenities for one full year, which year begins from the date of receipt of payment by the District. This fee must be paid in full before the Non-Resident may use the Amenities. Each subsequent Annual Non-Resident User Fee shall be paid in full on the anniversary date of application. Annual Non-Resident User Fees may be renewed no more than thirty (30) days in advance of the date of expiration and for no more than one

calendar year. Multi-year memberships are not available. The Annual Non-Resident User Fee is nonrefundable and nontransferable.

- (5) **Guest Access and Usage.** District Staff shall be authorized to verify and enforce the authorized number of Guests permitted at each Amenity Facility. A Patron must always accompany its Guests during its Guests' use of the Amenities and are responsible for all actions, omissions and negligence of such Guests, including Guests' adherence to the Amenity Policies. Violation of these Amenity Policies by a Guest may result in suspension or termination of the Patron's access and usage privileges. ***Exceeding the authorized number of Guests shall be grounds for suspension or termination of a Patron Household's access and usage privileges.***
- (6) **Access Cards.** Access Cards are available for \$15 each from the North Sterling Hill Clubhouse or the South Sterling Hill Clubhouse, which are open 7 days a week from 8 am till 9 pm. Proof of property ownership and/or residency, and a photo ID, are required. All Patrons must use their Access Card for entrance to the Amenities. A maximum of two (2) Access Cards will be issued per Household. All Patrons must use their Access Cards for entrance to the Amenity Facilities. The Access Card system provides a security and safety measure for Patrons and protects the Amenities from non-Patron entry. Under no circumstances shall a Patron provide their Access Card to another person, whether Patron or non-Patron, to allow access to the Amenities, and under no circumstances shall a Patron intentionally leave doors, gates, or other entrance barriers open to allow entry by non-Patrons.

GENERAL POLICIES

The following policies apply to all use of District Amenity Facilities:

- (1) **Registration and Access Cards.** Each Patron must scan in an Access Card in order to access the Amenities and must have his or her assigned Access Card in their possession and available for inspection upon District Staff's request. Access Cards are only to be used by the Patron to whom they are issued. In the case of Guests, Guests must be accompanied by a Patron possessing a valid Access Card at all times.
- (2) **Attire.** With the exception of the pool and wet areas where bathing suits are permitted, Patrons must be properly attired with shirts and shoes to use the Amenities for each facility's intended use. Bathing suits and wet feet are not allowed indoors with the exception of the bathrooms appurtenant to the pool area.
- (3) **Food and Drink.** Food and drink will be limited to designated areas only. No glass containers of any type are permitted at any of the Amenities. All persons using any of the Amenities must keep the area clean by properly disposing of trash or debris.
- (4) **Alcohol.** No alcoholic beverages are allowed on District property at any time. This includes, but is not limited to, the park(s), clubhouse(s) and swimming pool(s).
- (5) **Parking and Vehicles.** Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, pond banks, roadsides, or in any way which blocks the normal flow of traffic. During special events, alternative parking arrangements may be authorized but only as directed by District Staff. Motorized off-road bikes/vehicles (including ATVs) are prohibited on all property owned, maintained and operated by the District or at any of the Amenities within District unless they are owned by the District. No overnight parking is permitted at any Amenity Facility unless approved by management.
- (6) **Fireworks/Flames.** Fireworks and open flames of any kind are not permitted anywhere on District-owned property or adjacent areas.

- (7) **Bicycles, Skateboards, Etc.** All bikes must be parked and locked at the bike racks. Please do not leave bikes on playground, pool deck, or other District property. Skateboards and roller blades are not permitted on the sport courts or pool deck.
- (8) **Grills.** Personal barbeque grills are not permitted at the Amenities or on any other District-owned property.
- (9) **Equipment.** All District equipment, furniture and other tangible property must be returned in good condition after use. Patrons are encouraged to notify District Staff if such items need repair, maintenance or cleaning.
- (10) **Littering.** Patrons are responsible for cleaning up after themselves and helping to keep the Amenities clean at all times.
- (11) **Bounce Houses and Other Structures.** The installation and use of bounce houses and similar apparatus is prohibited on District property. NO livestock animals, air-filled amusement tents, live entertainment, or bounce houses are permitted on District property due to liability. No exceptions will be made; provided that the District may have vendors with appropriate insurance and liability insurance.
- (12) **Excessive Noise.** Excessive noise that will disturb other Patrons is not permitted, including but not limited to use of cellular phones and speakers of any kind that amplify sound.
- (13) **Lost or Stolen Property.** The District is not responsible for lost or stolen items. The Amenity Manager is not permitted to hold valuables or bags for Patrons. All found items should be turned in to the Amenity Manager for storage in the lost and found. Items will be stored in the lost and found for two weeks after which District Staff shall dispose of such items in such manner as determined in its sole discretion; provided, however, that District Staff shall not be permitted to keep such items personally or to give such items to a Patron not otherwise claiming ownership.
- (14) **Trespassing / Loitering.** There is no trespassing or loitering allowed at the Amenities. Any individual violating this policy may be reported to the local authorities.
- (15) **Compliance with Laws and District Rules and Policies.** All Patrons shall abide by and comply with all applicable federal, state and local laws, rules, regulations, ordinances and policies, as well as all District and HOA rules and policies, while present at or utilizing the Amenities and all other District property, and shall ensure that any minor for whom they are responsible also complies with the same. Failure to abide by any of the foregoing may be a basis for suspension or termination of the Patron's privileges to use or access the Amenities. The interpretation and enforcement of all rules and policies is solely at the discretion of club staff and management.
- (16) **Courtesy.** Patrons and all users shall treat all staff members and other Patrons and Guests with courtesy and respect. Disrespectful or abusive treatment of District Staff or District contractors may result in suspension or termination of Amenity access and usage privileges. Any unwarranted physical contact (pushing, shoving, grabbing, etc.) shall result in suspension of amenities or law enforcement contact. If District Staff requests that a Patron leave the Amenity Facilities due to failure to comply with these rules and policies, or due to a threat to the health, safety, or welfare, failure to comply may result in immediate suspension or termination of Amenity access and usage privileges.
- (17) **Profanity/Obscenity.** Loud, profane, abusive, or obscene language or behavior is prohibited.
- (18) **Emergencies.** In the event of an injury or other emergency, please contact 911 and alert District Staff immediately.
- (19) **Outside Vendors/Commercial Activity.** Outside vendors and commercial activity are prohibited on District property unless they are invited by the District as part of a District event or program or as authorized by the District in connection with a rental of the Amenity Facilities.

- (20) Organized Activities.** Any organized activities taking place at the Amenity Center must first be approved by the District. This includes, but is not limited to, fitness instruction, special events, etc.

SMOKING, DRUGS, AND ALCOHOL

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

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

SERVICE ANIMAL POLICY

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

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

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

CONDUCT CODE

Improper conduct, obscenities, verbal or physical threats by Patrons and/or Guests will not be tolerated anywhere on District property. Actions by any person of any nature, which may be dangerous, create a health or safety problem, create a hostile environment, or disturb others, are not permitted. This includes noise, intoxication, quarreling, threatening, fighting, offensive or abusive language or behavior. Patrons are responsible for family, guests, and invitees.

All Patrons are expected to conduct themselves properly with due consideration for each other and for fellow Patrons and District staff. Sterling Hill Managers have the authority to discipline any person for conduct, which in their discretion tends to endanger the health, safety, or welfare of District Patrons, guests, and staff, as well as for violations of the specific rules and policies of the District.

District staff has the right to ask any person(s) to cease their conduct and/or leave the premises as a result of conduct, which serves to harass or annoy other persons using or working in the District clubhouses or amenities. If the person(s) causing or participating in inappropriate behavior refuses to cease their activities and/or leave the premises promptly when directed, they will be advised that failure to do so immediately will result in law enforcement being called to have them removed, amenities suspended, and possibly trespassed.

At the discretion of the District staff dealing with the situation, the assistance of the local law enforcement agency may be sought to maintain order. If the person(s) asked to leave refuses to do so and law enforcement is called, the person will be issued a trespassing warrant from the facility. Any trespassing order issued at the request of District Staff may be appealed in person or in writing to the District's Board at a monthly district meeting.

Any person who commits a crime, verbally threatens the physical well-being of another person, or who engages in behavior that may be dangerous, create a health or safety problem, create a hostile environment, or otherwise disturbs others and causes them to fear for their physical well-being will be reported to the local law enforcement agency.

Anyone who observes a violation of the District's rules or policies shall bring the matter to the attention of any staff on duty. Patrons are discouraged from trying to enforce rules on their own.

Staff and fellow Patrons/Guests are to be treated in a courteous and considerate manner. No associate shall be disrespected or harassed in any way. All complaints regarding services rendered by and staff member must be made to the Clubhouse Manager or District Manager.

Patrons shall not engage or direct Staff on any private business, nor shall any Staff member be used for the individual benefit of the Patron, nor shall any Patron direct, supervise, or in any manner attempt to assert control over any such Staff member.

CLUBHOUSES, PARKS, AND RENTALS

- (1)** Sterling Hill CDD clubhouse hours are 8:00am to 9:00pm Monday-Sunday. No loitering after park/clubhouse hours.
- (2)** Animals are prohibited inside the clubhouse buildings.
- (3)** All children 12 years and under must be accompanied by an adult when visiting the park.
- (4)** Clubhouses close for New Years Eve, Thanksgiving and Christmas. If clubhouse is closed for other reasons, notices will be posted. We are closed at 4pm on the day before and after Thanksgiving and Christmas.
- (5)** The activities room is available to rent for residents for \$75, and non-residents for \$150 (during operating hours) and there is a \$100 refundable deposit required due at time of booking. The room can only be reserved with a completed room rental agreement along with the rental fee and deposit paid in full. Please check with clubhouse staff for availability and reservation forms. All rentals must comply with the rules, requirements, and terms and conditions set forth on the rental forms. Maximum capacity is 40 persons.

BASKETBALL COURT

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

- (1) Basketball courts are open from 8 am - 9 pm.
- (2) Use of basketball court is at your own risk.
- (3) Basketball court is for Patrons only.
- (4) No guests after 4pm. Before 4pm each Patron may have up to (2) guests. Each Patron is responsible for their guest's behavior.
- (5) You must sign in, and provide either your Access Card or photo ID for access to the basketball courts.
- (6) Children under the age of 12 must be accompanied by an adult.
- (7) Court is for basketball use only.
- (8) No profanity, obscene language, loud noises, or loud stereos.
- (9) No bicycles, rollerblades, or skates allowed.
- (10) No food, glass containers or alcoholic beverages allowed on court.
- (11) No smoking or vaping on the basketball courts.
- (12) Proper attire and shoes must be worn at all times.
- (13) No pets are allowed on court area.
- (14) Courts are used on a first come, first serve basis.
- (15) If someone is waiting to use the court, games are limited to 30 minutes.

BILLIARDS ROOM

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

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

- (15) Patrons will be held responsible for any property damage caused by themselves or their guest.
- (16) Profanity or foul language is prohibited.
- (17) Gambling is prohibited at the facility.
- (18) NO smoking, vaping or electronic cigarettes.
- (19) Animals are prohibited in the Billiards Room.

TENNIS COURT

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

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

VOLLEYBALL COURT

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) Volleyball court hours of Operation 8 am – Dusk
- (2) Volleyball court is for Patrons and guests only.
- (3) All guests must be accompanied by a Patron at all times. The Patron is fully responsible for their guests' behavior.
- (4) Children under the age of 12 must be supervised by someone 18 years of age or older.
- (5) Sand court is for volleyball play only.
- (6) Pets are prohibited on sand court.
- (7) No picking up and throwing sand.
- (8) Do not pull or hang on volleyball net.
- (9) The use of profanity or disruptive behavior is prohibited.
- (10) Please clean up any trash brought to the volleyball court. Glass containers are prohibited.
- (11) If anything is wrong with the sand court or the volleyball net please report to clubhouse staff immediately.
- (12) In case of an emergency call 911 and report to club staff immediately.

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.
- (13) Use of the multi-purpose field or any amenity on Sterling Hill property is "Play At Your Own Risk".
- (14) 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.

DOG PARK

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) Dog Park Hours of Operation: 8 am – Dusk
- (2) No children under the age of 16 are permitted unless accompanied by an adult 18 years of age or older.
- (3) The Sterling Hill dog park is available for use by Patrons and their guests.
- (4) All persons entering the dog park assume any and all risk to their own safety and that of their dogs.
- (5) Dog owners are responsible for the actions and behavior of their dogs at all times.
- (6) All dogs must be properly licensed and have their current vaccinations to enter dog park.
- (7) All dogs must have owner ID tags on at all times.
- (8) No dog may be left unattended at any time.
- (9) Female dogs in heat and puppies younger than 4 months old are prohibited at all times.
- (10) Limit of 3 dogs per person.
- (11) All dogs must be on a leash when entering and leaving the park.
- (12) No spiked, pronged, or choke collars allowed.
- (13) Dogs must be removed from the park at the first sign of aggression.
- (14) Dogs that have attacked or bitten any person or another person's pet shall be prohibited.
- (15) Dog owner / handler is responsible for picking up and disposing of their dog's waste in an appropriate outdoor receptacles.
- (16) No dog or human food allowed, and no glass containers permitted.
- (17) Dog owners must immediately stop their dog from digging, and fill in any holes dug by their dog, immediately.
- (18) Dogs are the only animals permitted within the dog park.
- (19) Dogs must be under voice command at all times.
- (20) Smoking is prohibited.

PLAYGROUND

For all emergencies, call 911.

- (1) Playground Hours of Operation: 8 am - 9 pm
- (2) Patrons and their guests may utilize the Playground at their own risk.
- (3) For the safety of all children and adults, only children between the age of 2 years old and 12 years of age may use the equipment.
- (4) Children under the age of 12 must be supervised by someone age 18 or older.
- (5) Patrons and their guests are responsible for the behavior of their children.
- (6) Proper footwear is required. NO loose clothing, especially with strings, should be worn.
- (7) Pets are prohibited in the playground area (with the exception of service animals).
- (8) Roughhousing is prohibited.

- (9) Throwing sand, mulch, sticks, or any other like item is prohibited.
- (10) Hard balls (baseball, basketball, tennis, etc.) are prohibited on the playground.
- (11) Playground equipment is for all children. They shall take turns and share the equipment.
- (12) All children are expected to play cooperatively with others.
- (13) No jumping off from any high climbing bars, platforms, or playground equipment.
- (14) Improper use of the equipment will not be tolerated. Use traditional methods when going up and down slides.
- (15) Persons using the playground must clean up any trash brought to the playground. Glass containers are prohibited.
- (16) The use of profanity, horseplay, or disruptive behavior is prohibited.
- (17) Please call 911 for all emergencies. If anything is wrong with the equipment or someone gets hurt, notify clubhouse staff immediately.

SWIMMING POOL

For all emergencies, call 911.

- (1) The swimming pool facilities are open from 10:00am to dusk (dusk time is set by staff's discretion). If the pool or deck is closed for maintenance, signs will be posted.
- (2) There is no lifeguard on duty, and all swimmers must enter through the building. Pool and splash pad rules are posted on pool and splash pad deck.
- (3) You must shower before entering pool.
- (4) You must have an Access Card to gain access to the pool. Proof of residency and ID must be verified if you do not have your Access Card.
- (5) Each household may bring up to five (5) guests for use of the pool facilities but must accompany their guests at all times.
- (6) No Lifeguard on Duty! Persons using the pool or clubhouse facilities do so at their own risk.
- (7) Children under the age of 16 must be accompanied by an adult 18 years of age or older at all times while using the pool facilities.
- (8) Infants and toddlers who are still in diapers MUST wear an approved swim diaper or rubber swim pants. Diapers are not permitted in the pool.
- (9) All persons using the pool facilities shall obey the capacity requirements as defined by Hernando County.
- (10) Proper swimming attire must be worn while using the pool facilities. (Bathing suits only, no sagging basketball/athletic shorts, jeans, sports bras, Brazil-French cut, thong style, and/or translucent swimwear). Attire must be suitable for a family environment.
- (11) No running or horseplay is allowed in the pool facilities.
- (12) No diving or flipping is allowed.
- (13) Flotation devices are allowed in the pool; however they must not interfere with the enjoyment of other guests using the pool.
- (14) No balls allowed, and toys should not be thrown within the pool or pool area.
- (15) No rough housing or chicken fighting is allowed in the swimming pool.
- (16) No smoking, vaping, or electronic cigarettes are permitted.
- (17) No animals are allowed in the pool facilities.
- (18) No food or drinks are allowed within 6 feet of the pool.
- (19) Coolers will be checked by staff. No glass containers or alcohol are allowed in pool area.
- (20) Radios and other music devices are prohibited; unless they are used with personal headphones.
- (21) Pool furniture shall not be removed from the pool deck area or placed into the swimming pool.
- (22) No cursing, offensive language or offensive gestures are allowed.

- (23) The swimming pool and pool deck will be cleared by staff if lightning is within an 8-mile radius (determined by lightning detection device). The pool will re-open no sooner than 30 minutes after the last sound of thunder (determined by staff).
- (24) If the pool is contaminated it will be shut down and cleaned as per Center of Disease Control and Prevention (Chapter 64E-9 Florida Admin Code).
- (25) Belongings left in the pool facilities after dusk shall be placed in the clubhouse's "Lost & Found" for a period of one week. If the item(s) are not claimed, they will be discarded.

SPLASH PAD

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

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

- (23) No one is permitted to play music which is audible to others, headphones or earbuds only.
- (24) Do not cover any water fixtures or drains.
- (25) The District and/or facility staff are not responsible for any lost or stolen items.

FITNESS CENTER

For all emergencies, call 911.

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

- (22) Water or other sports drinks must be contained in non-breakable spill proof containers.
- (23) No outside food is permitted.
- (24) Animals are prohibited in the fitness center.

SUSPENSION AND TERMINATION OF PRIVILEGES

General Policy. All persons using the Amenities and entering District property shall comply with the Amenity Policies established for the safe operations and maintenance of the District's Amenities. To protect the rights and privileges of rule-abiding Patrons, inappropriate behavior by Patrons will not be tolerated.

- (1) **Suspension of Access and Use Privileges.** The District, through its Board, District Manager, Amenity Manager and District Counsel shall have the right to restrict, suspend or terminate the Amenity privileges of any person to use the Amenities for any of the following behavior:

- (a) Submits false information on any application for use of the Amenities;
- (b) Permits the unauthorized use of an Access Card;
- (c) Exhibits unsatisfactory behavior, deportment or appearance;
- (d) Fails to pay amounts owed to the District in a proper and timely manner;
- (e) Fails to abide by any District rules or policies (e.g., Amenity Policies);
- (f) Treats the District's supervisors, staff, general/amenity management, contractors or other representatives, or other Patrons, in an unreasonable or abusive manner;
- (g) Damages or destroys District property; or
- (h) Engages in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, staff, amenities management, contractors or other representatives, or other residents or guests.

- (2) **Authority of District Staff.**

- (a) District Staff or their designee(s) may immediately remove any person from one or all Amenities if any of the above-referenced behaviors are exhibited or actions committed or if in his/her reasonable discretion it is the District's best interests to do so. District Staff may at any time restrict or suspend for cause or causes, including but not limited to those described above, any person's privileges to use any or all of the Amenities.
- (b) Anyone asked to leave by clubhouse staff for continued violations must gather their belongings and leave property in a timely manner. Refusal to leave the property may result in a further suspension of amenity privileges or possible trespass warrant if law enforcement is called for noncompliance.
- (c) Fighting, physical or verbal abuse of staff or other users of the Amenities, intentionally damage of District property, or illegal drugs or paraphernalia will be grounds for immediate removal, suspension, and/or trespass warrant.

