



Rizzetta & Company

Sterling Hill Community Development District

Board of Supervisors' Meeting February 10, 2026

**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**

February 5, 2026

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, February 10, 2026, 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. STAFF REPORTS**
 - A. District Engineer
 - B. Landscape
 1. Review of Landscape Inspection Report Tab 1
 2. Review of Juniper's Response to Landscape Report Tab 2
 - C. District Counsel
 - D. Amenity Management
 1. Review of Amenity Report Tab 3
 2. Consideration of Furniture Proposals Tab 4
 - E. District Manager
 1. Review of District Manager Report and Monthly Financials Tab 5
 2. Presentation of the 4th Quarterly Website Audit..... Tab 6
- 5. BUSINESS ITEMS**
 - A. Discussion of 2026-2027 Budget
 - B. Discussion and Possible Action Regarding the Retention of Independent Special Counsel
 - C. Consideration of Natural Solutions Mulch Installation Services Proposal ... Tab 7
 - D. Consideration of Superior Sealers Sign Proposal Tab 8
 - E. Consideration of Fourth Amendment to Pickleball Construction Contract (Superior Sealers)..... Tab 9
 - F. Consideration of Resolution 2026-06; General Election and Notice Tab 10
 - G. Consideration of Resolution 2026-07; Adopting Amended Rules of Procedure Tab 11
- 6. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors' Meeting held on January 12, 2026 Tab 12
 - B. Consideration of Operations & Maintenance Expenditures for November 2025 and December 2025 Tab 13
- 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

STERLING HILL

LANDSCAPE INSPECTION REPORT



February 3, 2026
Rizzetta & Company
John R. Toborg – Division Manager
Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

Summary, North Park

General Updates, Recent & Upcoming Maintenance Events

- The next fertilization events will occur in March 2026.
- During the month of February, all St. Augustine turf is supposed to receive an application of **150 lbs. (3 – 50 lb. bags)** of 24-0-11 fertilizer with a pre-emergent herbicide, however, since Hernando Co. does not allow Nitrogen from June 1st through September 30th nor do they allow Nitrogen from December 15th through March 15th, this leaves a very small window from March 15th to June 1st for the growing season. Therefore, the February application is delayed until early March. However, the pre-emergent herbicide can still be applied.
- As stated above, the February fertilizer will occur in March. However, in March all Bahia turf shall also receive an application of **1500 lbs. (30 – 50 lb. bags)** of 24-0-11 fertilizer with a pre-emergent herbicide. Additionally, all Ornamentals shall receive an application of **1500 lbs. (30 – 50 lb. bags)** of 12-0-13 fertilizer, all Palms shall receive an application of 1000 lbs. **(20 – 50 lb. bags)** of 8-2-12+4Mg fertilizer and all Specialty Plant Material (Loropetalum, etc.) shall receive an application of **200 Gals. of 20-20-20 + Copper & Micros.**
- Per contract, Juniper to notify STAFF and Landscape Specialist at least one week prior to the application being scheduled. Then on the day of application, Juniper is to notify staff so that staff can verify quantity and fertilizer types and write how many bags have been delivered, what it is being used for and date it on the label. This will need to be sent to me for verification.

The following are action items for Juniper to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Orange** is for staff. **Bold & underlined is info. or questions for the BOS.**

1. As a reminder, leave all freeze damaged material in place until at least mid-March. The full moon in March is on March 3rd.
2. Now is a perfect time to spot treat the cool-season weeds that are very evident in the dormant Bahia turf!
3. **It was noted by STAFF that crews had been on site this day, but had left a large amount of lawn debris including palm boots, dead Pine and Crape Myrtle limbs, piles of leaf debris in the curb and gutters, etc. These are the tasks that need to be completed during the off-mow weeks. I can attest to this as I took many photos of debris left behind.**
4. Do not forget to schedule the pencil-pruning of all Crape Myrtles up to a 15' height.
5. In addition to the pencil pruning, many Crape Myrtles did not get de-mossed last year.
6. In addition to large amounts of landscape debris left behind, there are many palm saplings in many beds. (Pic 6)



North Park, Brightstone Place, Brackenwood

7. The palms in front of the North Park gym have also been affected by the freeze. Leave these damaged fronds on until they can be easily pulled off. (Pic 7)



11. There remain hanging, broken Oak limbs on the Brackenwood entrance.
12. Car (grey SUV) parked on CDD-maintained land in Brackenwood. (see below)



13. The turf on the SHBlvd. median between Amersham Isles/Brackenwood entrances and the north intersection is very full of weeds. (Pic 13>)

8. Selectively tip the long shoots on the Silverthorn surrounding the North Park pool deck.

9. The scraggly plants under the Oak behind the North Park signage have still not been removed. (Pic 9)



10. As stated in Item 3, although crews had been on site this day, much debris was left behind. These are palm boots, constantly reported in the past at Brightstone. Four site visits have gone by between pictures being taken. The back side of the rear median is full of palm saplings. (Pics 10a & b>)



SHBlvd. Between Amersham Isles and North Intersection

14. Treat and eradicate the Torpedograss in the Dwarf Asian Jasmine at the triangular lawn on the Amersham Isles corner of the north intersection.