(3) Process for Suspension or Termination of Access and Use Privileges. Subject to the rights of District Staff set forth in Paragraph (3) above, the following process shall govern suspension and termination of privileges:

(a) Offenses:

(a) First Offense: Verbal warning by District Staff.

(b) Second Offense: Depending on the severity of the offense, Staff may issue a second warning or ask the individual to leave immediately for the remainder of that day.

(c) Third Offense: Suspension of all Amenity privileges for up to one (1) year, in the discretion of District staff. Such suspension shall run to the next regular meeting of the Board of Supervisors. At said meeting, the record of all previous offenses will be presented to the Board for recommendation of termination of the offender(s') privileges for up to one (1) calendar year. The length of the suspension is in the discretion of the Board and may be for less than one (1) year.

(b) Notwithstanding the foregoing, any time a user of the Amenity is arrested for an act committed, or allegedly committed, while on the premises of the Amenity, or violates these Policies in a manner that, in the discretion of the District Staff upon consultation with one Board member, justifies suspension beyond the guidelines set forth above, such offender shall have all amenity privileges immediately suspended.

(c) Any suspension or termination of Amenity privileges may be appealed to the Board of Supervisors for reversal or reduction. The Board's decision on appeal shall be final and binding.

(4) Legal Action; Criminal Prosecution. If any person is found to have committed any of the infractions noted herein, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature.

USE AT OWN RISK; INDEMNIFICATION

Any Patron, Guest, or other person who participates in the Activities (as defined below), shall do so at his or her own risk, and shall indemnify, defend, release, hold harmless, and forever discharge the District and its contractors, and the present, former, and future supervisors, staff, officers, employees, representatives, agents, and contractors of each (together, "Indemnitees"), for any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, by any individual of any age, or any corporation or other entity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorney's fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings), and harm of any kind or nature arising out of, or in connection with, the participation in the Activities, by said Patron, Guest, or other person, and any of his or her Guests and any members of his or her Household.

Should any Patron, Guest, or other person bring suit against the Indemnitees in connection with the Activities or relating in any way to the Amenities, and fail to obtain judgment therein against the Indemnitees, said Patron, Guest, or other person shall be liable to the District for all attorney's fees, costs, and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings.

The waiver of liability contained herein does not apply to any act of intentional, willful or wanton misconduct by the Indemnitees.

For purposes of this section, the term "Activities" shall mean the use of or acceptance of the use of the Amenities, or engagement in any contest, game, function, exercise, competition, sport, event, or other activity operated, organized, arranged or sponsored by the District, its contractors or third parties authorized by the District.

SOVEREIGN IMMUNITY

Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity or limitations on liability contained in Section 768.28, F.S., or other statutes or law.

SEVERABILITY

The invalidity or unenforceability of any one or more provisions of these policies shall not affect the validity or enforceability of the remaining provisions, or any part of the policies not held to be invalid or unenforceable.

AMENDMENTS AND WAIVERS

The Board in its sole discretion may amend these Amenity Policies from time to time. The Board by vote at a public meeting or the District Manager may elect in its/their sole discretion at any time to grant waivers to any of the provisions of these Amenity Policies, provided however that the Board is informed within a reasonable time of any such waivers.

Exhibit A: Rates, Fees, and Charges

EXHIBIT A

STERLING HILL COMMUNITY DEVELOPMENT DISTRICT

RATES, FEES, AND CHARGES

As Amended February 15, 2024

Item	Rate
Activity/Party Room Rental (Patron) (6 hours)	\$75
Activity/Party Room Rental (Non-Patron) (6 hours)	\$150
Cleaning Deposit – Activity/Party Room Rental (Refundable)	\$100
Boat/RV Storage	\$62.50/month (\$750/year)
Access Card Fee	\$15
Annual Non-Resident Membership Fee	\$2500

NATURAL AREAS POLICY
Adopted September 19, 2024

1. **Purpose:** The following is the policy statement of the Sterling Hill Community Development District as it regards the natural buffer or environmentally sensitive areas that are scattered in large numbers throughout the community. This policy statement is consistent with the policies of other governments including Hernando County and the State of Florida regarding natural upland and wetland conservation/preservation areas.
2. **Natural Areas:** Certain natural areas are not intended to be maintained, and maintenance activities may be restricted by applicable permits and regulations. These areas are to be left untouched to allow for nature to take its normal course. Vegetation that dies or is damaged by storms or other “acts of God”, including but not limited to trees, are left to fulfill their role in nature’s process.
3. **No Trespassing:** There is no trespassing allowed in any designated wetland conservation areas, mitigation areas, DRAs, or other natural areas located on District property which are marked with “No Trespassing” signs. This includes regular pedestrian use, motorized vehicles, non-motorized vehicles, and all other unauthorized access, by residents of the District and otherwise. Trespassers will be reported to the local authorities.
4. **Unauthorized Clearing:** Should anyone remove, cut back, or damage District property in natural areas, except as specifically authorized by the District or this policy, they will be subject to reimbursement to the District for all costs associated with restoring the area in accordance with District, Hernando County, Southwest Florida Water Management District (SWFWMD) and any other regulatory agency standards and regulations.
5. **Property Owner Encroachments:** No one can encroach into the natural areas or other District property for any reason, including but not limited to maintenance, dumping, or placement of personal property of any kind. Should a property owner encroach onto District property, they will be asked to remove any items they have placed on the property and may be subject to further legal action to recover costs of removal.
6. **Threatening Trees:** Trees within or immediately adjacent to natural areas on District Property that have died and appear to pose a threat of falling and damaging an abutting property owner’s property may be addressed as follows:
 - a. The owner of the abutting property must initially contact the Hernando County Development Review Division or the SWFMD to assess the threat. If the tree is determined to pose a hazard, the abutting property owner shall provide the results of the Development Review Division’s or SWFMD’s review to the District, and any subsequent trimming and/or removal, if approved/permitted by the appropriate governing entity, shall be performed by the District.

- b. If it is determined that the tree does not pose a hazard, the property owner may elect to cut or remove the tree at their own expense, if approved/permitted by the appropriate governing entity. Such abutting property owner must secure permission from the District and shall then be responsible for any needed permitting or review by Hernando County and SWFWMD.
 - c. The goal of permitted trimming and/or removal, where approved, is to minimize disturbance to these areas.
- 7. **Fallen and Encroaching Trees:** If a tree does fall onto another's property, or if limbs grow over onto the property owner's property, that property owner may cut back or "limb" the tree as necessary to their property line. The rest of the tree is to be left as-is.
- 8. **Amendment:** This policy may be amended by the Board of Supervisors of the Sterling Hill Community Development District as the Board deems necessary.

Tab 3

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STERLING HILL COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE THE DATE, TIME AND PLACE OF A PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES RELATING TO PARKING AND PARKING ENFORCEMENT.

WHEREAS, the Sterling Hill Community Development District (the “**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 Board of Supervisors of the District (the “**Board**”) is authorized by Sections 190.011(5) and 190.035, *Florida Statutes*, to adopt rules, orders, rates, fees and charges pursuant to Chapter 120, Florida Statutes.

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

SECTION 1. The Board intends to adopt *Rules Relating to Parking and Parking Enforcement* (the “**Policy**”), a proposed copy of which is attached hereto as **Exhibit A**. The District will hold a public hearing on such Policy at a meeting of the Board to be held on **January 13, 2026, at 10:00 a.m. at the Sterling Hill North Clubhouse, 4411 Sterling Hill Blvd., Spring Hill, FL 34609.**

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes* and all prior actions taken for the purpose of publishing notice are hereby ratified.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 11th day of November 2025.

ATTEST:

**STERLING HILL COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Proposed Rules Relating to Parking and Parking Enforcement

Exhibit A

Proposed Rules Relating to Parking and Parking Enforcement

[Begins on following page.]

Tab 4

Operations Report – October 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.
- Repaired south bus stop pavilion.
- Repaired wall in south clubhouse women's handicap stall.
- Cleaned gum off north clubhouse pool paver deck.
- Repaired south clubhouse back pavilion floor.
- Fixed south clubhouse handicap pool chair.
- Repainted north clubhouse maintenance pavilion.
- Pickleball court / dog park project underway.
- Repaired broken north clubhouse playground bridge.
- Repainted south playground swing poles.

Gate Report

- Greased all main village gates.
- Installed new batteries at the Dunwoody gate.
- Replaced broken belt at the storage lot motor box.
- Brightstone entrance gates not working properly, power cycled to fix issue.

Private Event Rentals

North Clubhouse:

10/12/25 – Baby Shower
10/19/25 – Baby Shower
10/25/25 – Fall Festival

South Clubhouse:

10/19/25 – Birthday Party
10/25/25 – 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 Dunwoody village.
- Replaced broken rod iron finials on gates around community.
- Replaced broken section of PVC in Barrington village.
- Installed No Trespassing Signs to replace faded or damaged signs.
- Replaced breaker at north pool pump.



Rizzetta & Company

Tab 5



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** December 9, 2025, at 10:00 am
- **FY 2024-2025 Audit Completion Deadline:** June 30, 2026

District Manager's Report

November 11

2025

District Manager Updates

<u>FINANCIAL SUMMARY</u>	<u>9/30/2025</u>
General Fund Cash & Investment Balance:	\$1,002,744
Reserve Fund Cash & Investment Balance:	\$1,490,256
Debt Service Fund & Investment Balance:	<u>\$715,820</u>
Total Cash and Investment Balances:	\$3,208,820
General Fund Expense Variance: \$150,004	Under Budget

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Rizzetta & Company

Sterling Hill Community Development District

**Financial Statements
(Unaudited)**

September 30, 2025

Prepared by: Rizzetta & Company, Inc.

sterlinghillcdd.org
rizzetta.com

Sterling Hill Community Development District

Balance Sheet

As of 09/30/2025

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	183,705	(38,975)	0	144,730	0	0
Investments	819,039	1,529,231	715,820	3,064,090	0	0
Prepaid Expenses	2,429	0	0	2,429	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	1,035,836	1,490,256	715,820	3,241,912	27,271,335	13,630,000
Liabilities						
Accounts Payable	45,648	0	0	45,648	0	0
Deferred Revenue	17,241	0	0	17,241	0	0
Accrued Expenses	117	0	0	117	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	78,426	0	7,270,000	7,348,426	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	287,510	4,636	(461,697)	(169,550)	0	0
Total Fund Equity & Other Credits	957,410	1,490,256	(6,554,180)	(4,106,514)	27,271,335	0
Total Liabilities & Fund Equity	1,035,836	1,490,256	715,820	3,241,912	27,271,335	13,630,000

See Notes to Unaudited Financial Statements

Sterling Hill Community Development District

Statement of Revenues and Expenditures

As of 09/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 09/30/2025 YTD Budget	Year To Date 09/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	25,507	25,507
Special Assessments				
Tax Roll	1,701,330	1,701,330	1,764,904	63,574
Other Misc. Revenues				
Insurance Proceeds	0	0	30,600	30,600
Miscellaneous Revenue	0	0	12,222	12,222
RV & Boat Storage Fees	20,000	20,000	27,929	7,929
Total Revenues	1,721,330	1,721,330	1,861,162	139,832
Expenditures				
Legislative				
Supervisor Fees	14,000	14,000	11,000	3,000
Total Legislative	14,000	14,000	11,000	3,000
Financial & Administrative				
Accounting Services	19,400	19,400	19,400	0
Administrative Services	6,109	6,109	6,109	0
Arbitrage Rebate Calculation	1,000	1,000	500	500
Assessment Roll	5,093	5,093	5,093	0
Auditing Services	3,985	3,985	3,985	0
Disclosure Report	2,000	2,000	2,000	0
District Engineer	15,000	15,000	12,788	2,212
District Management	24,240	24,240	24,240	0
Dues, Licenses & Fees	1,500	1,500	1,546	(46)
Financial & Revenue Collections	5,093	5,093	5,093	0
Legal Advertising	1,100	1,100	504	596
Miscellaneous Mailings	2,500	2,500	0	2,500
Public Officials Liability Insurance	4,495	4,495	5,028	(533)
Tax Collector/Property Appraiser Fees	54,548	54,548	57,695	(3,147)
Website Hosting, Maintenance, Backup & E	3,000	3,000	4,275	(1,275)
Total Financial & Administrative	149,063	149,063	148,256	807
Legal Counsel				
District Counsel	23,000	23,000	31,496	(8,496)
Outside Counsel	20,000	20,000	700	19,300
Total Legal Counsel	43,000	43,000	32,196	10,804
Law Enforcement				
Off Duty Deputy	20,000	20,000	2,640	17,360
Total Law Enforcement	20,000	20,000	2,640	17,360
Security Operations				
Security System Monitoring Services & Ma	12,000	12,000	16,549	(4,549)
Total Security Operations	12,000	12,000	16,549	(4,549)
Electric Utility Services				

See Notes to Unaudited Financial Statements

Sterling Hill Community Development District

Statement of Revenues and Expenditures

As of 09/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 09/30/2025 YTD Budget	Year To Date 09/30/2025 YTD Actual	YTD Variance
Utility - Street Lights	79,150	79,150	76,644	2,506
Utility Services	56,000	56,000	50,081	5,919
Total Electric Utility Services	135,150	135,150	126,725	8,425
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	7,800	7,800	9,663	(1,863)
Total Garbage/Solid Waste Control Services	7,800	7,800	9,663	(1,863)
Water-Sewer Combination Services				
Utility Services	8,500	8,500	10,080	(1,580)
Total Water-Sewer Combination Services	8,500	8,500	10,080	(1,580)
Stormwater Control				
Lake/Pond Bank Maintenance & Repair	3,000	3,000	0	3,000
Total Stormwater Control	3,000	3,000	0	3,000
Other Physical Environment				
Entry & Walls Maintenance & Repair	15,000	15,000	27,000	(12,000)
General Liability Insurance	6,966	6,966	6,894	72
Holiday Decorations	1,500	1,500	942	558
Irrigation Repair	42,200	42,200	67,550	(25,350)
Landscape - Annuals/Flowers	3,600	3,600	1,800	1,800
Landscape - Fertilizer	22,860	22,860	24,935	(2,075)
Landscape - Mulch	60,000	60,000	0	60,000
Landscape - Pest Control	2,100	2,100	995	1,105
Landscape Inspection Services	10,200	10,200	9,350	850
Landscape Maintenance	275,000	275,000	245,658	29,342
Landscape Replacement Plants, Shrubs, Tr	25,000	25,000	22,100	2,900
Property Insurance	56,853	56,853	52,863	3,990
Seed & Sod Maintenance	25,000	25,000	17,745	7,255
Well Maintenance	3,500	3,500	0	3,500
Total Other Physical Environment	549,779	549,779	477,832	71,947
Road & Street Facilities				
Gate Maintenance & Repair	30,000	30,000	43,647	(13,647)
Gate Phone	7,000	7,000	7,241	(241)
Pressure Washing	8,000	8,000	0	8,000
Sidewalk Maintenance & Repair	25,000	25,000	59,995	(34,995)
Street Light/Decorative Light Maintenance	1,500	1,500	756	744
Street Sign Repair & Replacement	1,500	1,500	0	1,500
Total Road & Street Facilities	73,000	73,000	111,639	(38,639)
Parks & Recreation				
Athletic Court/Field/Playground Maintenance	500	500	2,450	(1,950)
Clubhouse Miscellaneous Expense	5,000	5,000	15,683	(10,683)
Contracted Employee Salaries	432,443	432,443	395,620	36,823
Fitness Equipment Maintenance & Repair	4,000	4,000	11,573	(7,573)
Furniture Repair & Replacement	4,000	4,000	111	3,889

See Notes to Unaudited Financial Statements

Sterling Hill Community Development District

Statement of Revenues and Expenditures

As of 09/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025	Through 09/30/2025	Year To Date 09/30/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Maintenance & Repairs	25,000	25,000	24,115	885
Management Contract	22,000	22,000	20,166	1,834
Office Supplies	2,500	2,500	2,975	(475)
Pest Control	2,940	2,940	5,435	(2,495)
Playground Equipment & Maintenance	5,000	5,000	1,690	3,310
Pool Furniture Replacement	5,000	5,000	8,057	(3,057)
Pool Service Contract & Chemicals	50,000	50,000	38,717	11,283
Telephone, Internet, Cable	8,000	8,000	7,090	910
Vehicle Maintenance	6,500	6,500	15,649	(9,149)
Wildlife Management Services	1,000	1,000	0	1,000
Total Parks & Recreation	573,883	573,883	549,331	24,552
Special Events				
Special Events	10,000	10,000	12,758	(2,758)
Total Special Events	10,000	10,000	12,758	(2,758)
Contingency				
Capital Outlay	122,155	122,155	62,657	59,498
Total Contingency	122,155	122,155	62,657	59,498
Total Expenditures	1,721,330	1,721,330	1,571,326	150,004
Total Excess of Revenues Over(Under) Expenditures	0	0	289,836	289,836
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	4,960	4,960
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(7,286)	(7,286)
Total Other Financing Sources(Uses)	0	0	(2,326)	(2,326)
Fund Balance, Beginning of Period	0	0	669,900	669,900
Total Fund Balance, End of Period	0	0	957,410	957,410

Sterling Hill Community Development District

Statement of Revenues and Expenditures

As of 09/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 09/30/2025 YTD Budget	Year To Date 09/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	45,934	45,934
Special Assessments				
Tax Roll	128,562	128,562	95,383	(33,179)
Total Revenues	<u>128,562</u>	<u>128,562</u>	<u>141,317</u>	<u>12,755</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>4,637</u>	<u>4,637</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	(4,960)	(4,960)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(1)</u>	<u>(1)</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>1,490,256</u>	<u>1,490,256</u>

Sterling Hill Community Development District

Statement of Revenues and Expenditures

As of 09/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 09/30/2025 YTD Budget	Year To Date 09/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	30,533	30,533
Special Assessments				
Prepayments	0	0	4,747	4,747
Tax Roll	786,179	786,179	799,238	13,059
Total Revenues	<u>786,179</u>	<u>786,179</u>	<u>834,518</u>	<u>48,339</u>
Expenditures				
Debt Service				
Interest	306,179	306,179	816,215	(510,036)
Principal	480,000	480,000	480,000	0
Total Debt Service	<u>786,179</u>	<u>786,179</u>	<u>1,296,215</u>	<u>(510,036)</u>
Total Expenditures	<u>786,179</u>	<u>786,179</u>	<u>1,296,215</u>	<u>(510,036)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>(461,697)</u>	<u>(461,697)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>(6,092,483)</u>	<u>(6,092,483)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>(6,554,180)</u>	<u>(6,554,180)</u>

**Sterling Hill CDD
Investment Summary
September 30, 2025**

<u>Account</u>		<u>Balance as of September 30, 2025</u>
Valley National Bank	Governmental Checking/ICS	\$ 819,039
Total General Fund Investments		\$ 819,039
Valley National Bank Asset Replacement Reserve	Governmental Checking/ICS	\$ 683,143
Valley National Bank Road Reserve	Governmental Checking/ICS	578,270
Subtotal		1,261,413
Hancock Whitney Bank CD Reserve	2.53% 12 Month Term - Maturity Date 04/03/26	\$ 267,818
Subtotal		267,818
Total Reserve Fund Investments		\$ 1,529,231
US Bank Series 2003 Revenue	US Bank Money Market Account-Managed	\$ 471,902
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	788
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	95,986
US Bank Series 2003 Prepayment B	US Bank Money Market Account-Managed	4
Total Debt Service Fund Investments		\$ 715,820

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 09/01/2025 to 09/30/2025

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
655, 2639					
655 General Fund	09/30/2025	Brletic Dvorak, Inc.	2148	Engineering Services 09/25	320.00
655 General Fund	09/24/2025	DCSI, Inc.	34201	Cloud Music Service Installations - South Clubhouse 09/25	498.00
655 General Fund	09/24/2025	DCSI, Inc.	34173	Cloud Music Service Installations 09/25	498.00
655 General Fund	09/24/2025	DCSI, Inc.	34202	North & South Clubhouse Cloud Music Subscription 09/25	99.96
655 General Fund	09/18/2025	Egis Insurance Advisors, LLC	29595 CM	Policy# 100125639 10/01/2025 - 10/01/2026 Florida Insurance Alliance	(5,970.00)
655 General Fund	09/18/2025	Egis Insurance Advisors, LLC	29595 CM	Policy# 100125639 10/01/2025 - 10/01/2026 Florida Insurance Alliance	(4,634.00)
655 General Fund	09/18/2025	Egis Insurance Advisors, LLC	29595	Policy# 100125639 10/01/2025 - 10/01/2026 Florida Insurance Alliance	53,722.00
655 General Fund	09/18/2025	Egis Insurance Advisors, LLC	29595	Policy# 100125639 10/01/2025 - 10/01/2026 Florida Insurance Alliance	5,970.00
655 General Fund	09/18/2025	Egis Insurance Advisors, LLC	29595 CM	Policy# 100125639 10/01/2025 - 10/01/2026 Florida Insurance Alliance	(53,722.00)
655 General Fund	09/18/2025	Egis Insurance Advisors, LLC	29595	Policy# 100125639 10/01/2025 - 10/01/2026 Florida Insurance Alliance	4,634.00
655 General Fund	09/12/2025	FitRev, Inc.	36042	Quarterly Preventative Maintenance 09/25	235.00
655 General Fund	09/24/2025	Hernando County Utilities	SS00013-00 09/25	South Clubhouse Water Bill 09/25	560.13
655 General Fund	09/24/2025	Hernando County Utilities	SS00001-00 09/25	North Clubhouse Water Bill 09/25	405.13
655 General Fund	09/30/2025	Juniper Landscaping of Florida, LLC	361853	Irrigation Repair 09/25	4,220.62
655 General Fund	09/30/2025	Juniper Landscaping of Florida, LLC	360420	Annual Rotation 09/25	900.00
655 General Fund	09/29/2025	Juniper Landscaping of Florida, LLC	358504	Fertilizer, Insect and Disease Control 09/25	1,972.27
655 General Fund	09/30/2025	Kilinski Van Wyk, PLLC	13404	Legal Services 09/25	3,387.37
655 General Fund	09/26/2025	Rizzetta & Company, Inc.	INV0000103513	Personnel Reimbursement 09/25	14,187.15
655 General Fund	09/25/2025	School Now	INV-SN-993	CDD Website Services Annual Services 10/25 to 09/26	1,537.50
655 General Fund	08/13/2025	Southern Automated Access Services, LLC	16805	Service Call - Amer-sham 08/25	120.00
655 General Fund	08/15/2025	Southern Automated Access Services, LLC	16814	Service Call - Mandalay 08/25	115.00
655 General Fund	08/11/2025	Southern Automated Access Services, LLC	16804	Service Call - Arbor-glades 08/25	115.00
655 General Fund	09/29/2025	Talamesi Folasa	000133	Gate Repairs 09/25	1,680.00
655 General Fund	09/29/2025	Talamesi Folasa	000134	Gate Repairs 09/25	2,600.00
655 General Fund	09/23/2025	Withlacoochee River Electric Cooperative, Inc.	Monthly Summary 09/25 ACH 655	Electric Services 09/25	5,283.92
655 General Fund	09/23/2025	Withlacoochee River Electric Cooperative, Inc.	Monthly Summary 09/25 ACH 655	Electric Services 09/25	6,913.42
Sum for 655, 2639					45,648.47

Sterling Hill Community Development District
Notes to Unaudited Financial Statements
September 30, 2025

Balance Sheet

1. Trust statement activity has been recorded through 09/30/25.
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 6



Quarterly Compliance Audit Report

Sterling Hill

Date: October 2025 - 3rd Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Web Accessibility Glossary	11

Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

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

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

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

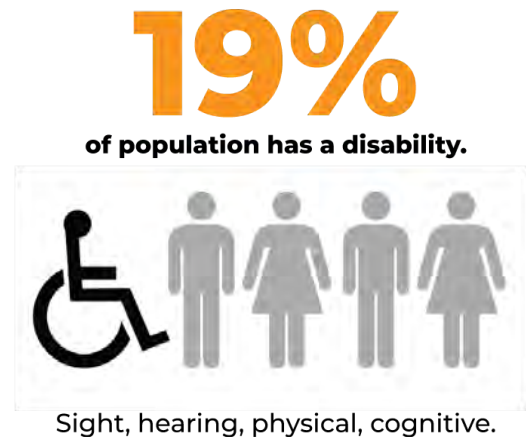
Compliance Criteria

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

Accessibility overview

Everyone deserves equal access.

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



The legal and right thing to do

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



ADA Compliance Categories

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



Contrast and colors

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

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

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

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

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

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



Properly formatting tables

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

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

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



Making videos accessible

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

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

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

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

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

Fly-out menus

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

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

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

Tab 7

MINUTES OF MEETING

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

**STERLING HILL
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Sterling Hill Community Development District was held on **Tuesday, October 14, 2025, at 10:00 a.m.** at the Sterling Hill North Clubhouse located at 4411 Sterling Hill Boulevard, Spring Hill, Florida, 34609.

Present and constituting a quorum:

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

Also present were:

Darryl Adams	District Manager, Rizzetta
Lisa Castoria	District Manager, Rizzetta
Lauren Gentry	District Counsel, Kilinski/Van Wyk (via conference call)
Lindsey Maczynski	District Counsel, Kilinski/Van Wyk
Stephen Brietic	District Engineer, JMT Engineering
John Toborg	Landscape Inspection Manager,
Jason Pond	Clubhouse Manager
Connie Mastroni	Clubhouse Manager
Jorge Ledesma	Account Manager, Juniper
Matt Gerich	Branch Manager, Juniper

Audience	None
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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 Amenity Services Addendum

On a motion from Ms. Feliu, seconded by Ms. Manuele, with four in favor and one absent (Mr. Gebala), the Board of Supervisors approved the sixth addendum to the contract with Rizzetta & Co. for Professional Amenity Services, as presented, for the Sterling Hill Community Development District.

B Consideration of Resolution 2026-01, Amendment to Amenity Rules

A brief discussion was held regarding the changes to the rules.

On a motion from Ms. Feliu, seconded by Ms. Manuele, with four in favor and one absent (Mr. Gebala), the Board of Supervisors adopted Resolution 2025-01, Amendment to Amenity Rules as presented, for the Sterling Hill Community Development District.

C. Consideration of Pulte Signage Request

The Board indicated that it was not in favor of allowing Pulte to place signage on CDD property. They also asked that they be reminded not to park on the grass.

D. Consideration of Proposals for Internet at Village Entrances for Cameras

Discussion was held regarding the proposals, with the Board requesting that Mr. Pond investigate other options.

E. Consideration of Proposal for Cameras and DVR's at Village Gates

This item was tabled.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

Mr. Brletic stated that the Pickleball project is scheduled to begin today. He asked for a conference call to be set up between himself, Mr. Adams, and the senior accountant regarding setting up the road reserve account.

Mr. Brietic confirmed that he is working with the County on the Traffic Agreement.

B. Landscape Inspection

1. Review of Landscape Inspection Report

Mr. Toborg reviewed the Landscape Inspection Report, and Mr. Ledesma provided feedback, noting that they found multiple irrigation issues. Gerich stated that the warranty work would be completed by next month.

Discussion was held regarding the teslar wall. Mr. Ledesma and Mr. Toborg are to work on proposals.

2. Discussion of Mulch Proposals

After reviewing the proposals, pricing, and budgeting numbers the Board asked that Mr. Toborg obtain additional proposals from other vendors.

3. Consideration of Juniper Landscape Proposals

The Board tabled all the Juniper proposals.

C. District Counsel

Ms. Gentry presented her report, noting that she sent the drafted HOA letter to District Management to be mailed out. The Board asked that it be sent to them first for review. Counsel will bring a resolution to the next meeting setting the public hearing on towing.

D. Amenity Management

1. Review of Amenity Report

Mr. Pond reviewed his report, noting concerns with smoking by the clubhouse. The Board asked that he remove the smoking containers from the buildings.

E. District Manager

1. Review of District Manager Report and Monthly Financials

Mr. Adams reviewed the District Manager Report and Monthly Financials. Also, he also reminded the Board that the next meeting is scheduled for November 11, 2025, at 10:00 a.m.

SIXTH ORDER OF BUSINESS

BUSINESS ADMINISTRATION

A. Consideration of Minutes of Board of Supervisors' Meeting held on September 9, 2025

A request was made to update lines 80-81 to reflect the HOA letter regarding towing.

On a motion from Mr. Bagnuolo, seconded by Mr. Gebala, with all in favor, the Board of Supervisors approved the minutes of the regular meeting held on September 9, 2025, as amended, for the Sterling Hill Community Development District.

B. Ratification of Operations & Maintenance Expenditures for August 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 August 2025 (\$216,801.01), as discussed, for the Sterling Hill Community Development District.

SEVENTH ORDER OF BUSINESS**Audience Comments**

Discussion was held regarding sending letters to the County and HOA about reflectors along the boulevard and crosswalks.

EIGHTH ORDER OF BUSINESS**Supervisor Requests**

There were no Supervisor requests put forward.

NINTH ORDER OF BUSINESS**Adjournment**

On a motion from Mr. Bagnuolo, seconded by Mr. Gebala, with all in favor, the Board of Supervisors adjourned the meeting at 11:56 a.m. for the Sterling Hill Community Development District.

Assistant Secretary

Chairman/Vice Chairman

Tab 8

STERLING HILL COMMUNITY DEVELOPMENT DISTRICT

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

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

www.sterlinghillcdd.org

Operation and Maintenance Expenditures September 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2025 through September 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$ 169,858.65**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures
September 1, 2025 Through September 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Brletic Dvorak, Inc.	300217	2110	Engineering Services 08/25	\$ 210.00
Christina Miller	20250917-4	CM090925	Board of Supervisor Meeting 09/09/25	\$ 200.00
Darrin Bagnuolo	20250917-1	DB090925	Board of Supervisor Meeting 09/09/25	\$ 200.00
DCSI, Inc.	300218	34021	Service Call 07/25	\$ 237.49
DCSI, Inc.	300218	34041	Service Call 07/25	\$ 658.98
DCSI, Inc.	300218	34042	Service Call 07/25	\$ 1,181.49
DCSI, Inc.	300218	34051	Service Call 07/25	\$ 365.00
DCSI, Inc.	300218	34052	Service Call 07/25	\$ 798.00
DCSI, Inc.	300218	34104	Service Call 08/25	\$ 444.00
DCSI, Inc.	300218	34105	Service Call 08/25	\$ 1,449.00
DCSI, Inc.	300218	34117	Quarterly Monitoring Fitness Center 09/25	\$ 128.97

Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures
September 1, 2025 Through September 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
FitRev, Inc.	300201	35776	Fitness Maintenance 08/25	\$ 95.00
FitRev, Inc.	300201	35780	Fitness Maintenance 08/25	\$ 95.00
FitRev, Inc.	300230	36054	Fitness Maintenance 09/25	\$ 519.00
Florida Department of Revenue	20250911	37-8015579013-3 08/25 ACH	37-8015579013-3 Sales & Use Tax 08/25	\$ 165.41
Hernando County Utilities	20250912-2	SS00001-00 08/25	North Clubhouse Water Bill 08/25	\$ 512.12
Hernando County Utilities	20250912-1	SS00013-00 08/25	South Clubhouse Water Bill 08/25	\$ 556.78
Inflatable Party Express, Inc.	300222	38415	Special Event 11/25	\$ 1,144.12
Inflatable Party Express, Inc.	300221	38440	Special Event 10/25	\$ 885.04
Juniper Landscaping of Florida, LLC	300204	351958	Irrigation Repair 08/25	\$ 1,391.30
Juniper Landscaping of Florida, LLC	300204	351959	Irrigation Repair 08/25	\$ 4,373.56
Juniper Landscaping of Florida, LLC	300204	351960	Irrigation Repair 08/25	\$ 3,189.76

Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures
September 1, 2025 Through September 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Juniper Landscaping of Florida, LLC	300204	351961	Irrigation Repair 08/25	\$ 1,085.72
Juniper Landscaping of Florida, LLC	300231	353359	Fertilization, Insect and Disease Control 08/25	\$ 2,582.10
Juniper Landscaping of Florida, LLC	300231	353360	General Landscape Maintenance 09/25	\$ 20,705.16
Juniper Landscaping of Florida, LLC	300219	353713	Irrigation Repair 08/25	\$ 3,825.00
Juniper Landscaping of Florida, LLC	300231	356265	Irrigation Repair 09/25	\$ 637.62
Kilinski Van Wyk, PLLC	300232	13164	Legal Services 08/25	\$ 4,068.35
Michael William Gebala	20250917-3	MG090925	Board of Supervisor Meeting 09/09/25	\$ 200.00
Nancy E Feliu	20250917-2	NF090925	Board of Supervisor Meeting 09/09/25	\$ 200.00
Outsmart Pest Management, Inc.	300236	45806	Pest Control Treatment North Clubhouse 09/25	\$ 75.00
Outsmart Pest Management, Inc.	300236	45807	Bi-Annual Fire Ant Treatment North Clubhouse 09/25	\$ 285.00
Outsmart Pest Management, Inc.	300236	45808	Pest Control Treatment South Clubhouse 09/25	\$ 75.00
Panzner's Tree Service, Inc.	300224	4574	Tree Removal Services 08/25	\$ 5,800.00

Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures
September 1, 2025 Through September 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Quality Sod & Landscape Solutions, LLC	300223	151088	Sod Installation 05/25	\$ 9,757.50
Quality Sod & Landscape Solutions, LLC	300223	167124	Sod Installation 08/25	\$ 4,521.00
Rizzetta & Company, Inc.	300202	INV0000102301	District Management Fees 09/25	\$ 5,686.84
Rizzetta & Company, Inc.	300203	INV0000102345	Personnel Reimbursement 08/25	\$ 14,419.82
Rizzetta & Company, Inc.	300229	INV0000102387	EE Recruiting & Cell Phone 08/25	\$ 152.16
Rizzetta & Company, Inc.	300228	INV0000102412	Personnel Reimbursement, Amenity Management & Oversight 09/25	\$ 16,532.06
Ronald J. & Jackie C. Wood	300233	6290	North & South Clubhouse Carpet Cleaning 09/25	\$ 180.00
Ronald J. & Jackie C. Wood	300233	6293	North & South Clubhouse Rubber Flooring Scrub 09/25	\$ 870.00
Sandra Manuele	300220	SM090925	Board of Supervisor Meeting 09/09/25	\$ 200.00
Shore Pool Services	300234	3791	Pool Maintenance North Clubhouse 09/25	\$ 2,622.00
Shore Pool Services	300234	3834	Pool Maintenance 09/25	\$ 125.00
Southern Automated Access Services, LLC	300226	16943	Service Call - Arborglades 09/25	\$ 115.00

Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures
September 1, 2025 Through September 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Southern Automated Access Services, LLC	300237	17021	Service Call - Amersham 09/25	\$ 115.00
Southern Automated Access Services, LLC	300225	Monthly Summary 09/25 655	Southern Phone Summary 09/25	\$ 622.35
Stephen W. Taylor	300235	216	25% 2nd Payment-Pressure Clean Community Walls, Repair Walls and Painting	\$ 38,975.00
Times Publishing Company	300227	54565-091425	Acct # TB107011 Legal Advertising 09/25	\$ 124.00
Valley National Bank	20250926	CC083125-655 ACH	Credit Card Expenses 08/25	\$ 4,550.79
Waste Management Inc. of Florida	20250916-2	1118662-1568-9 09/25 ACH	Waste Disposal Services South Clubhouse 14-49138-12001 09/25	\$ 71.93
Waste Management Inc. of Florida	20250916-1	1118754-1568-4 09/25 ACH	Waste Disposal Services North Clubhouse 15-19762-63003 09/25	\$ 165.58
Withlacoochee River Electric Cooperative, Inc.	20250905	Monthly Summary 08/25 ACH 655	Electric Services 08/25	<u>\$ 11,713.65</u>
Report Total				<u>\$ 169,858.65</u>

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



INVOICE

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

INVOICE 2110
DATE 08/28/2025
TERMS Net 30
DUE DATE 09/27/2025

PROJECT NAME
Sterling Hill CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager	[August 12]	1:00	210.00	210.00

BALANCE DUE **\$210.00**



Sterling Hill COMMUNITY DEVELOPMENT DISTRICT
Aug-25

	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
<u>CDD Activities</u>				
Board Meeting Prep, Attendance, Follow up Engineer's Reports/Invoicing	1.00	\$210	S. Brletic	\$210.00
South Clubhouse Dog Park Redevelopment - Plans, Permitting, Site Visits		\$210	S. Brletic	\$0.00
		\$150	S. Brletic	\$0.00
		\$120	K. Wagner	\$0.00
INVOICE TOTAL	1.00			\$210.00

Sterling Hill CDD Meeting
Meeting Date: September 9, 2025

SUPERVISOR PAY REQUEST

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

RECEIVED
09-09-2025

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	9:31 Am
Meeting End Time:	10:46 Am
Total Meeting Time:	1 hour & 15 minutes

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: 



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
34021	08/27/2025	\$237.49	09/11/2025	Net 15	

P.O. NUMBER
11186

SALES REP
Tech:DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
07/18/2025	Camera/DVR Service (C) Reason for call: 1. Cameras at bus stop pole are down. 2. Cameras at playground down. 3. Cameras at back parking lot pole down. Tech Notes: 1. Checked camera at front pole - PoE switch out, replacement on order. 2. Playground PoE injector bad - replaced and tested - OK. 3. Back parking lot pole - PTP transformer bad, replacement on order.	1.50	145.00	217.50
07/18/2025	Camera/DVR Parts EPA2406GR Gigabit PoE Adapter	1	19.99	19.99

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	237.49
TAX (6.5%)	0.00
TOTAL	237.49
BALANCE DUE	\$237.49

RECEIVED
08-28-2025



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
34041	08/29/2025	\$658.98	09/13/2025	Net 15	

P.O. NUMBER
11196

SALES REP
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
07/24/2025	Camera/DVR Service (C) Reason for call: 1. Replace PoE at bus stop. 2. Replace power supply at parking lot pole. 3. Replace bad camera at clubhouse. Tech Notes: 1. Installed new PoE at bus stop and tested cameras - (1) camera back online but the other (2) will not power up. Pulled cameras for service. 2. Installed new power supply at parking lot pole and tested PTP internet transmitter and camera - both back online and OK. 3. Replaced bad camera in clubhouse and tested - OK.	2	145.00	290.00
07/24/2025	Camera/DVR Parts H5TRF 5MP turret camera with ColorMax	1	299.00	299.00
07/24/2025	Camera/DVR Parts TPE-550 PoE+ 6-Port Switch 60W	1	49.99	49.99
07/24/2025	Camera/DVR Parts EOC1650 24V AC/DC Adapter	1	19.99	19.99

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

***Late Fees are 1.5% per month

SUBTOTAL	658.98
TAX (6.5%)	0.00
TOTAL	658.98
BALANCE DUE	\$658.98

RECEIVED
08-29-2025



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
34042	08/29/2025	\$1,181.49	09/13/2025	Net 15	

P.O. NUMBER
11197

SALES REP
Tech: DC

ACCT#/LOT/BLK
Sterling Hill South

DATE	ACTIVITY	QTY	RATE	AMOUNT
07/28/2025	Service:Reg. Reason for call: Clubhouse had power surge and now the access system and some cameras are not working. Please check all systems. Tech notes: 1. Checked access control panel and found bad 4-door board. Replaced bad board and tested system - OK. 2. Checked back pavilion cameras - cameras OK. PTP transmitter is not working. Needs a new transmitter - replacement on order. 3. Playground camera not working. Checked power - OK. No activity on switch - moved to new port and camera is back up - OK. 4. Playground pole camera is down - clubhouse transmitter power supply is bad. Replaced and playground pole camera is back up.	2.50	145.00	362.50
07/28/2025	Service:Parts EOC1650 24 AC/DC Adapter	1	19.99	19.99
07/28/2025	Service: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	1,181.49
TAX (6.5%)	0.00
TOTAL	1,181.49
BALANCE DUE	\$1,181.49

RECEIVED
08-29-2025



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
34051	08/29/2025	\$365.00	09/13/2025	Net 15	

P.O. NUMBER
11206

SALES REP
Tech: DC

ACCT#/LOT/BLK
Sterling Hill South

DATE	ACTIVITY	QTY	RATE	AMOUNT
07/31/2025	Audio/Video Reason for call: Install volume control for splash pad speaker. Tech notes: Installed wall mounted volume control for splash pad speaker and tested.	2	145.00	290.00
07/31/2025	Audio/Video Parts VC60I Impedance balancing volume control - white	1	75.00	75.00

Thank you for choosing DCSI, Inc as your "Security & Sound" company!
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ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.