15. Cut back the Pyracantha along the wall leading to the Amersham Isles entrance from the north intersection. It is very cold hardy and should not be affected. (Pic 15>)



16. The ferns in the Amersham Isles entrance sign columns have not been removed.

17. Broken Oak limbs left behind in the turf on the back side of Amersham Isles. (Pics17a & b>)



18. Has Juniper confirmed that the Gator Bags on the two Sweet Gums at the south intersection are being filled every time the irrigation runs. How often and for how long does this zone run?



19. Please cut these dead/dying Simpsons Stoppers out of the ground across from the north entrance to the school. (Pic 19)



20. Weeds need to be kept out of the annual beds. This is at the south intersection. (Pic 20>)



North Intersection Amersham Isles Corner, Elgin/Brackenwood Wall

21. Hand pull tall weeds from the Dw. India Hawthorn bed at the triangular lawn on the Amersham Isles corner of the north intersection. (Pic 21)



22. There is no change in the condition of the beds between the sidewalk and the wall along the Elgin side of Brackenwood. There is still a lot of dead growth and landscape debris in these plants.

23. Remove tall volunteers poking out the top of the Feijoa hedge along this same wall.



24. Turf weeds continue in the Elgin ROW turf along the Brackenwood wall.

25. Crews need to make sure to keep all hedges cut back to behind the sidewalk along the Glenburne/Elgin wall. There are spots where there is little sidewalk clearance. (Pic 25>)

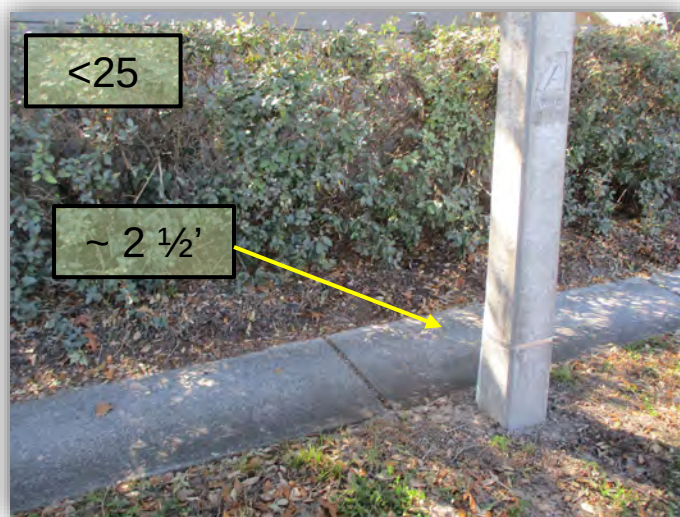
26. It is very disappointing that after waiting a very long time for new Bahia turf to be installed on the SHBlvd. median between the north intersection and the Glenburne entrance, the new turf is already very weedy. (Pic 26)



27. De-moss Crape Myrtles at the Glenburne entrance.

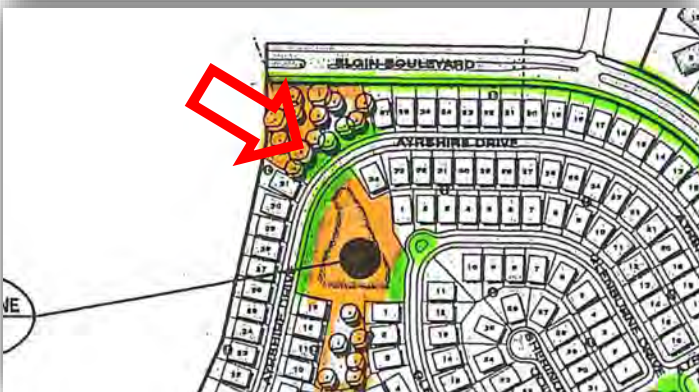
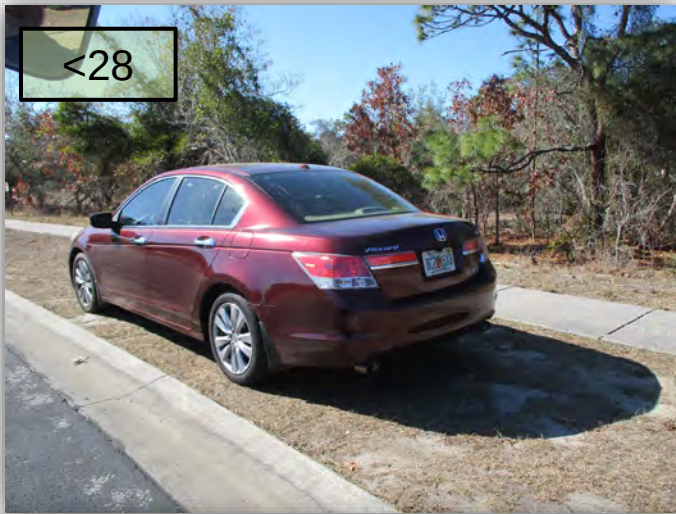
28. Car still parking on the CDD-owned and maintained land on the NW corner inside Glenburne. (Pic 28 & inset>)