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

***Late Fees are 1.5% per month

SUBTOTAL 365.00
TAX (6.5%) 0.00
TOTAL 365.00
BALANCE DUE

\$365.00

RECEIVED
08-29-2025



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
34052	08/29/2025	\$798.00	09/13/2025	Net 15	

P.O. NUMBER
11207

SALES REP
Tech: DC

ACCT#/LOT/BLK
Sterling Hill North

DATE	ACTIVITY	QTY	RATE	AMOUNT
07/31/2025	Camera/DVR Service (C) Reason for call: Replace (2) cameras at bus stop that were damaged in power surge. Tech Notes: Removed bad cameras and installed and programmed new cameras. Tested - OK.			
07/31/2025	Cameras IP-4BFU 4MP IP camera with 2.8mm lens, ColorMax night vision, and 2-way voice Installation included	2	399.00	798.00

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	798.00
TAX (6.5%)	0.00
TOTAL	798.00
BALANCE DUE	\$798.00

RECEIVED
08-29-2025



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
34104	09/06/2025	\$444.00	09/21/2025	Net 15	

P.O. NUMBER
11234

SALES REP
Tech: DC

ACCT#/LOT/BLK
Sterling Hill South

DATE	ACTIVITY	QTY	RATE	AMOUNT
08/19/2025	Camera/DVR Service (C) Reason for call: 1. Bus stop cameras out - please check. 2. Install new transmitter for dog park cameras. Tech Notes: 1. Removed bad transmitter and installed and programmed new PTP transmitter at dog park pavilion - cameras are back up. 2. Checked internet at bus stop - no internet. Checked clubhouse transmitter - reset and tested - OK. All cameras back up.	1	145.00	145.00
08/19/2025	Camera/DVR Parts Enstation6 outdoor PTP transmitter 1200mps 19dBi Antenna	1	299.00	299.00

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	444.00
TAX (6.5%)	0.00
TOTAL	444.00
BALANCE DUE	\$444.00

RECEIVED
09-06-2025



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
34105	09/06/2025	\$1,449.00	09/21/2025	Net 15	

P.O. NUMBER
11235

SALES REP
Tech: DC

ACCT#/LOT/BLK
Covey Run

DATE	ACTIVITY	QTY	RATE	AMOUNT
08/19/2025	Camera/DVR Service (C) Reason for call: Covey Run - not recording and LPR is not working. Tech Notes: 1. Old HDD is bad. Replaced hard drive and tested - OK. 2. Installed new IP LPR readers, back boxes, wire, and flex conduit. Set up and programmed cameras - OK.			
08/19/2025	Camera/DVR Parts Included: BB5B Outdoor back boxes black (1) IP5TRVG 5MP AI LPR turret camera with 2.8-12mm lens (1) 4TB surveillance hard drive (1) TPE-S50 6 Port PoE+ switch Wire, conduit, installation, and programming	1	1,449.00	1,449.00

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	1,449.00
TAX (6.5%)	0.00
TOTAL	1,449.00
BALANCE DUE	\$1,449.00

RECEIVED
09-06-2025



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

SHIP TO

Sterling Hill CDD - Fitness Center
5844 Old Pasco Rd. Suite #100
Wesley Chapel, FL 33544

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
34117	09/10/2025	\$128.97	09/25/2025	Net 15	

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

SALES REP
Daniel Ciccarello

ACCT#/LOT/BLK
AN46225 - Fitness Center

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

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

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

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

***Late Fees are 1.5% per month

BALANCE DUE

\$128.97

RECEIVED
09-10-2025



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

Invoice

Date	Invoice #
8/21/2025	35776

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

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

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

Item	Description	Qty	Rate	Amount
Service	Service Call - Inflight functional trainer needs one cable as it's frayed. Precor biceps/ triceps needs new pad as it's very beat down. Precor EFX needs magazine holder. Precor RBK SN- needs right hr grip replaced as it's cracked and sharp. Precor inner/ outer thigh needs screw and nut replaced.	1	95.00	95.00

RECEIVED
08-21-2025

Thank you for your order. We look forward to working with you in the future. If you have any questions or needs feel free to call us at 888-826-7867. Invoices are considered delinquent thirty (30) days from the invoice date. Interest shall accrue on all past due invoices at the rate of 1.5% per month, or the maximum rate allowable by law, and the client agrees to be liable for all costs related to collection of delinquent invoices, including court costs and attorney's fees.	Subtotal	\$95.00
	Sales Tax (0.0%)	\$0.00
	Total	\$95.00
	Payments/Credits	\$0.00
	Balance Due	\$95.00



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

Invoice

Date	Invoice #
8/21/2025	35780

Bill To
Sterling Hills Jason Pond 3434 Colwell Ave STE 200 Tampa, FL 33614 813-514-0400

Ship To
Sterling Hills Jason Pond 4250 Sterling Hills Blvd Spring Hill, FL 34609

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

Item	Description	Ordered	Prev. Invoi...	Invoiced	Rate	Amount
PM Quarterly	Preventative Maintenance - adjusted, tightened, tested, lubricated and cleaned Fitness Equipment as needed				95.00	95.00

RECEIVED
08-21-2025

Invoices are considered delinquent thirty (30) days from the invoice date. Interest shall accrue on all past due invoices at the rate of 1.5% per month, or the maximum rate allowable by law, and the client agrees to be liable for all costs related to collection of delinquent invoices, including court costs and attorney's fees.	Subtotal	\$95.00
	Sales Tax (0.0%)	\$0.00
	Total	\$95.00
	Payments/Credits	\$0.00
	Balance Due	\$95.00



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

Invoice

Date	Invoice #
9/15/2025	36054

Bill To
Sterling Hills Jason Pond 3434 Colwell Ave STE 200 Tampa, Fl 33614 813-514-0400

Ship To
Sterling Hills Jason Pond 4250 Sterling Hills Blvd Spring Hill, FL 34609

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

Item	Description	Qty	Rate	Amount
Parts	Precor stone S3.45	2	175.00	350.00
Parts	CABLE ASSEMBLY	2	16.00	32.00
Parts	SPACERS	1	32.00	32.00
Labor	PULLEY	1	80.00	80.00
Freight Sales (INV)	Labor	1	25.00	25.00
	Freight Charges are subject to change			

RECEIVED
09-15-2025

Subtotal \$519.00

Sales Tax (0.0%) \$0.00

Total \$519.00

Payments/Credits \$0.00

Balance Due \$519.00

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State of Florida
Department of Revenue

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

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: 250910602614

DR15-EZ

Certificate Number	Collection Period	Confirm Date and Time
37-8015579013-3	08/2025	09/10/2025 11:48:22 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:	9/11/2025
Amount for Check:	\$165.41
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)	2699.53	\$	Discretionary Sales Surtax Information	
2. Exempt Sales (Include these in Gross Sales, Line 1)	0.00	\$	A. Taxable Sales and Purchases Not Subject to Discretionary Sales Surtax	\$ 0.00
3. Taxable Sales/Purchases (Include Internet/Out-of-State Purchases)	2699.53	\$	B. Total Discretionary Sales Surtax Due	\$ 0.88
4. Total Tax Due (Include Discretionary Sales Surtax from Line B)		\$		175.47
5. Less Lawful Deductions		\$		0.00
6. Less DOR Credit Memo		\$		10.06
7. Net Tax Due		\$		165.41
8. a. Less (-) Collection Allowance; or if Late,		\$		0.00
8. b. Plus (+) Penalty and Interest		\$		0.00
9. Amount Due With Return		\$		165.41

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

Payment you have authorized

165.41



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

08/22/25
SS00001-00

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

Current Charges 518.87
Current Charges Due Date 09/11/25
Total Due 512.12

SS0000100 9 000051212 9 0



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

IMPORTANT MESSAGES

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

ACCOUNT NUMBER

SS00001-00

ACCOUNT NAME

SHCDD NORTH PARK REC CTR

SERVICE ADDRESS

4411 STERLING HILL BLVD

TRANSPONDER ID

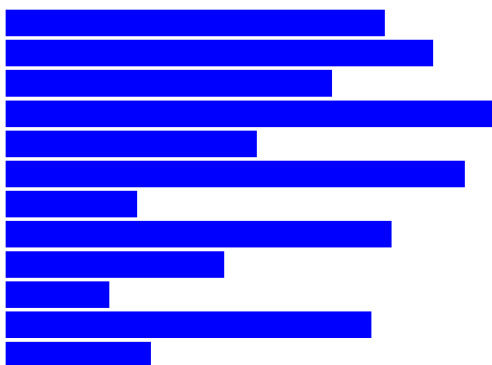
1830522390

METER ID	METER SIZE/UNITS	METER READ	PREVIOUS READ	BILL FROM	BILL TO	DAYS IN READ
60658034	1 1/2"	5.0000	08/14/2025	07/15/2025	07/24/2025	08/22/2025 30
AVG MONTHLY USAGE		AVG USAGE LAST MONTH	AVG SAME MONTH LAST YEAR		3 YR RESIDENTIAL AVERAGE	
29700		27200	33800			
CURRENT READ	PREVIOUS READ	CONSUMPTION	IRR CURRENT READ	IRR PREVIOUS READ	CONSUMPTION - AVG CONSUMPTION	
5537100	5494700	42400				

Water Account			
1	\$2.00	0 - 50,000	84.80
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

RECEIVED
08-25-2025

HISTORY (GAL)	
JUL	33700
JUN	38000
MAY	29000
APR	43600
MAR	22300
FEB	40800
JAN	11700
DEC	34300
NOV	19400
OCT	9200
SEP	32500
AUG	12900



PREVIOUS BALANCE 449.19
PAYMENTS RECEIVED 449.19 CR
BALANCE FORWARD 6.75 CR

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

CURRENT ACTIVITY
WATER USAGE 84.80
WATER BASE CHG 49.25

SEWER USAGE 254.82
SEWER USAGE - Billed at \$6.01/1,000 gallons
based on meter units
SEWER BASE CHG 130.00

INTEREST ON DEPOSIT 6.75 CR
TOTAL CURRENT CHARGES 518.87
TOTAL DUE 512.12

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

08/22/25
SS00013-00

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

Current Charges 562.29
Current Charges Due Date 09/11/25
Total Due 556.78

SS0001300 6 000055678 9 0



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

IMPORTANT MESSAGES

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

ACCOUNT NUMBER

SS00013-00

ACCOUNT NAME

STERLING HILL COMM DEV COMM

SERVICE ADDRESS

4250 STERLING HILL BLVD

TRANSPONDER ID

1564795098

METER ID	METER SIZE/UNITS	METER READ	PREVIOUS READ	BILL FROM	BILL TO	DAYS IN READ
54750392	1"	2.5000	08/14/2025	07/15/2025	07/24/2025	08/22/2025 30
AVG MONTHLY USAGE		AVG USAGE LAST MONTH		AVG SAME MONTH LAST YEAR		3 YR RESIDENTIAL AVERAGE
36200		34200		29800		
CURRENT READ	PREVIOUS READ	CONSUMPTION	IRR CURRENT READ	IRR PREVIOUS READ	CONSUMPTION - AVG CONSUMPTION	
1796800	1742900	53900				

Water Account			
1	\$2.00	0 - 25,000	50.00
2	\$3.20	25,001 - 50,000	80.00
3	\$4.80	50,001 - 75,000	18.72
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 492.50
PAYMENTS RECEIVED 492.50 CR
BALANCE FORWARD 5.51 CR

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

CURRENT ACTIVITY

WATER USAGE 148.72
WATER BASE CHG 24.63

SEWER USAGE 323.94
SEWER USAGE - Billed at \$6.01/1,000 gallons
based on meter units
SEWER BASE CHG 65.00

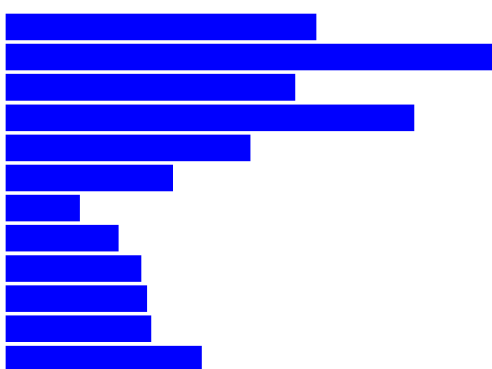
INTEREST ON DEPOSIT 5.51 CR

TOTAL CURRENT CHARGES 562.29

TOTAL DUE 556.78

RECEIVED
08-25-2025

HISTORY (GAL)	
JUL	47000
JUN	74200
MAY	43800
APR	61800
MAR	37000
FEB	25300
JAN	11200
DEC	17100
NOV	20500
OCT	21400
SEP	22000
AUG	29700



SS00013-00

EVENT CONTRACT

Invoice Number 38415

STERLING HILL CDD 3434 COLWELL AVE,SUITE 200 TAMPA, FL 33614

sterling hills club house -4411sterling hills blvd

STERLING HILL CDD 3434 COLWELL SUITE 200

other: TAMPA, FL 33614

P: 352-686-5161 C: 352-650-7402

Surface type: Grass



#	Item	Per Unit	Quantity	Price
1	Knock Me Out 1	1	\$135.00	\$135.00
2	Soccer Darts	1	\$235.00	\$235.00
3	LET'S GO TO THE ZOO TODDLER OBSTACLE	1	\$325.00	\$325.00
4	ELECTRIC RUSH FULL OBSTACLE DRY	1	\$525.00	\$525.00

Rental Start Date	11/14/2025 05:30pm	Total	\$1,144.12
Rental End Date	11/14/2025 06:30pm	Deposit Required	\$572.06
SubTotal	(\$1,220.00)	Due	\$1,144.12
General Discount: 10%	-\$122.00 (\$1,098.00)		
Technology Fee - Yes	\$46.12 (\$1,144.12)		
Tax: exempt%	\$0.00 (\$1,144.12)		

RECEIVED
09-10-2025

Processed in full per Darryl 09-18-2025

CUSTOMER NOTES

set up early afternoon. pick up 830 pm

EVENT CONTRACT

Invoice Number 38440
sterling hill CDD 3434 COLWELL AVE SUITE 200 TAMPA FL 33614
sterling hills club house
4411 sterling hill blvd
Spring Hill, FL 34609
P: 352-686-5161 C: 352-650-7402
Surface type: Grass



#	Item	Per Unit	Quantity	Price
1	Crab shack Toddler Unit	1	\$199.00	\$199.00
2	Tables	15	\$11.00	\$165.00
3	Kids Table	3	\$7.00	\$21.00
4	Boot Camp Challenge Full Obstacle Course	1	\$525.00	\$525.00
5	Chairs	15	\$2.25	\$33.75

Rental Start Date	10/25/2025 01:00pm	Total	\$885.04
Rental End Date	10/25/2025 04:00pm	Deposit Required	\$442.52
SubTotal	(\$943.75)	Due	\$885.04
General Discount: 10%	-\$94.38 (\$849.37)		
Technology Fee - Yes	\$35.67 (\$885.04)		
Tax: exempt%	\$0.00 (\$885.04)		

RECEIVED
09-18-2025

Processed in full per Darryl 09-18-2025

CUSTOMER NOTES

Please Remit Payment to:

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



Invoice 351958

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

Date	Due Date
08/25/25	9/24/2025
Account Owner	PO#
CHARLES HEMELGARN	

Item	Qty/UOM	Rate	Ext. Price	Amount
#354137 - Needed Irrigation Repairs - South Clubhouse Clock Replacement				\$1,391.30

Lateral Components - 08/18/2025

Hunter ICC/ICC2 Expansion Module 8 Station	1.00EA	\$250.76	\$250.76
Hunter ICC2 Modular Controller 8 Station Indoor/Outdoor Plastic Wall Mount Cabinet	1.00EA	\$465.54	\$465.54
Irrigation Diagnostic Labor	5.00HR	\$135.00	\$675.00

RECEIVED
08-25-2025

Grand Total \$1,391.30

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$44,639.07	\$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 351959

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

Date	Due Date
08/25/25	9/24/2025
Account Owner	PO#
CHARLES HEMELGARN	

Item	Qty/UOM	Rate	Ext. Price	Amount
#355043 - Irrigation Troubleshooting - Clock F-				\$4,373.56

Lateral Components - 08/13/2025

DBRY Gel Cap Installed	20.00EA	\$22.13	\$442.61
Irrigation Diagnostic Labor	30.00HR	\$100.00	\$3,000.00
Rainbird 14 GU Maxi Wire per ft.	120.00FT	\$1.28	\$153.60
Small King Nut Installed	32.00EA	\$19.31	\$618.05
Valve Box 12" Rectangle Deep Installed	1.00EA	\$159.30	\$159.30

RECEIVED
08-25-2025

Grand Total \$4,373.56

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$44,639.07	\$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 351960

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

Date	Due Date
08/25/25	9/24/2025
Account Owner	PO#
CHARLES HEMELGARN	

Item	Qty/UOM	Rate	Ext. Price	Amount
#356396 - Needed Irrigation Repairs - Mainline Repair				\$3,189.76

Lateral Components - 08/21/2025

Concrete 80lb Bags	2.00EA	\$14.88	\$29.76
Harco Ductile Iron 90 Degree Bend 4 in.	2.00EA	\$299.65	\$599.30
Harco Ductile Iron Fitting to Pipe Style A Joint Restraint 4 in.	4.00EA	\$260.58	\$1,042.30
Irrigation Tech Labor	20.00HR	\$75.00	\$1,500.00
Top Soil 1 CF	5.0001CF	\$3.68	\$18.40

RECEIVED
08-25-2025

Grand Total \$3,189.76

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$44,639.07	\$0.00	\$0.00	\$0.00	\$4,367.50

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JuniperLandscaping.com
(239) 561-5980

Please Remit Payment to:

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



Invoice 351961

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

Date	Due Date
08/25/25	9/24/2025
Account Owner	PO#
CHARLES HEMELGARN	

Item	Qty/UOM	Rate	Ext. Price	Amount
#357767 - Needed Irrigation Repairs - Mainline Repair				\$1,085.72

Lateral Components - 08/23/2025

3" Misc Fittings	5.00EA	\$32.53	\$162.66
Expansion Coupling 3"	1.00EA	\$127.52	\$127.52
Irrigation Tech Labor	10.00HR	\$75.00	\$750.00
PVC Pipe 3" - sch 40 by the foot	10.00FT	\$4.55	\$45.54

RECEIVED
08-25-2025

Grand Total \$1,085.72

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$44,639.07	\$0.00	\$0.00	\$0.00	\$4,367.50

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JuniperLandscaping.com
(239) 561-5980

Please Remit Payment to:

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



Invoice 353359

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

Date	Due Date
09/01/25	10/1/2025
Account Owner	PO#
CHARLES HEMELGARN	

Item	Amount
#348417 - Sterling Hill 2026-2026 Single Ticket Maintenance Renewal	
<i>Bahia Fertilize Turf APRIL - 08/29/2025</i>	\$1,765.81
<i>ST. AUGUSTINE Fertilize Turf JULY - 08/29/2025</i>	\$420.65
<i>Insect and Disease Control - 08/29/2025</i>	\$395.64



Grand Total \$2,582.10

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$33,327.60	\$0.00	\$0.00	\$0.00	\$0.00

**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 353360

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

Date	Due Date
09/01/25	10/1/2025
Account Owner	PO#
CHARLES HEMELGARN	

Item	Amount
#348417 - Sterling Hill 2026-2026 Single Ticket Maintenance Renewal September 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)
\$33,327.60	\$0.00	\$0.00	\$0.00	\$0.00

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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 353713

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

Date	Due Date
08/31/25	9/30/2025
Account Owner	PO#
CHARLES HEMELGARN	

Item	Qty/UOM	Rate	Ext. Price	Amount
#356490 - Completed Irrigation Repairs				\$3,825.00
<i>Lateral Components - 08/26/2025</i>				
Irrigation Tech Labor	45.00HR	\$85.00	\$3,825.00	



Grand Total \$3,825.00

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$37,152.60	\$0.00	\$0.00	\$0.00	\$0.00

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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 356265

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

Date	Due Date
09/08/25	10/8/2025
Account Owner	PO#
CHARLES HEMELGARN	

Item	Qty/UOM	Rate	Ext. Price	Amount
#358071 - Needed Irrigation Repairs - Clock G				\$637.62
<i>Control Components - 09/04/2025</i>				
Irrigation Tech Labor	6.00HR	\$75.00	\$450.00	
Hunter Rain Clk Sensor Wireless	1.00EA	\$134.34	\$134.34	
Toro Decoder Line Surge Protector	1.00EA	\$53.28	\$53.28	

RECEIVED
09-08-2025

Grand Total **\$637.62**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$37,790.22	\$0.00	\$0.00	\$0.00	\$0.00

**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



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 # 13164
Date: 09/11/2025
Due On: 10/11/2025

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$4,068.35	) - (\$0.00	) = \$4,068.35

STHCDD-01

Sterling Hill CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	LG	08/01/2025	Continue researching preemption of outdoor smoking regulations.	2.30	\$365.00	50.0%	\$419.75
Service	LG	08/06/2025	Confer with Brletic regarding informal bid procedures.	0.20	\$365.00	-	\$73.00
Service	LG	08/08/2025	Review agenda and prepare for Board meeting.	0.40	\$365.00	-	\$146.00
Service	AR	08/08/2025	Analyze legal issues to prepare for August 12 board meeting.	1.30	\$285.00	-	\$370.50
Service	LG	08/11/2025	Follow up on process for amendment to traffic enforcement agreement.	0.20	\$365.00	-	\$73.00
Service	LG	08/12/2025	Confer with Pond regarding resident complaints; confer with Bagnuolo regarding resident complaints and	0.80	\$365.00	-	\$292.00

no smoking policy.							
Service	LG	08/12/2025	Travel to and attend Board meeting.	4.30	\$365.00	-	\$1,569.50
Expense	KB	08/12/2025	Travel: Mileage - LG.	93.00	\$0.70	-	\$65.10
Service	LG	08/13/2025	Provide information on immunity from AED liability; update amenity rule resolution to update smoking buffer areas and send for agenda.	0.60	\$365.00	-	\$219.00
Service	LG	08/15/2025	Follow up on status of legal action items; confer with Supervisor Bagnuolo regarding district procurement standards, license agreements, and security protocol.	1.00	\$365.00	-	\$365.00
Service	AR	08/20/2025	Draft awning agreement with Architectural Assembly.	0.90	\$285.00	-	\$256.50
Service	LG	08/27/2025	Send notice of contract termination to Superior Sealers; confer with Brletic regarding same.	0.40	\$365.00	-	\$146.00
Service	LG	08/28/2025	Review draft agenda.	0.20	\$365.00	-	\$73.00
Non-billable entries							
Service	AR	08/12/2025	Prepare for and attend Board meeting.	5.30	\$285.00	-	\$1,510.50
Expense	KB	08/12/2025	Travel: Mileage - AR.	99.00	\$0.70	-	\$69.30
Expense	KB	08/12/2025	Travel: Tolls - AR.	1.00	\$8.68	-	\$8.68
Service	AR	08/15/2025	Confer with L. Gentry regarding meeting debrief.	0.30	\$285.00	-	\$85.50
Line Item Discount Subtotal							-\$419.75
Total							\$4,068.35

RECEIVED
09-20-2025

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

Please pay within 30 days.



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

Service Slip/Invoice

INVOICE: 45806
DATE: 09/24/2025
ORDER: 45806

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
09/24/2025	12:00 AM			
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	09/24/2025		

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 \$285.00
		AMOUNT DUE \$360.00

RECEIVED
09-24-2025

* 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: 45807
DATE: 09/24/2025
ORDER: 45807

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
09/24/2025	12:00 AM			
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	09/24/2025		

Service	Description	Price
6 MONTH ANT	6 Month Fire Ant Control	\$285.00
		SUBTOTAL \$285.00
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$285.00
		PRIOR BAL \$75.00
		AMOUNT DUE \$360.00

RECEIVED
09-24-2025

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PLEASE PAY FROM THIS INVOICE



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

Service Slip/Invoice

INVOICE: 45808
DATE: 09/24/2025
ORDER: 45808

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
09/24/2025	12:00 AM			
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	09/24/2025		

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
09-24-2025

* 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



PANZNER'S TREE SERVICE, INC.

FREE ESTIMATES
COMMERCIAL & RESIDENTIAL
LICENSED & INSURED

Manny Oliveira (352) 596-3867
1-800-553-1183

2840 W. Edison Pl.
Citrus Springs, FL 34433

- STUMPS
- TRIMMING
- REMOVAL
- DEMOSSING
- FIREWOOD

4574

INVOICE

352 PHONE 686-5161
NAME Sterling Hill CDD
ADDRESS 4411 Sterling Hill Blvd
CITY Spring Hill STATE FL ZIP 34609

DESCRIPTION

Remove Pine between Glenburne & Mandalay and
remove 2 pines in median by Glenburne
Remove Pine outside Haverhill & pine in median &
remove Pine just past Haverhill
Remove 2 pines near Covey run
Remove 3 pines at So. Clubhouse Dr. and Remove
Small oak and Pine @ bike rack
Remove 2 Pines across from Glenburne
Remove 2 pines @ N. Clubhouse entrance and across St.
Remove 3 pines across from Arborglades
Cut down & leave Pine in woods behind
INVOICE COPY 4703 Larkcreek

PRICE

THANK YOU!

RECEIVED
09-08-2025

SUB TOTAL

TAX

TOTAL

5800 -

TECHNICIAN Manny CUSTOMER SIGNATURE

DATE OF ESTIMATE 8.28.25 DATE OF SERVICE 8.27.25

NOT PAID



Quality Sod and Landscape LLC

18402 US Hwy 41

Spring Hill FL 34610

Invoice 151088

Date	PO#
05/20/25	
Sales Rep	Terms
Steven Krolak	Due on Receipt

Bill To
Jason Sterling Hill Sterling Hill Community Development District 4411 Sterling Hill Blvd Spring Hill, FL 34609

Property Address
Sterling Hill CDD 4411 Sterling Hill Blvd Spring Hill, FL 34609

Item	Qty / UOM	Rate	Ext. Price	Amount
------	-----------	------	------------	--------

Job #162262 - Bahia 13,650 sqft - Fill dirt and grading - 8 Locations

Sod Installation - 05/20/2025				\$9,757.50
Bahia Sod (Sqft)	13,650. Sq Ft	\$0.55	\$7,507.50	
	00			
Fill Dirt	1.00	\$750.00	\$750.00	
Grading	1.00 Hrs	\$1,500.00	\$1,500.00	

RECEIVED
05/20/2025

Subtotal	\$9,757.50
Sales Tax	\$0.00
Total	\$9,757.50
Credits/Payments	(\$0.00)
Balance Due	\$9,757.50

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$9,757.50	\$0.00	\$0.00	\$0.00	\$0.00



Quality Sod and Landscape LLC
18402 US Hwy 41
Spring Hill FL 34610

Invoice 167124

Date	PO#
08/27/25	
Sales Rep	Terms
Steven Krolak	Due on Receipt

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

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

Item	Qty / UOM	Rate	Ext. Price	Amount
------	-----------	------	------------	--------

Job #185000 - Sterling hills CDD

Crossline Dr repair - 1200 sq ft and grading - \$2128

Center Median Between amersham and brackenwood - 150 sq ft \$242

North Clubhouse Between Dumpster & Basketball Ct. Graded and sod - 1000 sq ft \$1850

Brackenwood DRA depression - fill and sod - \$250

Fill dir for repairs - \$51.00

Repairs to Original DRA due to non watering - \$0

Total \$4521

Sod Installation - 08/27/2025				\$4,521.00
Bahia sod installation - several locations around property	1.00	\$4,521.00	\$4,521.00	

RECEIVED
08-27-2025

Subtotal	\$4,521.00
Sales Tax	\$0.00
Total	\$4,521.00
Credits/Payments	(\$0.00)
Balance Due	\$4,521.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$4,521.00	\$0.00	\$0.00	\$0.00	\$9,757.50

352-593-5830

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

Invoice

Date	Invoice #
9/2/2025	INV0000102301

Bill To:

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

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

[illegible]

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

Invoice

Date	Invoice #
8/29/2025	INV0000102345

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	\$14,419.82	\$14,419.82
	Subtotal		\$14,419.82
	Total		\$14,419.82

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

Invoice

Date	Invoice #
9/1/2025	INV0000102387

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

[illegible]

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

Invoice

Date	Invoice #
9/12/2025	INV0000102412

Bill To:

Sterling Hill CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

[illegible]

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
6290	09/08/2025	\$180.00	09/08/2025	Due On Completion	

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

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

BALANCE DUE **\$180.00**

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

RECEIVED
 09-08-2025

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

Patti Bishop
 Sterling Hills CDD
 3434 Colwell Ave, Suite 200
 Tampa, FL 33614

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
6293	09/15/2025	\$870.00	09/15/2025	Due On Completion	

ACTIVITY	DESCRIPTION	AMOUNT
Services	Service provided at Sterling Hills Community Centers (S & N), (N) 4411 & (S) 4250 Sterling Hills Blvd, Spring Hill, FL 34609	0.00
Flooring	Professional rotary scrub rubber flooring in South Clubhouse - Workout Room	175.00
Flooring	Professional rotary scrub rubber flooring in North Clubhouse - New gym, Pool Table Room	695.00

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

BALANCE DUE

\$870.00

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
 09-15-2025

Thank you for allowing us to serve you!

INVOICE

Shore Pool Pros
PO Box 13067
Tampa, FL 33681

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



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

Invoice details
Invoice no.: 3791
Terms: Net 30
Invoice date: 09/01/2025
Due date: 10/01/2025

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
09-01-2025

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.: 3834
Terms: Net 30
Invoice date: 09/15/2025
Due date: 10/15/2025

Date	Product or service	Description	Qty	Rate	Amount
09/05/2025	ESCUTCHEON	Ladder Escutcheon	4	\$31.25	\$125.00

Total \$125.00

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
09-15-2025

View and pay



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
9/9/2025	16943

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	Report that the call box display was hard to read. Observed the characters flashing instead of scrolling upon arrival. Power cycled board and the display began scrolling properly again. Heard loud squeaking from the exit gate hinges. I lubricated the hinges. Hourly Tech Charge	115.00		115.00

RECEIVED
09-09-2025

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 #
9/24/2025	17021

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	Report that the # key was hard to push. Tested fine for me. Lubricated the key. 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
09-24-2025

Southern Automated Access Services						
for Sterling Hill CDD						
Summary Gate Phones 09/25						
Inv #	Amount	Bill Date	Location	Phone	GL Code	Object Code
16973	\$45.95	09/18/25	Windance	352-606-8291	54100	4102
16974	\$45.95	09/18/25	Glenburne	352-293-5649	54100	4102
16977	\$57.95	09/18/25	Barrington	352-200-0045	54100	4102
16981	\$45.95	09/18/25	Brightstone	352-200-9243	54100	4102
16982	\$57.95	09/18/25	Amersham Isles	352-515-8644	54100	4102
16983	\$45.95	09/18/25	Mandalay	352-200-0606	54100	4102
16984	\$57.95	09/18/25	Dunwoody	352-200-9285	54100	4102
16985	\$45.95	09/18/25	Haverhill	352-488-8717	54100	4102
16986	\$45.95	09/18/25	Arborglades	352-403-6878	54100	4102
16990	\$45.95	09/18/25	Covey Run	352-403-6824	54100	4102
16994	\$45.95	09/18/25	Brackenwood	813-527-1521	54100	4102
16996	\$34.95	09/18/25	Storage Lot	352-238-5488	54100	4102
16997	\$45.95	09/18/25	Edgemere	813-503-0957	54100	4102
Total	\$622.35					

Grand Total **\$622.35**

RECEIVED
09-18-2025



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
9/18/2025	16973

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
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 #
9/18/2025	16974

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
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 #
9/18/2025	16977

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
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 #
9/18/2025	16981

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

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
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Balance Due	\$45.95
--------------------	---------



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
9/18/2025	16982

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	45.95		45.95

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 #
9/18/2025	16983

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
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 #
9/18/2025	16984

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		57.95
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 #
9/18/2025	16985

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

			Job Name	Terms
			HAVERHILL	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	Cellular usage Phone number 352 488 8717	45.95		45.95
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 #
9/18/2025	16986

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

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 #
9/18/2025	16990

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		45.95
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 #
9/18/2025	16994

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		45.95
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 #
9/18/2025	16996

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		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



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
9/18/2025	16997

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		45.95

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

Taylor Painting and More

11473 Emerald Ridge Ct.
Spring Hill, FL 34609
Phone: 352-345-9177

INVOICE #216
AUGUST 25, 2025

TO: JASON POND
Sterling Hill Community
4411 Sterling Hill Blvd
Spring Hill, FL 34609
Ph# 352-686-5161

COMMENTS OR SPECIAL INSTRUCTIONS: 6 YEAR WARRANTY ON PAINT AND LABOR FOR COMMUNITY WALL AT STERLING HILL PEELING, CHIPPING ANY PROBLEM DUE TO APPLICATION ERROR NOT RESPONSIBLE FOR ACTS OF GOD OR VEHICULAR DAMAGE OR VANDALISM

QUANTITY	DESCRIPTION	TOTAL
256,100 Sq Ft.	Pressure clean both sides of community walls with water, chlorine and soap mixture. Remove dirt and mildew and prep for painting. Repair walls. Patch cracks using Sherwin Williams Masonry Patch and Seal. All walls will be sealed with Loxon Clear Conditioner. Complete small stucco or caulk repairs. Complete Painting of inside and outside of Sterling Hill Community Walls. Spray and back roll 2 coats of Super Paint Exterior Acrylic Paint from Sherwin Williams.	
	4 PAYMENTS of 25%	
	25% At start of project	paid
	25% After 30 days	Due
	25% After 60 days	
	Final 25% at completion of project	
		TOTAL \$155,900
		25% PAYMENT DUE \$38,975

Make all checks payable to Stephen Taylor

If you have any questions concerning this invoice contact Taylor Painting and More
352-345-9177 or taylorpaintingandmore@gmail.com

Thank you for your business.

Owner signature:

RECEIVED
08-26-2025

Tampa Bay Times

tampabay.com

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

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
9/14/25-9/14/25		STERLING HILL CDD	
Billing Date		Sales Rep	Customer Account
9/14/2025		Jean Mitotes	TB107011
Total Amount Due		Invoice Number	
\$124.00		54565-091425	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
9/14/25	9/14/25	54565	Baylink Hernando , tampabay.com	Legal-CLS 2 col	Meeting Schedule Affidavit Fee	2	1.00x64.00 L	\$122.00 \$2.00

RECEIVED
09-15-2025

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

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

Advertising Run Dates		Advertiser Name	
9/14/25-9/14/25		STERLING HILL CDD	
Billing Date		Sales Rep	Customer Account
9/14/2025		Jean Mitotes	TB107011
Total Amount Due		Invoice Number	
\$124.00		54565-091425	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

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

REMIT TO:

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

54565

Tampa Bay Times

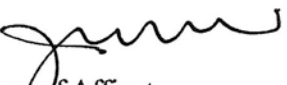
Published Daily

STATE OF FLORIDA } ss

COUNTY OF HERNANDO, CITRUS County

Before the undersigned authority personally appeared Jean Mitotes who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus County, Florida that the attached copy of advertisement being a Legal Notice in the matter Meeting Schedule was published in said newspaper by print in the issues of 09/14/25 or by publication on the newspaper's website, if authorized.

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

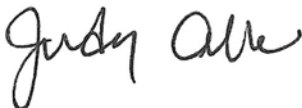

Signature of Affiant _____

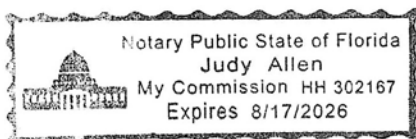
Sworn to and subscribed before me this 09/14/2025

Signature of Notary of Public

Personally known X or produced identification.

Type of identification produced _____





NOTICE OF PUBLIC MEETING DATES STERLING HILL COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of Sterling Hill Community Development District will hold their regular monthly meetings for Fiscal Year 2025/2026 at the Sterling Hill North Clubhouse located at 4411 Sterling Hill Boulevard, Spring Hill, Florida 34609 at 10:00 a.m. * (with the exception of August will be held at 6:00 p.m.) on the following dates:

October 14, 2025
November 11, 2025 (Veterans Day)
December 9, 2025
January 13, 2026
February 10, 2026
March 10, 2026
April 14, 2026
May 12, 2026
June 9, 2026
July 14, 2026
August 11, 2026 (at 6:00 p.m.)
September 8, 2026

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Any meeting may be continued in progress without additional published notice to a time, date and location to be stated on the record at the meeting.

A copy of the agenda may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, (813) 994-1001 ("District Office"), during normal business hours.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in any meeting is asked to advise the District Office at least three (3) business days before the meeting by contacting the District Manager at (813) 994-1001. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or 1-(800) 955-8770, who can aid you in contacting the District Office.

A person who decides to appeal any decision made at a meeting with respect to any matter considered at the meeting 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.

Darryl Adams
District Manager

Run Date: 09/14/2025

54565



CC083125-655

0 0

ACCOUNT SUMMARY

Credit Limit	\$10,000.00
Credit Available	\$5,449.00
Statement Closing Date	August 31, 2025
Days in Billing Cycle	31
Previous Balance	\$2,479.97
Payments & Credits	\$6,854.35
Purchases & Other Charges	\$8,925.17
Balance Transfer	\$0.00
FEES CHARGED	\$0.00
INTEREST CHARGED	\$0.00
New Balance	\$4,550.79

Questions? Call Customer Service
Toll Free - 1-844-626-6581
International Collect - 1-301-665-4442
TTY 1-301-665-4443

PAYMENT INFORMATION

New Balance	\$4,550.79
Minimum Payment Due	\$4,550.79
Payment Due Date	September 25, 2025

RECEIVED
09-26-2025

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			\$2,479.97-	
08/07	08/07	F1515006V000PR219	ADJUSTMENT-PAYMENTS	4,374.38
08/21	08/21	853341179EHMSEGPS	PAYMENT - PAYPOINT NEW YORK NY	6,854.35-
		MICHELLE WHITE	\$0.00	
		JASON POND	\$4,550.79	
08/04	08/04	55432866R5W2RFJNA	SPECTRUM 855-707-7328 MO	169.97
			MCC: 4899 MERCHANT ZIP: 06902	
08/04	08/04	82117556REHMFZ8E2	NUTS AND VOLTS ELECTRI WEEKI WACHEE FL	510.00
			MCC: 1731 MERCHANT ZIP:	
08/07	08/07	05416016V43AB81PV	SAMSCLUB #4818 BROOKSVILLE FL	33.98
			MCC: 5300 MERCHANT ZIP:	
08/07	08/07	05436846WBLJ872HZ	SAMS CLUB #4818 BROOKSVILLE FL	596.02
			MCC: 5300 MERCHANT ZIP: 34613	
08/08	08/08	55500366XQNH49ZH	ATT*BILL PAYMENT DALLAS TX	225.65
			MCC: 4814 MERCHANT ZIP: 75211	
08/08	08/08	55546506ZQTG2K84E	SMARTSIGN BROOKLYN NY	316.29

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	September 25, 2025
New Balance	\$4,550.79
Minimum Payment Due	\$4,550.79
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
08/11	08/11	55432866Z5YDY4R2J	MCC: 5399 MERCHANT ZIP: SQ *1ST CHOICE PLUMBIN SPRING HILL FL	191.48
08/11	08/11	55432866Z5YF4L23X	MCC: 8999 MERCHANT ZIP: 34609 IN *SIGNS BY CONNIE 352-5960207 FL	100.00
08/11	08/11	55432866Z5YF9W6H7	MCC: 2741 MERCHANT ZIP: AMAZON MKTPL*9Y2QI8H03 AMZN.COM/BILL WA	345.70
08/12	08/12	02305377100GZF8YL	MCC: 5942 MERCHANT ZIP: PUBLIX #813 SPRING HILL FL	60.27
08/12	08/12	821175570EHMHV1FW	MCC: 5411 MERCHANT ZIP: 34609 BESTCLEANERSANDLAUNDRY SPRING HILL FL	25.00
08/13	08/13	827111671EHMLLM2	MCC: 7216 MERCHANT ZIP: COMFORT CONTROL SPECIA SPRING HILL FL	119.00
08/14	08/14	5543286725ZD0ZLN5	MCC: 1711 MERCHANT ZIP: LOWES #01827* BROOKSVILLE FL	238.52
08/14	08/14	5543286725ZQL7EQD	MCC: 5200 MERCHANT ZIP: 346015536 AMAZON.COM*UT5SG9603 AMZN.COM/BILL WA	41.79
08/14	08/14	5563995730DE04RYX	MCC: 5942 MERCHANT ZIP: EXXON 7-ELEVEN 32791 SPRING HILL FL	82.66
08/25	08/25	55432867D62W0V6NF	MCC: 5542 MERCHANT ZIP: 34609 SQ *1ST CHOICE PLUMBIN SPRING HILL FL	776.25
08/26	08/26	55500377FDA2YDRP6	MCC: 8999 MERCHANT ZIP: 34609 WAWA 5184 BROOKSVILLE FL	78.50
08/26	08/26	82117557EEH MJXRQ8	MCC: 5542 MERCHANT ZIP: 34613 BESTCLEANERSANDLAUNDRY SPRING HILL FL	39.69
08/27	08/27	55432867F5S8FL6AP	MCC: 7216 MERCHANT ZIP: AMAZON MKTPL*U77B63MJ3 AMZN.COM/BILL WA	35.96
08/28	08/28	55432867G5SBGE6QQ	MCC: 5942 MERCHANT ZIP: AMAZON MKTPL*S14VM4DP3 AMZN.COM/BILL WA	56.97
08/28	08/28	55432867G5SBLGN43	MCC: 5942 MERCHANT ZIP: AMAZON MKTPL*VM75M0IL3 AMZN.COM/BILL WA	37.03
08/28	08/28	55432867G5SE0PH66	MCC: 5942 MERCHANT ZIP: AMAZON MKTPL*9N30N20A3 AMZN.COM/BILL WA	186.39
08/28	08/28	55432867G5SFH0M0R	MCC: 5942 MERCHANT ZIP: AMAZON.COM*FQ5T121P3 AMZN.COM/BILL WA	155.28
08/29	08/29	55432867H5SWA175Z	MCC: 5942 MERCHANT ZIP: AMAZON MKTPL*L60ME83L3 AMZN.COM/BILL WA	27.98
08/30	08/30	55432867J5V6J3L2T	MCC: 5942 MERCHANT ZIP: AMAZON MKTPL*650497U73 AMZN.COM/BILL WA	28.99
08/31	08/31	55432867K5VQRR4B6	MCC: 5942 MERCHANT ZIP: AMAZON MKTPL*OK4GD0393 AMZN.COM/BILL WA	71.42

IMPORTANT ACCOUNT INFORMATION

\$0 - \$4,550.79 WILL BE DEDUCTED FROM YOUR ACCOUNT AND
CREDITED AS YOUR AUTOMATIC PAYMENT ON 09/25/25. THE
AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS
POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	\$28.08	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$11.38	\$0-\$500,000 = 0.25%
New Cashback Balance	\$39.46	\$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
08/01/25-08/31/25

				Maintenance & Repair	Vehicle Maintenance	Special Events	Clubhouse Misc. Expenses	Telephone, Internet, Cable
				57200-4647	57200-4660	57400-4775	57200-4733	57200-4103
Date	Vendor Name	Reason for Expenditure	Amount					
08/01/25	Nuts & Volts	Service Call for Splash Pad	(510.00)	(510.00)				
08/05/25	Spectrum	Internet & Phone for South Clubhouse	(169.97)					(169.97)
08/07/25	Sam's Club	Janitorial Supplies	(596.02)				(596.02)	
08/07/25	Sam's Club	Paper Towels	(33.98)				(33.98)	
08/08/25	AT&T	Internet & Phone for North Clubhouse	(225.65)					(225.65)
08/08/25	Smart Sign	No Parking Signs	(316.29)				(316.29)	
08/08/25	Amazon	Kitchen Table Replacement for North Clubhouse	(345.70)				(345.70)	
08/08/25	Amazon	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)	
08/11/25	Signs By Connie	(8) No Soliciting Signs	(100.00)				(100.00)	
08/11/25	1st Choice Plumbing	Repair Toilet - North Clubhouse Fitness Center	(191.48)	(191.48)				
08/12/25	Publix	Food & Drink for CDD Meeting	(60.27)			(60.27)		
08/13/25	Best Cleaners	Wasg, Dry , Fold Rags	(25.00)			(25.00)		
08/13/25	Comfort Control	Service Call - North Fitness Center	(119.00)	(119.00)				
08/14/25	Seven Eleven	Gas for Work Truck	(82.66)		(82.66)			
08/14/25	Lowes	Cleaner, Light Bulbs, Drainage Rocks	(238.52)	(238.52)				
08/25/25	1st Choice Plumbing	Replaced Toilet in Men's Room	(776.25)	(776.25)				
08/26/25	WaWa	Gas for Work Truck	(78.50)		(78.50)			
08/27/25	Best Cleaners	Wasg, Dry , Fold Rags	(39.69)			(39.69)		
08/27/25	Amazon	Microsoft Xbox 360 for Community Events	(186.39)			(186.39)		
08/27/25	Amazon	Spider Spray	(56.97)	(56.97)				
08/27/25	Amazon	Just Dance Game for Community Events	(37.03)			(37.03)		
08/27/25	Amazon	Wasp & Hornet Spray	(35.96)	(35.96)				
08/27/25	Amazon	Black Spray Paint	(155.28)	(155.28)				
08/28/25	Amazon	Screwdriver Set & Multitool	(28.99)	(28.99)				
08/29/25	Amazon	Parking Violations Slips	(71.42)				(71.42)	
08/29/25	Amazon	Scrub Brush w/Handle	(27.98)				(27.98)	
	TOTAL	001-10102	(4,550.79)	(2,112.45)	(161.16)	(348.38)	(1,533.18)	(395.62)

Sterling Hill CDD Credit Card Log

pg. 1

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
8/1/25	Nuts & Volts	Service call for splash pad - replaced relay, replaced wires and ground	510.00
8/5/25	Spectrum Business	Internet, phone @ south clubhouse	169.97
8/5/25	Directv	Directv for south clubhouse	141.00
8/5/25	Directv	Directv for north clubhouse	165.00
8/7/25	Sam's Club	Paper towels, tp, clorox clean up, lysol toilet, swiffer, air freshner, bleach, feb	596.02
8/7/25	Sam's Club	Paper towel	33.98
8/8/25	AT&T	Internet & phone for north clubhouse	225.65
8/8/25	Smart-sign	(4) 24" x 30" No Parking Signs	316.29
8/8/25	Amazon.com	Kitchen table replacement in north clubhouse	345.70
8/11/25	Signs by Connie	(8) No Soliciting Signs	100.00
8/11/25	1st choice Plumbing	Repair of toilet in north fitness center women's bathroom	191.48
8/12/25	Publix	Pastries, cookies, getaways, water & tea for budget cap meeting	60.27
8/13/25	Best Cleaners	Wash dry & fold rags	25.00
8/13/25	Comfort Control	Diagnostic service fee/repair north fitness center	119.00
8/14/25	7-Eleven	Gas for work truck	82.66
8/14/25	Lowes	Windex, outdoor cleaner, LED light bulbs, wago, drainage rocks	238.52
8/25/25	1st choice Plumbing	Replacement of toilet in men's bathroom	776.25
8/26/25	Wawa	Gas for work truck	78.50
8/27/25	Best Cleaners	Wash, dry, fold rags	39.69
8/27/25	Amazon.com	Microsoft xbox 360 250 GB (for community events)	186.39

Submitted By: _____

Date: 9/3/25

Total Amount:

Approved By: _____

Date: _____



Sterling Hill CDD Credit Card Log

Pg. 2

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
8/27/25	Amazon.com	(3) Spider spray (2-packs.)	56.97
8/27/25	Amazon.com	1st Dance game (Community Party game)	37.03
8/27/25	Amazon.com	(2) Wasp & Hornet spray (3-packs)	35.96
8/27/25	Amazon.com	(24) Flat black spray paint	155.28
8/28/25	Amazon.com	Magnetic screw driver set / multitool	28.99
8/28/25	Amazon.com	(2) Paradox diving tables for actinobacter room (North)	688.06
8/29/25	Amazon.com	SmartSign parking violation notice slips	71.42
8/29/25	Amazon.com	Scrub brush w/ handle	27.98
9/2/25	Amazon.com	(2) 222 Ink for South printer, spray bottles	127.57
6/27/25	Amazon.com	(4) auto renew dog food deliveries. Got new credit card for CDD, put in as a card for Amazon and it charged card automatically for auto delivery for 4 month period. Jason will have a check in the August 2025 deposit in the amount of \$167.16 to pay back in full. Was not aware this happened till I realized in Aug. 6/27 - \$41.79, 7/18 - \$41.79, 8/8 - 41.79, 8/29 - 41.79	167.16
9/3/25	1st Choice Plumbing		372.75

Submitted By:  Date: _____

Total Amount: 6,170.54

Approved By: _____ Date: _____

See Comment. Total is actually \$4,550.79



Nuts and Volts Electric LLC

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

(352) 428-4289
cmnimrod@gmail.com

INVOICE	#1454
SERVICE DATE	Aug 01, 2025
PAYMENT TERMS	Upon receipt
DUE DATE	Aug 01, 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
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.	2.0	\$150.00	\$300.00
replaced relay in splashpad controller Icecube relay for larger relay 120v coil, 8 pin	1.0	\$60.00	\$60.00
replaced wires to pump for splash pad	1.0	\$0.00	\$0.00
repaired grounding for pumps	1.0	\$0.00	\$0.00
after troubleshooting, splashpad controller relay 240v is failing bypassed relay and corrected issue	1.0	\$0.00	\$0.00
recommend replacing splashpad controller with a pump timer if the near future material and labor would be around \$590.00	1.0	\$0.00	\$0.00

Subtotal	\$510.00
Job Total	\$510.00
Amount Due	\$0.00

Payment History

Aug 04	Mon 1:59pm	Credit Card	\$510.00
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Outlook

Thanks for Your Payment

From Spectrum Business <MyAccount@spectrumemails.com>

Date Tue 8/5/2025 2:57 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 August 3, 2025.



Thank You for Your Recent Payment

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

Draft Date:

August 3, 2025

Method of Payment:

Auto Pay

Account Number:

Ending in 4730

Payment Amount:

\$169.97

Payment Method:

Card ending in 1615



sam's club

352-592-4737

08/07/25 13:17 2935 04818 093 9093

JASON 101-**** *178 9

2 Q 33.98	
46974 TOWEL	67.96 0
3 Q 26.83	
662368 PDM TISSUE	80.49 0
980252704 4PKLIGHTER	8.98 0
3 Q 16.48	
741749 CLX CLN UP	49.44 0
2 Q 24.98	
990304472 55 GAL BAGS	49.96 0
3 Q 17.48	
980288444 12PK TOILE	57.40 0
3 Q 16.98	
980300000 12PK 3PK	47.94 0
980300000 12PK 1-TOWE	23.96 0
3 Q 17.97	
990400000 WHIFFER DUS	53.91 0
2 Q 15.57	
I 980016212 GLADE REFIL	31.14 0
2 Q 3.00-	
U INST SU GLADE REFIL	6.00-0
980267491 ENRGZR AA-4	20.98 0
3 Q 16.98	
980143634 136 TRSH FR	50.94 0
2 Q 18.48	
980246459 BLEACH CONC	36.96 0
2 Q 10.98	
990285551 FABULOSO	21.96 0
SUBTOTAL	596.02
TOTAL	596.02
MCARD TEND	596.02
CHANGE DUE	0.00

MASTERCARD- 1615 I 1 APPR#007750
 596.02 TOTAL PURCHASE
 REF # 01007f037618
 AID A0000000041010
 TERMINAL # 25654264
 *No Signature Required
 08/07/25 13:17:27

Additional Savings This Trip:
 Sam's Instant Savings 6.00
 # ITEMS SOLD 33
 ICN 4433 1403 1246 9504 1536



Yay! You earned \$11.93 Sam's Cash with
 Plus. Check all earnings and savings
 at [SamsClub.com/Account](https://www.samsclub.com/Account)



sam's club

352-592-4737

08/07/25 13:24 0349 04818 092 9092

JASON 101-**** *178 9

46974 TOWEL	33.98 0
SUBTOTAL	33.98
TOTAL	33.98
MCARD TEND	33.98
CHANGE DUE	0.00

MASTERCARD- 1615 I 1 APPR#007928
 33.98 TOTAL PURCHASE
 REF # 521910051675
 AID A0000000041010
 TERMINAL # 24956941
 *No Signature Required
 08/07/25 13:24:51

ITEMS SOLD 1
 ICN 4433 1403 1246 9504 1536



Yay! You earned \$0.68 Sam's Cash with
 Plus. Check all earnings and savings
 at [SamsClub.com/Account](https://www.samsclub.com/Account)

AT&T online payment confirmation

From AT&T Online Services <att-online.services.214351902@emailff.att-mail.com>

Date Fri 8/8/2025 8:39 AM

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

[AT&T Business](#) | [Support](#) | [My AT&T Account](#)



AT&T payment confirmation

Dear Valued Customer,

Your payment(s) have been successfully processed and posted to your account. Here are your transaction details:

AT&T Account:	6901
Payment Method:	Mastercard
Account Number:	xxxxxxxxxxxx1615
Confirmation:	8L97MYW9I01BDM9
Payment Date:	08/08/25
Amount:	\$225.65

[Log in](#) and manage your billing and payment information.

Thank you,

AT&T Business Services

[Payment Terms & Conditions](#)

Contact Us

[AT&T Support](#) - quick & easy support is available 24/7.



Online Information

[AT&T Community](#)

[AutoPay](#)

[Paperless Billing](#)

[Your Channel Line-Up](#)

(if you have purchased U-verse Business TV services)

Invoice**Questions? Call (888) 343-3771**

Bill To	Ship To
Jason Pond Sterling Hill CDD 3434 Colwell Ave. Suite 200 Tampa, FL 33614 Phone: 352 686 5161 Email: sterlinghillclub@live.com	Jason Pond Sterling Hill Community Development 4411 STERLING HILL BLVD SPRING HILL, FL 34609 0866 United States Phone: 352 686 5161

Terms: Due on Receipt	Order No.: RTS-349884	Date: August 08, 2025	Ship by: Regular Ground
CC: MasterCard	Name: Jason Pond	Card # *****1615	Expiry: 05/27

Item Description	Unit Price	Qty.	Amount
1. Reflective Aluminum Sign Size: 24" x 30" Part #: K-3408-ALL • HTC Code: 8310.00.00.00	\$59.7800/Sign Package: 1 Sign	4 Signs	\$239.12

The amount shown on this invoice are in US Dollars.

Please make checks payable to SmartSign and mail to the following address:

Xpressmyself.Com LLC
P.O. Box # 24599
New York, NY 10087

If you will be sending remittances via overnight express mail, please remit to:

JPMorgan Chase - Lockbox Processing
Attn: Xpressmyself.com LLC & 24599
4 Chase Metrotech Center
7th floor East
Brooklyn, NY 11245

Product Subtotal : \$239.12

Shipping Charges: \$57.86

Tax: \$19.31

Order Total (in US Dollars): \$316.29

Order Summary

Order placed August 8, 2025 Order # 113-6491750-7871455

Ship to	Payment method	Order Summary	
Sterling Hill CDD 4411 STERLING HILL BLVD SPRING HILL, FL 34609-0866 United States	Mastercard ending in 1615 View related transactions	Item(s) Subtotal:	\$345.70
		Shipping & Handling:	\$0.00
		Total before tax:	\$345.70
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$345.70

Arriving August 19 - August 20



Poundex B017GMBHJ2 Dining Tables, Multicolor
Sold by: [Manhattan Lane](#)
Supplied by: Other
\$345.70



Payment receipt

You paid \$100.00

to Signs By Connie on 8/11/2025

Invoice no.	10440
Invoice amount	\$100.00
Total	\$100.00
Status	Paid
Payment method	Credit Card
Authorization ID	MS0285732725

Thank you



Signs By Connie

+13525960207

www.signsbyconnie.com | info@signsbyconnie.com

10478 Northcliffe Blvd, Spring Hill, FL 34608

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.

(8) No Soliciting signs



1st Choice Plumbing



Let 1st Choice Plumbing know how
your experience was

\$191.48

Custom Amount \$191.48

Total \$191.48

1st Choice Plumbing
11001 Hobson St
Spring Hill, FL 34608

MasterCard 1615 (Keyed) Aug 11 2025 at 11:04 AM



#RKTn

Auth code: 011009



Receipt Settings

Repair of the north fitness center
female toilet.