29. Re-establish the separation between the Dw. Asian Jasmine and the Dw. India Hawthorn underneath a cluster of Crape Myrtles along the wall between Glenburne and Mandalay Place.



Sterling Hill Blvd. at Glenburne, Mandalay Place, Haverhill

30. On the SHBlvd. median between Glenburne and Mandalay Place, there are three dead Pines. Is STAFF arranging for their removal? (Pic 30)



31. It is minor, but please trim down the Confederate Jasmine from the raised planter walls and lower walls at the Mandalay Place entrance.

32. Remove palm saplings from the back side of the rear median at Mandalay Place.

33. Will Juniper be providing a proposal to remove the low-hanging limbs on the south end of Beaumont Loop inside Mandalay Place? If not, I will request one from STAFF. (Pic 33)



34. Where do we stand regarding the property-wide irrigation? Have all needed repairs been discovered and repaired? Are there any outstanding issues that will prevent the District from making any landscape enhancements in the coming spring?

35. There are also some shrubs (Silverthorn & Anise) between Mandalay Place and Windance that need to be trimmed back behind the sidewalk.

36. Clean up the beds behind the Dw. India Hawthorn in front of the Haverhill sign walls.

37. On the east side of SHBlvd. between Windance and Covey Run there is still a dead Pine tree. Is STAFF arranging for its removal? (Pic 37>)

38. The beds at Barrington entrance need to be weeded.

Barrington, Sterling Hill Blvd. South

39. I still feel the beds behind the Barrington mail kiosk are not even being looked at during the weekly visits. Weeds, dead growth, fallen limbs and palm debris are present every inspection. (Pic 39)



43. We need to rejuve cut a lot of Sandankwa Viburnum along the wall leading to the Covey Run entrance from the south after March.



40. Remove dead material in the beds behind the sidewalk on the outbound side of the Barrington entrance inside the gates. (Pic 40>)

41. Spot treat weeds in the SHBlvd. median outside Barrington as well as the SHBlvd. ROW turf between Westbridge and Covey Run. (Pic 41>)

42. Again, crews were on site this day, but left these fallen branches behind between Barrington and Windance. (Pic 42>)



Sterling Hill Blvd. South

44. The SHBlvd. ROW turf between Dunwoody and the north intersection remains full of bright green broadleaf weeds.



Proposals

1. Juniper to provide a proposal to flush cut the three remaining Chickasaw Plums along the wall on the back side of Amersham Isles leading to Arborglades from the north. (Pic 1)



Tab 2

STERLING HILL

LANDSCAPE INSPECTION REPORT



January 9, 2026
Rizzetta & Company
John R. Toborg – Division Manager
Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

Summary, North Park, Arborglades, Edgemere

General Updates, Recent & Upcoming Maintenance Events

- The next fertilization events will occur in March 2026.
- During the month of February, all St. Augustine turf is supposed to receive an application of 150 lbs.(3 – 50 lb. bags) of 24-0-11 fertilizer with a pre-emergent herbicide, however, since Hernando Co. does not allow Nitrogen from June 1st through September 30th nor do they allow Nitrogen from December 15th through March 15th, this leaves a very small window from March 15th to June 1st for the growing season. Therefore, the February application is delayed until early March. However, the pre-emergent herbicide can still be applied.