Publix

Mariner Commons
4158 Mariner Blvd
Spring Hill, FL 34609
Store Manager: Steve
352-688-0161

15CT GUAV CHS PSTY	5.99	F
15CT APL PSTRY BTE	5.99	F
24CT SUGAR COOKIES	5.99	F
24CT CHOC CHIP CKI	5.99	F
24CT CHOC CHIP CKI	5.99	F
G/ADE R/W/B 18PK	14.49	T F
ZEPHYR SPRNG WATER	4.99	F
PURE LEAF LEMON	9.29	T F

Order Total	58.72	
Sales Tax	1.55	
Grand Total	60.27	
Credit	Payment	60.27
Change	0.00	

Receipt ID: 0813 800 781 476

PRESTO!
Trace #: 785093
Reference #: 0965921148
Acct #: XXXXXXXXXXXX1615
Purchase Mastercard
Amount: \$60.27
Auth #: 012405

CREDIT CARD	PURCHASE
A0000000041010	Mastercard
Entry Method:	Cntctless
Mode:	Issuer

Your cashier was Self-Checkout Lane 1

08/12/2025 17:21 50813 R176 1476 00778

Join the Publix family!
Apply today at apply.publix.jobs.
We're an equal opportunity employer.

Publix Super Markets, Inc.



Next Day - BC
R2 - 6

Wed 08/13/25 5pm

Hills, Sterling

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

25224-542-A



1 Piece 1/1

Item	Price
Commercial Laundry -	25.00
Comm LDY - Wash Dry Fold	
Minimum	
qc0i	
1.00 pcs	
Fold All	
Subtotal	25.00
Total	25.00

Fold All

Best Cleaners & Laundry

352-666-2378
4315 LAMSON AVE
SPRING HILL, FL 34608-3323
Tue 08/12/25 10:17am by Marja K



Sterling Hills
4411 Sterling Hill Blvd
Spring Hill, FL 34609

(352) 650-7402
sterlinghillclub@live.com

JOB	#31333
SERVICE DATE	Aug 13, 2025
INVOICE DATE	Aug 13, 2025
PAYMENT TERMS	Upon receipt
DUE DATE	Aug 13, 2025
AMOUNT DUE	\$0.00

CONTACT US

5121 Caribbean Dr
Spring Hill, FL 34606

(352) 293-3316
info@comfortcontrolspecialists.com

Service completed by: Vincent Ciani

INVOICE

Services	qty	unit price	amount
Air Conditioner - Diagnostic Service Fee - Commercial	1.0	\$119.00	\$119.00
Expert Troubleshooting & Diagnosis			
Fitness center not cooling			
Tech Findings: system frozen upon arrival for ice and test operation pressures amps and temps normal. Will send estimate for ECM blower motor replacement.			

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

Payment History

Aug 13	Wed 11:28am	Credit Card	\$119.00
--------	-------------	-------------	----------

Thank you for your business!

* SHARE YOUR FEEDBACK! *

* ENTER FOR A CHANCE TO BE *

Receipt from 1st Choice Plumbing

From 1st Choice Plumbing <messenger@messaging.squareup.com>

Date Mon 8/25/2025 10:11 AM

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

Square automatically sends receipts to the email address you used at any Square seller. [Learn more](#)

1st Choice Plumbing



Let 1st Choice Plumbing know how
your experience was

\$776.25

Custom Amount	\$776.25
---------------	----------

Total	\$776.25
--------------	-----------------



New toilet in mens bathroom

Wawa #5184
12984 Cortez Blvd.
Brooksville FL 34608

8/26/2025 12:47:57 P
Term: XXXXXXXXX2004
Appr: 026756
Seq#: 000248
Product: Unleaded
Pump Gallons Price
07 24.539 \$3.199
Total Sale \$78.50
Capture

MasterCard
XXXXXXXXXXXX1615
Contactless

USD\$ 78.50

Mastercard
Mode: Issuer
AID: A0000000041010
TUR: 0000008001
IAD:
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
TSI: E800
ARC: 00
ARQC:
3515B8A783E2D66C

08/26/2025 12:44:45

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: 1165090
Store Number: 05184

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



Next Day - BC
R2 - 6

Wed 08/27/25 5pm

Hills, Sterling

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

25238-896-A



1 Piece 1/1

Item	Price
Commercial Laundry -	39.69
Comm LDY - Wash Dry Fold	
m836	
21 Units	
Fold All	
Subtotal	39.69
Total	39.69

Fold All

Best Cleaners & Laundry

352-666-2378
4315 LAMSON AVE
SPRING HILL, FL 34608-3323
Tue 08/26/25 9:38am by Marja K

Order Summary

Order placed August 27, 2025 Order # 113-7740105-6955453

Ship to	Payment method	Order Summary	
Sterling Hill CDD 4411 STERLING HILL BLVD SPRING HILL, FL 34609-0866 United States	Mastercard ending in 1615 View related transactions	Item(s) Subtotal:	\$186.39
		Shipping & Handling:	\$0.00
		Total before tax:	\$186.39
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$186.39

Arriving September 3 - September 5



Microsoft Xbox 360 S 250GB System Kinect Bundle (Renewed)

Sold by: [RetroRefresh](#)

Supplied by: Other

\$186.39

Order Summary

Order placed August 27, 2025 Order # 113-7406529-1430627

Ship to	Payment method	Order Summary	
Sterling Hill CDD 4411 STERLING HILL BLVD SPRING HILL, FL 34609-0866 United States	Mastercard ending in 1615 View related transactions	Item(s) Subtotal:	\$56.97
		Shipping & Handling:	\$0.00
		Total before tax:	\$56.97
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$56.97

Arriving Saturday



TERRO T2302 Spider, Ant, Roach, and Other Insects Killer Aerosol Spray – 2 Pack
Sold by: 3G SUPPLIER
Supplied by: Other
\$18.99

3

Order Summary

Order placed August 27, 2025 Order # 113-2827127-6774665

Ship to	Payment method	Order Summary	
Sterling Hill CDD 4411 STERLING HILL BLVD SPRING HILL, FL 34609-0866 United States	Mastercard ending in 1615 View related transactions	Item(s) Subtotal:	\$37.03
		Shipping & Handling:	\$0.00
		Total before tax:	\$37.03
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$37.03

Arriving Saturday



Just Dance Greatest Hits - Xbox 360 (Renewed)
Sold by: [RetroRefresh](#)
Supplied by: Other
\$37.03

Order Summary

Order placed August 27, 2025 Order # 113-0132754-9489074

Ship to	Payment method	Order Summary	
Sterling Hill CDD 4411 STERLING HILL BLVD SPRING HILL, FL 34609-0866 United States	Mastercard ending in 1615 View related transactions	Item(s) Subtotal:	\$35.96
		Shipping & Handling:	\$0.00
		Total before tax:	\$35.96
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$35.96

Arriving September 4



Spectracide Wasp and Hornet Killer Aerosol, 20-Ounce, 3-Pack

Sold by: [Havilah Delight](#)

Supplied by: Other

\$17.98

Order Summary

Order placed August 27, 2025 Order # 113-0723491-5201808

Ship to	Payment method	Order Summary	
Sterling Hill CDD 4411 STERLING HILL BLVD SPRING HILL, FL 34609-0866 United States	Mastercard ending in 1615 View related transactions	Item(s) Subtotal:	\$155.28
		Shipping & Handling:	\$0.00
		Total before tax:	\$155.28
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$155.28

Arriving Saturday



Rust-Oleum 7776830 Stops Rust Spray Paint, 12 oz, Flat Black

Sold by: Amazon.com

Supplied by: Other

\$6.47

24

Order Summary

Order placed August 28, 2025 Order # 113-4873451-9637032

Ship to	Payment method	Order Summary	
Sterling Hill CDD 4411 STERLING HILL BLVD SPRING HILL, FL 34609-0866 United States	Mastercard ending in 1615 View related transactions	Item(s) Subtotal:	\$28.99
		Shipping & Handling:	\$0.00
		Total before tax:	\$28.99
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$28.99

Arriving September 2 - September 4



Bomivoi 34 in 1 Magnetic Screwdriver Set, DIY Ratchet Screwdriver Set, Multi Bit Magnetic Drive Sets with Ratcheting Handle, Handy Repair Tool Kit for Electronics, Bike, Furniture, DIY, Computer

Sold by: [Bomivoi Direct](#)

Supplied by: Other

\$28.99

Order Summary

Order placed August 29, 2025

Order # 113-2454174-9868257

Ship to

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

Payment method

Mastercard ending in 1615

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$71.42
Shipping & Handling:	\$0.00
Total before tax:	\$71.42
Estimated tax to be collected:	\$0.00
Grand Total:	\$71.42

Arriving Sunday



2

SmartSign NCR 2-Part Perforated Numbered Parking Warning Ticket | 3.75" x 6.25"
Manila Tag with Adhesive Strips, Pack of 50

Sold by: SmartSign

Supplied by: Other

\$24.43



SmartSign Please Move This Vehicle to Avoid Towing Pack of 50 Parking Violation
Stickers | 5" x 8"

Sold by: SmartSign

Supplied by: Other

\$22.56

Order Summary

Order placed August 29, 2025 Order # 113-5546021-5564215

Ship to	Payment method	Order Summary	
Sterling Hill CDD 4411 STERLING HILL BLVD SPRING HILL, FL 34609-0866 United States	Mastercard ending in 1615 View related transactions	Item(s) Subtotal:	\$27.98
		Shipping & Handling:	\$2.99
		Free Shipping:	-\$2.99
		Total before tax:	\$27.98
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$27.98

Arriving today 2 PM – 6 PM



2 [YONILL Deck Brush with Long Handle - Floor Scrub Brushes for Cleaning Shower, Stiff Bristle Scrubbing Brush, 50" Floor Scrubber Brush for Bathroom, Bathtub, Tub, Tile Floors, Garage and Patio](#)
Sold by: YONILL
Supplied by: Other
\$13.99

Order Summary

Order placed August 8, 2025 Order # 112-1157797-9185067

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:	\$43.96
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 August 29, 2025 Order # 114-8806725-5737017

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

Arriving Saturday



DIAMOND NATURALS Skin & Coat Real Meat Recipe Dry Dog Food with Wild Caught Salmon 30 Pound (Pack of 1)
Sold by: Amazon.com
Supplied by: Ocher
\$43.99
Auto-delivered Every 3 weeks.

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:**14-49138-12001**

Customer Name:

STERLING HILL CDD

Service Period:

09/01/25-09/30/25

Invoice Date:

08/26/2025

Invoice Number:

1118662-1568-9

How to Contact Us**Visit wm.com/MyWM**

Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat.

**Customer Service: (800) 255-7172****Your Payment is Due****Sep 25, 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**\$71.93**

If payment is received after
09/25/2025: **\$ 76.93**

RECEIVED
08-27-2025**Previous Balance**

(93.65)

+

Payments

0.00

+

Adjustments

0.00

+

**Current Invoice
Charges**

165.58

=

**Total Account
Balance Due****71.93****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)
08/26/2025	1118662-1568-9	14-49138-12001
Payment Terms	Total Due	Amount
Total Due by 09/25/2025	\$71.93	
If Received after 09/25/2025	\$76.93	

*** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED ***
Your bank account will be drafted \$71.93.

1568000144913812001011186620000001655800000007193 1

I0290C79

STERLING HILL CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Remit To: **WM CORPORATE SERVICES, INC.**
AS PAYMENT AGENT
PO BOX 4648
CAROL STREAM, IL 60197-4648

DETAILS OF SERVICE

Details for Service Location:
Sterling Hill Cdd, 4250 Sterling Hill Blvd, Spring Hill FL 34609-0745

Customer ID: 14-49138-12001

Description	Date	Ticket	Quantity	Amount
6 Yard Dumpster 1X Week	09/01/25		1.00	143.58
Energy Surcharge				22.00
Total Current Charges				165.58

GREENER WAYS TO PAY

Please choose one of these sustainable payment options:



AutoPay

Set up recurring payments with us at wm.com/myaccount



Online

Use wm.com for quick and easy payments



By Phone

Pay 24/7 by calling 866-964-2729

HOW TO READ YOUR INVOICE

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

Your Total Due
\$123.45
(If payment is received after 10/25/2022: \$126.45)

Description
SS-Callon Total
NM STATE SOLID WASTE TAX @ 2.75%
COUNTY 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

List your new billing information below. For a change of service address, please contact **WM**.

Address 1	
Address 2	
City	
State	
Zip	
Email	
Date Valid	

☐ Check Here to Sign Up for Automatic Payment Enrollment

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.

Email	
Date	
Bank Account Holder Signature	

NOTICE: By sending your check, you are authorizing the Company to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. The electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check.

In order for us to service your account or to collect any amounts you may owe (for non-marketing or solicitation purposes), we may contact you by telephone at any telephone number that you provided in connection with your account, including wireless telephone numbers, which could result in charges to you. Methods of contact may include text messages and using pre-recorded/artificial voice messages and/or use of an automatic dialing device, as applicable. We may also contact you by email or other methods as provided in our contract.

Please send all bankruptcy correspondence to RMCbankruptcy@wm.com or PO Box 43290 Phoenix, AZ 85080. Using the email option will expedite your request. (this language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code)



INVOICE

Customer ID:**15-19762-63003**

Customer Name:

STERLING HILL CDD

Service Period:

09/01/25-09/30/25

Invoice Date:

08/26/2025

Invoice Number:

1118754-1568-4

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****Sep 25, 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**\$165.58**

If payment is received after
09/25/2025: **\$ 170.58**

RECEIVED
08-27-2025**Previous Balance**

166.35

+

Payments

(166.35)

+

Adjustments

0.00

+

**Current Invoice
Charges**

165.58

=

**Total Account
Balance Due****165.58****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)
08/26/2025	1118754-1568-4	15-19762-63003
Payment Terms	Total Due	Amount
Total Due by 09/25/2025	\$165.58	
If Received after 09/25/2025	\$170.58	

*** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED ***
Your bank account will be drafted \$165.58.

1568000151976263003011187540000001655800000016558 6

I0290C79

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	09/01/25		1.00	143.58
Energy Surcharge				22.00
Total Current Charges				165.58

GREENER WAYS TO PAY

Please choose one of these sustainable payment options:



AutoPay

Set up recurring payments with us at wm.com/myaccount



Online

Use wm.com for quick and easy payments



By Phone

Pay 24/7 by calling 866-964-2729

HOW TO READ YOUR INVOICE

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

Description	
SS-Callon Total	
WM STATE SOLID WASTE TAX @ 2.75%	
COUNTY 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 08/25					
Service Dates 07/17/25 - 08/19/2025					
Acct#	Amount	Bill Date	Address	GL Code	Object Code
1415069	\$392.19	08/22/25	4200 STERLING HILL BLVD	53100	4301
1415070	\$227.27	08/22/25	4500 STERLING HILL BLVD	53100	4301
1415071	\$294.93	08/22/25	4341 STERLING HILL BLVD	53100	4301
1415072	\$170.03	08/22/25	4360 STERLING HILL BLVD	53100	4301
1415073	\$6,116.20	08/22/25	Street Lights	53100	4307
1415074	\$1,343.22	08/22/25	4411 STERLING HILL BLVD	53100	4301
1415075	\$53.61	08/22/25	BRACKENWOOD DR	53100	4301
1415076	\$53.18	08/22/25	GLENBURNE DR	53100	4301
1415077	\$53.18	08/22/25	13700 MANDALAY PL	53100	4301
1415078	\$57.81	08/22/25	AMERSHAM WAY	53100	4301
1415079	\$142.05	08/22/25	4405 STERLING HILL BLVD	53100	4301
1415080	\$49.85	08/22/25	4244 STERLING HILL BLVD	53100	4301
1415081	\$61.04	08/22/25	13370 DUNWOODY DR	53100	4301
1415082	\$54.58	08/22/25	14304 ARBORGLADES DR	53100	4301
1415083	\$55.98	08/22/25	4084 BRIGHTSTONE PL	53100	4301
1415084	\$54.79	08/22/25	13584 COVEY RUN PL	53100	4301
1415085	\$53.83	08/22/25	14504 EDGEMERE DR	53100	4301
1415086	\$54.47	08/22/25	13574 HAVERHILL DR	53100	4301
1415087	\$47.79	08/22/25	4595 STERLING HILL BLVD	53100	4301
1415088	\$48.87	08/22/25	4594 STERLING HILL BLVD	53100	4301
1415089	\$77.71	08/22/25	3920 STERLING HILL BLVD	53100	4301
1415090	\$53.18	08/22/25	8335 WINDANCE AVE	53100	4301
1415091	\$1,064.92	08/22/25	4250 STERLING HILL BLVD	53100	4301
1415092	\$225.12	08/22/25	4411 STERLING HILL BLVD	53100	4301
2118959	\$782.33	08/22/25	Public Ligthting	53100	4307
2161145	\$68.68	08/22/25	3750 STERLING HILL BLVD	53100	4301
2161146	\$56.84	08/22/25	13043 GOLDEN LINE AVE	53100	4301
Total	\$11,713.65		*DUE DATE 09/16/25* / ACH		

Total By Code 4301 \$ 4,815.12
 4307 \$ 6,898.53

Grand Total **11,713.65** *Autopay Amount*

RECEIVED
 08-25-2025



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 **08/22/2025**
Amount Due **392.19**
Current Charges Due **09/16/2025**

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
07/17	99587	08/19	2859				3272

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2025	33	99
Jul 2025	29	114
Aug 2024	33	107

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 **394.45**
Payment **394.45CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 3,272 KWH @ 0.06090 **199.26**
Fuel Adjustment 3,272 KWH @ 0.04400 **143.97**
FL Gross Receipts Tax **9.80**

Total Current Charges **392.19**
Total Due **E.F.T. 392.19**

DO NOT PAY

Total amount will be electronically transferred on or after 09/05/2025.



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: 08/22/2025

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 09/05/2025
TOTAL CHARGES DUE 392.19
DO NOT PAY

000141506900003921900003921904



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 **08/22/2025**
Amount Due **227.27**
Current Charges Due **09/16/2025**

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
Aug 2025	33	53
Jul 2025	29	50
Aug 2024	33	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
07/17	08/19		4291				1739

Previous Balance **195.73**
Payment **195.73CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 1,739 KWH @ 0.06090 **105.91**
Fuel Adjustment 1,739 KWH @ 0.04400 **76.52**
FL Gross Receipts Tax **5.68**

Total Current Charges **227.27**
Total Due **E.F.T. 227.27**

DO NOT PAY
Total amount will be electronically transferred on or after 09/05/2025.



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: **08/22/2025**

District: WH15

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

Electronic Funds Transfer on or after 09/05/2025
TOTAL CHARGES DUE 227.27
DO NOT PAY

000141507000002272700002272709



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 **08/22/2025**
Amount Due **294.93**
Current Charges Due **09/16/2025**

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
Aug 2025	33	72
Jul 2025	29	142
Aug 2024	33	39

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
07/17	08/19		83126				2368

Previous Balance **484.07**
Payment **484.07CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 2,368 KWH @ 0.06090 **144.21**
Fuel Adjustment 2,368 KWH @ 0.04400 **104.19**
FL Gross Receipts Tax **7.37**

Total Current Charges **294.93**
Total Due **E.F.T. 294.93**

DO NOT PAY
Total amount will be electronically transferred on or after 09/05/2025.



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: **08/22/2025**

District: WH15

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

Electronic Funds Transfer on or after 09/05/2025
TOTAL CHARGES DUE 294.93
DO NOT PAY

000141507100002949300002949304



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 **08/22/2025**
Amount Due **170.03**
Current Charges Due **09/16/2025**

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
Aug 2025	33	37
Jul 2025	29	78
Aug 2024	33	31

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
07/17	92006	08/19	93213				1207

Previous Balance **282.99**
Payment **282.99CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 1,207 KWH @ 0.06090 **73.51**
Fuel Adjustment 1,207 KWH @ 0.04400 **53.11**
FL Gross Receipts Tax **4.25**

Total Current Charges **170.03**
Total Due **E.F.T. 170.03**

DO NOT PAY
Total amount will be electronically transferred on or after 09/05/2025.



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

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Bill Date: **08/22/2025**

District: WH15

1415072 **WH15**
STERLING HILL COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 09/05/2025
TOTAL CHARGES DUE 170.03
DO NOT PAY

000141507200001700300001700308



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 **08/22/2025**
Amount Due **6,116.20**
Current Charges Due **09/16/2025**

District Office Serving You
West Hernando

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used

Comparative Usage Information
Average kWh

Period	Days	Per Day
--------	------	---------

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



1 0 2 5 1 0 8 5

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Previous Balance 6,116.20
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

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 09/05/2025.



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: 08/22/2025

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	09/05/2025
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 **08/22/2025**
Amount Due **1,343.22**
Current Charges Due **09/16/2025**

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
07/17	52652	08/19	66514		29.59	30	13862

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2025	33	420
Jul 2025	29	373
Aug 2024	33	351

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 **1,097.18**
Payment **1,097.18CR**
Balance Forward **0.00**

Customer Charge **44.16**
Demand Charge 30 KW @ 6.65000 **199.50**
Energy Charge 13,862 KWH @ 0.03290 **456.06**
Fuel Adjustment 13,862 KWH @ 0.04400 **609.93**
FL Gross Receipts Tax **33.57**

Total Current Charges **1,343.22**
Total Due **1,343.22** E.F.T.

DO NOT PAY

Total amount will be electronically transferred on or after 09/05/2025.



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: 08/22/2025

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 **09/05/2025**
TOTAL CHARGES DUE 1,343.22
DO NOT PAY

000141507400013432200013432203



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 **08/22/2025**
Amount Due **53.61**
Current Charges Due **09/16/2025**

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
Aug 2025	33	4
Jul 2025	29	4
Aug 2024	33	4

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



1 0 2 5 1 0 8 5

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ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
07/17	38674	08/19	38799				125

Previous Balance **51.78**
Payment **51.78CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 125 KWH @ 0.06090 **7.61**
Fuel Adjustment 125 KWH @ 0.04400 **5.50**
FL Gross Receipts Tax **1.34**

Total Current Charges **53.61**
Total Due **E.F.T. 53.61**

DO NOT PAY
Total amount will be electronically transferred on or after 09/05/2025.



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: **08/22/2025**

District: WH15

1415075 **WH15**
STERLING HILL COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 09/05/2025	
TOTAL CHARGES DUE	53.61
DO NOT PAY	

000141507500000536100000536107



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 **08/22/2025**
Amount Due **53.18**
Current Charges Due **09/16/2025**

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				
07/17	48291	08/19	48412				121

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2025	33	4
Jul 2025	29	4
Aug 2024	33	4

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



1 0 2 5 1 0 8 5

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Previous Balance **52.00**
Payment **52.00CR**
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 09/05/2025.



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: 08/22/2025

District: WH15

1415076 **WH15**
STERLING HILL COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 09/05/2025	
TOTAL CHARGES DUE	53.18
DO NOT PAY	

000141507600000531800000531801



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 **08/22/2025**
Amount Due **53.18**
Current Charges Due **09/16/2025**

District Office Serving You
West Hernando

See Reverse Side For More Information

Service Address **13700 MANDALAY PL**
Service Description **GATE**
Service Classification **General Service Non-Demand**

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2025	33	4
Jul 2025	29	4
Aug 2024	32	4

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



1 0 2 5 1 0 8 5

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ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/17	1375	08/19	1496				121

Previous Balance **51.46**
Payment **51.46CR**
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 09/05/2025.



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: 08/22/2025

District: WH15

1415077 **WH15**
STERLING HILL COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 09/05/2025
TOTAL CHARGES DUE 53.18
DO NOT PAY

000141507700000531800000531808



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 **08/22/2025**
Amount Due **57.81**
Current Charges Due **09/16/2025**

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
Aug 2025	33	5
Jul 2025	29	5
Aug 2024	33	5

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



1 0 2 5 1 0 8 5

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ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/17	44039	08/19	44203				164

Previous Balance **56.74**
Payment **56.74CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 164 KWH @ 0.06090 **9.99**
Fuel Adjustment 164 KWH @ 0.04400 **7.22**
FL Gross Receipts Tax **1.44**

Total Current Charges **57.81**
Total Due **E.F.T. 57.81**

DO NOT PAY
Total amount will be electronically transferred on or after 09/05/2025.



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: **08/22/2025**

District: WH15

1415078 **WH15**
STERLING HILL COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 09/05/2025
TOTAL CHARGES DUE 57.81
DO NOT PAY

000141507800000578100000578102



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 **08/22/2025**
Amount Due **142.05**
Current Charges Due **09/16/2025**

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
Aug 2025	33	29
Jul 2025	29	137
Aug 2024	33	49

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
07/17	41997	08/19	42944				947

Previous Balance **468.26**
Payment **468.26CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 947 KWH @ 0.06090 **57.67**
Fuel Adjustment 947 KWH @ 0.04400 **41.67**
FL Gross Receipts Tax **3.55**

Total Current Charges **142.05**
Total Due **E.F.T. 142.05**

DO NOT PAY
Total amount will be electronically transferred on or after 09/05/2025.



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: **08/22/2025**

District: WH15

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

Electronic Funds Transfer on or after 09/05/2025
TOTAL CHARGES DUE 142.05
DO NOT PAY

000141507900001420500001420500



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 **08/22/2025**
Amount Due **49.85**
Current Charges Due **09/16/2025**

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
Aug 2025	33	3
Jul 2025	29	1
Aug 2024	33	1

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



1 0 2 5 1 0 8 5

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/17	14676	08/19	14766				90

Previous Balance **42.32**
Payment **42.32CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 90 KWH @ 0.06090 **5.48**
Fuel Adjustment 90 KWH @ 0.04400 **3.96**
FL Gross Receipts Tax **1.25**

Total Current Charges **49.85**
Total Due **E.F.T. 49.85**

DO NOT PAY

Total amount will be electronically transferred on or after 09/05/2025.



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: 08/22/2025

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 **09/05/2025**
TOTAL CHARGES DUE 49.85
DO NOT PAY

000141508000000498500000498504



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 **08/22/2025**
Amount Due **61.04**
Current Charges Due **09/16/2025**

District Office Serving You
West Hernando

See Reverse Side For More Information

Service Address **13370 DUNWOODY DR**
Service Description **GATE**
Service Classification **General Service Non-Demand**

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2025	33	6
Jul 2025	29	6
Aug 2024	33	5

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



1 0 2 5 1 0 8 5

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ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/17	50556	08/19	50750				194

Previous Balance **59.43**
Payment **59.43CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 194 KWH @ 0.06090 **11.81**
Fuel Adjustment 194 KWH @ 0.04400 **8.54**
FL Gross Receipts Tax **1.53**

Total Current Charges **61.04**
Total Due **E.F.T. 61.04**

DO NOT PAY

Total amount will be electronically transferred on or after 09/05/2025.



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: **08/22/2025**

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 09/05/2025
TOTAL CHARGES DUE 61.04
DO NOT PAY

000141508100000610400000610409



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 **08/22/2025**
Amount Due **54.58**
Current Charges Due **09/16/2025**

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				
07/17	35285	08/19	35419				134

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2025	33	4
Jul 2025	29	4
Aug 2024	33	4

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



1 0 2 5 1 0 8 5

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Previous Balance **52.76**
Payment **52.76CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 134 KWH @ 0.06090 **8.16**
Fuel Adjustment 134 KWH @ 0.04400 **5.90**
FL Gross Receipts Tax **1.36**

Total Current Charges **54.58**
Total Due **E.F.T. 54.58**

DO NOT PAY

Total amount will be electronically transferred on or after 09/05/2025.



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: 08/22/2025

District: WH15

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after 09/05/2025	
TOTAL CHARGES DUE	54.58
DO NOT PAY	

000141508200000545800000545801



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 **08/22/2025**
Amount Due **55.98**
Current Charges Due **09/16/2025**

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
Aug 2025	33	4
Jul 2025	29	5
Aug 2024	33	4

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



1 0 2 5 1 0 8 5

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ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
07/17	28085	08/19	28232				147

Previous Balance 54.26
Payment 54.26CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 147 KWH @ 0.06090 8.95
Fuel Adjustment 147 KWH @ 0.04400 6.47
FL Gross Receipts Tax 1.40

Total Current Charges 55.98
Total Due E.F.T. 55.98

DO NOT PAY

Total amount will be electronically transferred on or after 09/05/2025.



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

Please **Detach and Return** This Portion With
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Bill Date: 08/22/2025

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 09/05/2025	
TOTAL CHARGES DUE	55.98
DO NOT PAY	

000141508300000559800000559807



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 **08/22/2025**
Amount Due **54.79**
Current Charges Due **09/16/2025**

District Office Serving You
West Hernando

See Reverse Side For More Information

Service Address **13584 COVEY RUN PL**
Service Description **GATE**
Service Classification **General Service Non-Demand**

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2025	33	4
Jul 2025	29	4
Aug 2024	33	4

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



1 0 2 5 1 0 8 5

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ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
07/17	27931	08/19	28067				136

Previous Balance **53.18**
Payment **53.18CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 136 KWH @ 0.06090 **8.28**
Fuel Adjustment 136 KWH @ 0.04400 **5.98**
FL Gross Receipts Tax **1.37**

Total Current Charges **54.79**
Total Due **E.F.T. 54.79**

DO NOT PAY
Total amount will be electronically transferred on or after 09/05/2025.



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: **08/22/2025**

District: WH15

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

Electronic Funds Transfer on or after **09/05/2025**
TOTAL CHARGES DUE 54.79
DO NOT PAY

000141508400000547900000547906



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 **08/22/2025**
Amount Due **53.83**
Current Charges Due **09/16/2025**

District Office Serving You
West Hernando

See Reverse Side For More Information

Service Address **14504 EDGEMERE DR**
Service Description **GATE**
Service Classification **General Service Non-Demand**

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2025	33	4
Jul 2025	29	4
Aug 2024	33	4

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



1 0 2 5 1 0 8 5

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ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/17	30472	08/19	30599				127

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

Customer Charge **39.16**
Energy Charge 127 KWH @ 0.06090 **7.73**
Fuel Adjustment 127 KWH @ 0.04400 **5.59**
FL Gross Receipts Tax **1.35**

Total Current Charges **53.83**
Total Due **E.F.T. 53.83**

DO NOT PAY
Total amount will be electronically transferred on or after 09/05/2025.



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

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Bill Date: **08/22/2025**

District: WH15

1415085 **WH15**
STERLING HILL COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 09/05/2025
TOTAL CHARGES DUE 53.83
DO NOT PAY

000141508500000538300000538306



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 **08/22/2025**
Amount Due **54.47**
Current Charges Due **09/16/2025**

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
Aug 2025	33	4
Jul 2025	29	4
Aug 2024	33	4

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



1 0 2 5 1 0 8 5

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ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/17	29139	08/19	29272				133

Previous Balance **53.08**
Payment **53.08CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 133 KWH @ 0.06090 **8.10**
Fuel Adjustment 133 KWH @ 0.04400 **5.85**
FL Gross Receipts Tax **1.36**

Total Current Charges **54.47**
Total Due **E.F.T. 54.47**

DO NOT PAY
Total amount will be electronically transferred on or after 09/05/2025.



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

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Bill Date: **08/22/2025**

District: WH15

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

Electronic Funds Transfer on or after 09/05/2025
TOTAL CHARGES DUE 54.47
DO NOT PAY

000141508600000544700000544700



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 **08/22/2025**
Amount Due **47.79**
Current Charges Due **09/16/2025**

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
Aug 2025	33	2
Jul 2025	29	2
Aug 2024	33	2

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



1 0 2 5 1 0 8 5

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ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/17	22663	08/19	22734				71

Previous Balance **47.48**
Payment **47.48CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 71 KWH @ 0.06090 **4.32**
Fuel Adjustment 71 KWH @ 0.04400 **3.12**
FL Gross Receipts Tax **1.19**

Total Current Charges **47.79**
Total Due **E.F.T. 47.79**

DO NOT PAY

Total amount will be electronically transferred on or after 09/05/2025.



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: 08/22/2025

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 09/05/2025
TOTAL CHARGES DUE 47.79
DO NOT PAY

000141508700000477900000477909



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 **08/22/2025**
Amount Due **48.87**
Current Charges Due **09/16/2025**

District Office Serving You
West Hernando

See Reverse Side For More Information

Service Address **4594 STERLING HILL BLVD**
Service Description **NE ENTRANCE**
Service Classification **General Service Non-Demand**

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2025	33	2
Jul 2025	29	2
Aug 2024	33	3

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



1 0 2 5 1 0 8 5

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ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/17	24525	08/19	24606				81

Previous Balance **47.37**
Payment **47.37CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 81 KWH @ 0.06090 **4.93**
Fuel Adjustment 81 KWH @ 0.04400 **3.56**
FL Gross Receipts Tax **1.22**

Total Current Charges **48.87**
Total Due **E.F.T. 48.87**

DO NOT PAY
Total amount will be electronically transferred on or after 09/05/2025.



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: **08/22/2025**

District: WH15

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

Electronic Funds Transfer on or after 09/05/2025
TOTAL CHARGES DUE 48.87
DO NOT PAY

000141508800000488700000488703



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 **08/22/2025**
Amount Due **77.71**
Current Charges Due **09/16/2025**

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
Aug 2025	33	11
Jul 2025	29	11
Aug 2024	33	12

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				
07/17	13355	08/19	13704				349

Previous Balance **75.99**
Payment **75.99CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 349 KWH @ 0.06090 **21.25**
Fuel Adjustment 349 KWH @ 0.04400 **15.36**
FL Gross Receipts Tax **1.94**

Total Current Charges **77.71**
Total Due **E.F.T. 77.71**

DO NOT PAY
Total amount will be electronically transferred on or after 09/05/2025.



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: **08/22/2025**

District: WH15

1415089 **WH15**
STERLING HILL COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 09/05/2025	
TOTAL CHARGES DUE	77.71
DO NOT PAY	

000141508900000777100000777107



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 **08/22/2025**
Amount Due **53.18**
Current Charges Due **09/16/2025**

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				
07/17	23423	08/19	23544				121

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2025	33	4
Jul 2025	29	4
Aug 2024	33	3

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



1 0 2 5 1 0 8 5

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Previous Balance **51.57**
Payment **51.57CR**
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 09/05/2025.



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: 08/22/2025

District: WH15

Use above space for address change ONLY.

1415090 WH15
STERLING HILL COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 09/05/2025	
TOTAL CHARGES DUE	53.18
DO NOT PAY	

000141509000000531800000531801



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

Account Number **1415091** Cycle **15**
Meter Number **59444902**
Customer Number **10251085**
Customer Name **STERLING HILL COMMUNITY DEVELOPMENT**

Bill Date **08/22/2025**
Amount Due **1,064.92**
Current Charges Due **09/16/2025**

District Office Serving You
West Hernando

See Reverse Side For More Information

Service Address **4250 STERLING HILL BLVD**
Service Description **CLUBHOUSE**
Service Classification **General Service Demand**

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2025	33	326
Jul 2025	29	320
Aug 2024	33	316

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					
07/17	48247	08/19	59013		24.51	25	10766	

Previous Balance **954.39**
Payment **954.39CR**
Balance Forward **0.00**

Customer Charge	44.16
Demand Charge 25 KW @ 6.65000	166.25
Energy Charge 10,766 KWH @ 0.03290	354.20
Fuel Adjustment 10,766 KWH @ 0.04400	473.70
FL Gross Receipts Tax	26.61

Total Current Charges **1,064.92**
Total Due **1,064.92** E.F.T.

DO NOT PAY
Total amount will be electronically transferred on or after 09/05/2025.



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: **08/22/2025**

District: WH15

1415091 **WH15**
STERLING HILL COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 09/05/2025
TOTAL CHARGES DUE 1,064.92
DO NOT PAY

000141509100010649200010649208



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

Account Number **1415092** Cycle **15**
Meter Number **85107185**
Customer Number **10251085**
Customer Name **STERLING HILL COMMUNITY DEVELOPMENT**

Bill Date **08/22/2025**
Amount Due **225.12**
Current Charges Due **09/16/2025**

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
Aug 2025	33	52
Jul 2025	29	52
Aug 2024	33	48

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



1 0 2 5 1 0 8 5

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/17	8593	08/19	10312				1719

Previous Balance 201.44
Payment 201.44CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 1,719 KWH @ 0.06090 104.69
Fuel Adjustment 1,719 KWH @ 0.04400 75.64
FL Gross Receipts Tax 5.63

Total Current Charges 225.12
Total Due E.F.T. 225.12

DO NOT PAY
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Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

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Bill Date: 08/22/2025

District: WH15

1415092 WH15
STERLING HILL COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	09/05/2025
TOTAL CHARGES DUE	225.12
DO NOT PAY	

000141509200002251200002251204



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 **08/22/2025**
Amount Due **782.33**
Current Charges Due **09/16/2025**

District Office Serving You
West Hernando

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used

Comparative Usage Information
Average kWh

Period	Days	Per Day
--------	------	---------

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



1 0 2 5 1 0 8 5

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Previous Balance	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

Lights/Poles	Type/Qty	Type/Qty
	205 48	910 48

DO NOT PAY

Total amount will be electronically transferred on or after 09/05/2025.



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: 08/22/2025

District: WH15

Use above space for address change ONLY.

2118959 WH15
STERLING HILL COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	09/05/2025
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 **08/22/2025**
Amount Due **68.68**
Current Charges Due **09/16/2025**

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
Aug 2025	33	8
Jul 2025	29	9
Aug 2024	33	7

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
07/17	36974	08/19	37239				265

Previous Balance **69.42**
Payment **69.42CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 265 KWH @ 0.06090 **16.14**
Fuel Adjustment 265 KWH @ 0.04400 **11.66**
FL Gross Receipts Tax **1.72**

Total Current Charges **68.68**
Total Due **E.F.T. 68.68**

DO NOT PAY
Total amount will be electronically transferred on or after 09/05/2025.



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: **08/22/2025**

District: WH15

2161145 **WH15**
STERLING HILL COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 09/05/2025	
TOTAL CHARGES DUE	68.68
DO NOT PAY	

000216114500000686800000686802



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 **08/22/2025**
Amount Due **56.84**
Current Charges Due **09/16/2025**

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
Aug 2025	33	5
Jul 2025	29	5
Aug 2024	33	4

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
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		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
07/17	5341	08/19	5496				155

Previous Balance 54.69
Payment 54.69CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 155 KWH @ 0.06090 9.44
Fuel Adjustment 155 KWH @ 0.04400 6.82
FL Gross Receipts Tax 1.42

Total Current Charges 56.84
Total Due E.F.T. 56.84

DO NOT PAY

Total amount will be electronically transferred on or after 09/05/2025.



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: 08/22/2025

District: WH15

2161146 WH15
STERLING HILL COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 09/05/2025	
TOTAL CHARGES DUE	56.84
DO NOT PAY	

000216114600000568400000568402