The following are action items for Juniper to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Orange** is for staff. **Bold & underlined is info. or questions for the BOS.**

1. The Silverthorn around the North Park pool deck will need trimming very soon.
1.Completed
2. Hand pull tall weeds in the Juniper surrounding the North Park flagpole.
2.Completed
3. Trim the Jasmine in the North Park parking lot.
3.Completed
4. Hand pull all volunteers in the Loropetalum at the entrance of the driveway into North Park.
4.Completed
5. Make sure all annuals are getting sufficient water. **Can the zones containing annuals be programmed to come on in mid-morning and mid-afternoon for 5-7 minutes daily?**
5.Noted
6. All beds along Elgin south of the south intersection are very weedy.
6.Noted. will address asap
7. Hand pull tall weeds from the Variegated Confederate Jasmine on the Sterling Hill Blvd. (SHBlvd.) median outside Arborglades.
7.Completed
8. Cut these ornamental grasses along the wall between Arborglades and Edgemere going into March. (Pic 8>)
8.Noted
9. Is Juniper monitoring and treating accordingly, the Anise along the wall between Arborglades and Edgemere that has been failing for a very long time? (Pic 9>)
9.Will make sure new irrigation lines are installed
10. I would like Juniper to cut back the Loropetalum not only on the SHBlvd. median between Arborglades and Edgemere, but elsewhere on the property, going into March and apply a foliar spray containing 0.5 lbs. powdered copper sulfate pentahydrate and 0.25 lbs. fresh hydrated lime to 10 gallons of water.
10.Agronomics team will complete in the month of February



Arborglades to Edgemere, Brightstone Place

11. Is irrigation working along the Arborglades/Edgemere wall where there are several bare areas within the Sandankwa Viburnum hedge. I've witnessed kids climbing this wall which may have broken some of the lines. (Pic 11>)

11. No irrigation issues found

12. I feel the newer-planted Loropetalum planted at the front of the Edgemere median are not getting enough water.

12. Irrigation was turned off for a few days due to main break

13. Has the irrigation been adjusted to allow sufficient water for the new plants at the rear island at Edgemere? Going into March, let's cut this new Jatropha back by at least a third to promote a full, compact habit. (Pic 13>)

13. Noted, yes irrigation was adjusted



14. These are broadleaf weeds in Bahia turf and should be treated as needed. Pre-emergent herbicides can only do so much. (Pic 14)

14.



15. Crews still need to improve on removing palm debris. Since crews are required to be on site weekly (even on non-mow weeks), there is no reason why we should have so much palm and tree debris. Pic 15)

15. Noted



Brightstone Place, Brackenwood, North Intersection

16. When will this irrigation repair outside Brightstone Place be brought back to its original condition, raked out smooth with new Bahia turf? (Pic 16)



16. Will Propose new sod once weather improves. Irrigation has been off

17. Remove these failing Walter's Viburnum from the front of Brightstone Place. (Pic 17)

17. Will remove week of 2/2



18. There are still a lot of palm saplings on both side of the Brackenwood entrance.

18. Will check and address asap

19. Hand pull weeds from the Dwarf Asian Jasmine beds in front of the Brackenwood monuments.

19. Completed

20. There are still a lot of broadleaf weeds in the turf on the SHBlvd. median between the north intersection and the Amersham Isles/Brackenwood entrances. There are also a lot of weeds in the SHBlvd. ROWs.

21. It was reported that the proposal for the installation fill-in of Dwarf Asian Jasmine at the north intersection – Brackenwood corner – has been completed but I have not received it. (Pic 21) 21. Proposal was sent



22. Spray and eradicate volunteer ferns popping out of the Amersham Isles entrance columns.

22. Will address as we move throughout the property during trimming cycle

23. A few months back, we reported what we thought were irrigation issues on the back side of the sidewalk on the outbound driveway of Amersham Isles and now there are many bare spots in the Dwarf Asian Jasmine. Is juniper going to fill this in? (Pics 23a & b>)



24. In the turf in the SHBlvd. ROW on the back side of Amersham Isles between AI and Edgemere, there are a lot of broadleaf weeds, including dollarweed, that need to be treated.



Amersham Isles, Edgemere, Elgin

25. Remove these Sandankwa Viburnum on the back side of Amersham Isles across from North Park & Edgemere. Apply preventative fungicide as needed. (Pics 25a & b>)



26. Can these flood bubblers be reconfigured so as not to be an invitation for vandalism? These should come up from the base of the Gator Bag. (Pic 26>) 26.Completed



30. Approaching the Amersham Isles triangular lawn at the north intersection, remove any palm saplings, dead Hawthorn and Spanish Needle from these beds. (Pic 30>)

30.Will check and address asap



27. There is still an irrigation valve box in the Elgin ROW at the south intersection that needs to be replaced.

27.Replaced

28. Treat weeds in the Elgin alcove beds.

28.Weed team will be spraying all beds week of 2/2

29. Is Juniper monitoring and treating the Simpson's Stopper along the Elgin wall across from the northern school entrance that has been failing for a very long time? I've never received a direct answer! (Pic 29>)



North Intersection, Brackenwood, SHBlvd. South

31. Hand pull tall weeds and identify why this Dwarf India Hawthorn is defoliating and treat accordingly. This is near the north intersection – Amersham Isles corner. (Pic 31) 31.Noted



36. Turf got replaced on the SHBlvd. median between north intersection and the Glenburne entrance. How soon can weeds be treated after installation? (Pic 36) 36.Scheduled in Feb



32. Clean up all Flax Lily in the monument beds at the north intersection – Brackenwood corner.

32.Noted

33. The Liriope beds north of the north intersection along Elgin/Brackenwood are lying over and full of weeds and dead growth. Is irrigation working properly here? Frequency and duration? (Pic 33>)



37. We are still experiencing vehicles parking on relatively newly-installed turf along Ayrshire Drive inside Glenburne. Can we place notices on these vehicles? There is a sign there, but it is for NO TRESPASSING into the land behind the sidewalk. (see below and Pics 37a & b>)



34. Treat broadleaf weeds in the ROW turf on the Glenburne side of Elgin.

34.Turf weeds treated in early January and scheduled another application in February

35. Make sure schedules are being set to pencil prune all Crape Myrtles going into March and de-moss them as well. Those along Glenburne/Elgin were skipped last year. 35.Noted



SHBlvd. South, Haverhill, Windance, Barrington

38. Why is there so much defoliating Dwarf India Hawthorn on the SHBlvd. median between Glenburne and Windance. Is this being inspected and treated for either Chili Thrip or Entomosporium?

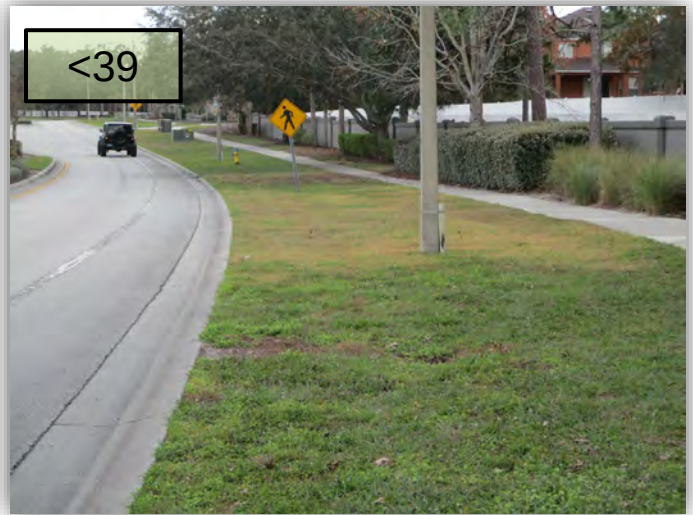
38. Agronomics team will be sending me a report

39. It was reported that an irrigation issue was repaired regarding dried out turf on the SHBlvd. ROW past Mandalay Place across from South Park – Has the irrigation been adjusted as this turf is still very dry looking. (Pic 39>)

39. Repair was completed. irrigation has been on and off will take a while to recover

40. Hand pull tall weeds from the Haverhill median. Trim out dead wood from the Anise at Haverhill and try to shape up these hedges.

40. Noted



41. Remove palm saplings from the Windance entrance.

42. Terrace the Sweet Viburnum and Loropetalum on both sides of the Windance entrance.

42. will schedule as soon as weather improves to avoid damage

43. Hand pull grassy weeds from the Barrington medians, specifically the rear median.

43. Completed

44. There remain dollarweed and other grassy weeds in the ROW turf leading up to Autumn Amber behind the Barrington gates.

44. Turf weed treated in early January and scheuled another application in February

45. I feel the mail kiosk beds inside Barrington still require a lot of work. (Pic 45)

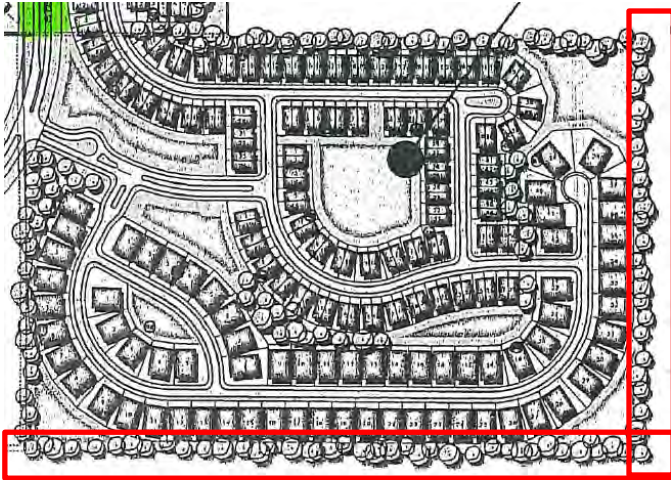


46. There are a couple fence panels missing and a couple dead Pines outside the Barrington emergency exit. (Pic 46>)



Barrington, Covey Run, South Park

47. Is Juniper inspecting the irrigation and plantings on the outside of the Barrington fence on the south and east sides? This is the CDD's to maintain. We do not need to trim trees and shrubs, but the irrigation and dead plant removals are the CDD's responsibility. (see below) **47. Noted. will make sure is addressed**



48. There remains a ton of dollarweed and other turf weeds in the outbound ROW of Barrington leading to the gates.

48. Turf weed treated in early January and scheduled another application in February

49. Can Juniper verify that irrigation is 100% on the SH Blvd. median between Barrington and Windance? I've been watching this Dw. India Hawthorn fail for years.

49. Irrigation is working

50. There is a dead Pine Tree about half-way between Windance and Covey Run on the Covey Run side. (Pic 50>)



51. I will request a proposal from Terrapin Lawn Care to continue OTC inoculations on our Medjool Palms. It was previously performed by Yellowstone, but their agronomist left and started his own company.

52. Another vehicle continues to park in the CDD-maintained ROW inside Covey Run along the west leg of Bramblewood CT. Can we also notice this vehicle? No photo.

53. Make sure all debris is removed from the back side of the wall at the lift station on the outbound side of Covey Run.

53. Noted

54. Is the newer-planted Dw. Asian Jasmine in front of the outbound Covey Run monument getting enough water? It doesn't seem to be flourishing and there are a lot of weeds.

54. Yes irrigation is working. no much is going to change with freezing weather

55. Remove cut limbs left behind in the wooded area along the outbound side of South Park driveway.

55. Left by other contractors?

56. Juniper still needs to maintain the part of the South Park trail that leads back to the rear of the property – from the parking lot to the ribbons. Other areas can still be accessed by foot. **56. Noted**



South Park, Dunwoody, SHBlvd. South, Elgin

57. We need to get this sidewalk at South Park that is being undermined corrected.
(Pic 57)



58. Inspect a lot of sliced drip lines at the end of the South Park parking lot. Make all necessary repairs.

58. Will make sure irrigation team address this asap

59. Maintain the hedges in front of the South Park clubhouse terraced, but even. Remove any dead plants.

59. Completed

60. Delineation of plant beds and species on the Dunwoody median needs to improve.

60. Noted

61. Make sure irrigation was adjusted for the newly-installed Dwarf Asian Jasmine on the outbound ROW of the Dunwoody entrance.

61. Completed

62. Juniper to flush cut this dead Crape Myrtle on the outbound side of the Dunwoody entrance.
(Pic 62>)

62. Will verify it was completed

63. Broadleaf weeds in the SHBlvd. ROW turf between Dunwoody and the north intersection are still numerous.

63. Turf weed treated in early January and scheduled another application in February

64. There are eight sections of wall along Elgin leading to the school that have no landscaping. How many sections of wall does the new Dw. Asian Jasmine proposal cover?

64. Texted info to John and DArryl



Proposals

1. Install & Invoice several pieces of new Bahia turf around the base of a PEDESTRIAN CROSSING sign across from the Brightstone Place entrance.



Tab 3

Operations Report – January 2026

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.
- Pickleball court / dog park project completed and open to the residents.
- Painted south pavilion columns.
- Pressure washed sidewalk leading to the new dog park area.
- New table seating under the south pavilion, and seating at the pickleball courts.
- Installed new backboards and hardware at the basketball courts.
- Installed new hardware, rope, and American flag at north clubhouse.
- New ADA mulch installed at both clubhouse playgrounds.
- Installed new Linear Emerge swipe system at dog park / pickleball facility.
- Sealed and painted south pavilion floor.
- Secured sink in south side girls bathroom and caulked.
- Installed new dog waste receptacles at dog park.

Gate Report

- Greased all main village gates.
- Windance entrance gate island operator was locked up, cycled power and normal operation resumed.

Private Event Rentals

North Clubhouse:

01/10/26 – Baby Shower
01/11/26 – Baby Shower
01/17/26 – Women's Event Party
01/24/26 – Baby Shower
01/25/26 – Baby Shower
01/31/26 – Birthday Party

South Clubhouse:

01/11/26 – Baby Shower
01/17/26 – Baby Shower
01/24/26 – Birthday Party
01/25/26 – Birthday Party

Field Maintenance

- Trash clean-up in the DRA's, wooded areas, and trash and debris clean up along Sterling Hill Blvd.
- Pressure washed and continued painting of barrier walls outside of Amersham Isle.
- Installed additional No Trespassing Signs around community in DRA areas.



Rizzetta & Company

Tab 4

Horizon Casual, Inc
P.O Box 1000
Ocala, FL 34478
+13526226852
www.horizoncasual.com



Estimate

ADDRESS

Sterling Hill CDD
Contry Road 572
Spring Hill, FL 34606

SHIP TO

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

ESTIMATE # 6719

DATE 01/14/2026

SALES REP

Maria

QTY	ITEM	DESCRIPTION	RATE	AMOUNT
1	Misc	NORTH CLUBHOUSE	0.00	0.00T
5	1202	Biscayne Strap Chaise Lounge- 14" Seat Height	195.00	975.00T
5	1109	Biscayne Strap Dining Chair	115.00	575.00T
1	Colors	Frames- #201 - White Vinyl Straps - #230 - Seafoam - W/Accents #232 - Adobe -2nd & 4th - #237 - Putty - 3rd - Top Only	0.00	0.00
1	Delivery Contact	Contact for Delivery: _Jason Pond_____	0.00	0.00T
		Phone: _352-686-5161_____		
		E-mail: _sterlinghillclub@live.com_____		

LEAD TIME: 8-10 Weeks After Receipt of Payment

TERMS: A 2% Discount has been applied for Pre - Payment in full. To
Process your order, Please, initial colors, sign, date the bottom of the estimate
and return via email. Thank you for your business!

All claims must be made within five days after receipt of goods, and claims
for loss or damage in transit must be filed at once with carrier. We hold a
shipping receipt in good order and accept no liability. If merchandise is
damaged in transit and so received, you are responsible for securing proper
notation of such damage from your local freight agent in order to secure
settlement. Title of shipment passes to you upon delivery to, properly
receipted by, transportation carrier. We are not responsible for delays in
transit and our terms are not to be affected by such delays. Merchandise
returned without written authorization will be refused. Goods listed herein
remain property of Horizon Casual Inc. until invoice is paid.

SUBTOTAL	1,550.00
DISCOUNT 2%	-31.00
TAX	0.00
SHIPPING	285.00
TOTAL	\$1,804.00

Accepted By

Accepted Date

Horizon Casual, Inc
P.O Box 1000
Ocala, FL 34478
+13526226852
www.horizoncasual.com



Estimate

ADDRESS

Sterling Hill CDD
Contry Road 572
Spring Hill, FL 34606

SHIP TO

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

ESTIMATE # 6720

DATE 01/14/2026

SALES REP

Maria

QTY	ITEM	DESCRIPTION	RATE	AMOUNT
1	Misc	SOUTH CLUBHOUSE	0.00	0.00T
6	1109	Biscayne Strap Dining Chair	115.00	690.00T
3	1803ALM	18" Aluminum Top Table - Solid	160.00	480.00T
1	Colors	Frames - Tables - #201 - White Vinyl Straps -#202 - Vanilla - W/Accents -#204 - Saffron - 2nd - 3rd & 4th - Top #204 - 2nd & 3rd - Bottom Table Top Pattern	0.00	0.00
1	Delivery Contact	Contact for Delivery: _____ Jason Pond _____	0.00	0.00T

Phone: __352-686-5161_____

E-mail: __sterlinghillclub@live.com_____

LEAD TIME: 8-10 Weeks - After Receipt of Payment\

TERMS: A 2% Discount has been applied for Pre - Payment in full. To
Process your order, Please, initial colors, sign and date the bottom of the
estimate and return via email. Thank you for your business!

All claims must be made within five days after receipt of goods, and claims
for loss or damage in transit must be filed at once with carrier. We hold a
shipping receipt in good order and accept no liability. If merchandise is
damaged in transit and so received, you are responsible for securing proper
notation of such damage from your local freight agent in order to secure
settlement. Title of shipment passes to you upon delivery to, properly
receipted by, transportation carrier. We are not responsible for delays in
transit and our terms are not to be affected by such delays. Merchandise
returned without written authorization will be refused. Goods listed herein
remain property of Horizon Casual Inc. until invoice is paid.

SUBTOTAL	1,170.00
DISCOUNT 2%	-23.40
TAX	0.00
SHIPPING	270.00
TOTAL	\$1,416.60

Accepted By

Accepted Date

Tab 5



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** March 10, 2026, at 10:00 am
- **FY 2024-2025 Audit Completion Deadline:** June 30, 2026
- **Next Election (Seats):** Term 11/22 – 11/26 (Sandra Manuele-Seat 1); Term 11/22-11/26 (Darrin Bagnuolo-Seat 2); Term 11/22 – 11/26 (Christina-Seat 3)

District Manager's Report

February 10

2026

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District Manager Updates

<u>FINANCIAL SUMMARY</u>		<u>12/31/2025</u>
General Fund Cash & Investment Balance:		\$669,740
Reserve Fund Cash & Investment Balance:		\$1,596,928
Debt Service Fund & Investment Balance:		<u>\$496,817</u>
Total Cash and Investment Balances:		\$2,763,485
General Fund Expense		Over
Variance: \$215,611		Budget



Rizzetta & Company

Sterling Hill Community Development District

**Financial Statements
(Unaudited)**

December 31, 2025

Prepared by: Rizzetta & Company, Inc.

sterlinghillcdd.org
rizzetta.com

Sterling Hill Community Development District

Balance Sheet

As of 12/31/2025

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	245,261	95,383	111,637	452,281	0	0
Investments	424,479	1,501,545	385,180	2,311,204	0	0
Accounts Receivable	1,427,078	0	612,605	2,039,683	0	0
Refundable Deposits	30,663	0	0	30,663	0	0
Fixed Assets	0	0	0	0	27,288,872	0
Amount To Be Provided Debt Service	0	0	0	0	0	13,630,000
Total Assets	2,127,481	1,596,928	1,109,422	4,833,831	27,288,872	13,630,000
Liabilities						
Accounts Payable	116,835	0	0	116,835	0	0
Deferred Revenue	1,427	0	0	1,427	0	0
Accrued Expenses	16,819	0	0	16,819	0	0
Other Current Liabilities	328	0	0	328	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	150,829	0	7,270,000	7,420,829	0	13,630,000
Fund Equity & Other Credits						
Beginning Fund Balance	957,410	1,490,256	(6,554,180)	(4,106,514)	0	0
Investment In General Fixed Assets	0	0	0	0	27,288,872	0
Net Change in Fund Balance	1,019,242	106,672	393,602	1,519,516	0	0
Total Fund Equity & Other Credits	1,976,652	1,596,928	(6,160,578)	(2,586,998)	27,288,872	0
Total Liabilities & Fund Equity	2,127,481	1,596,928	1,109,422	4,833,831	27,288,872	13,630,000

See Notes to Unaudited Financial Statements

Sterling Hill Community Development District

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 12/31/2025 YTD Budget	Year To Date 12/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	5,483	5,483
Special Assessments				
Tax Roll	1,651,330	1,651,330	1,758,774	107,444
Other Misc. Revenues				
Miscellaneous Revenue	0	0	5,652	5,652
RV & Boat Storage Fees	20,000	20,000	23,560	3,560
Total Revenues	1,671,330	1,671,330	1,793,469	122,139
Expenditures				
Legislative				
Supervisor Fees	14,000	3,500	3,200	300
Total Legislative	14,000	3,500	3,200	300
Financial & Administrative				
Accounting Services	19,400	4,850	4,850	0
Administrative Services	6,109	1,527	1,528	0
Arbitrage Rebate Calculation	1,000	500	500	0
Assessment Roll	5,093	5,093	5,093	0
Auditing Services	3,985	0	0	0
Disclosure Report	2,000	500	500	0
District Engineer	18,000	4,500	14,895	(10,395)
District Management	24,240	6,060	6,060	0
Dues, Licenses & Fees	1,500	1,500	175	1,325
Financial & Revenue Collections	5,093	1,274	1,273	0
Legal Advertising	1,500	375	0	375
Miscellaneous Mailings	2,500	625	0	625
Public Officials Liability Insurance	4,919	4,919	5,290	(371)
Tax Collector/Property Appraiser Fees	83,471	83,470	85,991	(2,521)
Website Hosting, Maintenance, Backup & E	2,858	715	300	415
Total Financial & Administrative	181,668	115,908	126,455	(10,547)
Legal Counsel				
District Counsel	23,000	5,750	13,459	(7,709)
Total Legal Counsel	23,000	5,750	13,459	(7,709)
Law Enforcement				
Off Duty Deputy	20,000	5,000	0	5,000
Total Law Enforcement	20,000	5,000	0	5,000
Security Operations				
Security System Monitoring Services & Ma	12,000	3,000	17,924	(14,924)
Total Security Operations	12,000	3,000	17,924	(14,924)
Electric Utility Services				
Utility - Street Lights	79,150	19,787	18,098	1,689
Utility Services	56,000	14,000	11,929	2,071

See Notes to Unaudited Financial Statements

Sterling Hill Community Development District

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 12/31/2025 YTD Budget	Year To Date 12/31/2025 YTD Actual	YTD Variance
Total Electric Utility Services	135,150	33,787	30,027	3,760
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	10,203	2,551	1,327	1,224
Total Garbage/Solid Waste Control Services	10,203	2,551	1,327	1,224
Water-Sewer Combination Services				
Utility Services	9,585	2,396	3,197	(800)
Total Water-Sewer Combination Services	9,585	2,396	3,197	(800)
Stormwater Control				
Lake/Pond Bank Maintenance & Repair	3,000	750	0	750
Total Stormwater Control	3,000	750	0	750
Other Physical Environment				
Entry & Walls Maintenance & Repair	20,000	5,000	0	5,000
General Liability Insurance	7,623	7,623	7,231	392
Holiday Decorations	1,500	750	922	(173)
Irrigation Repair	50,000	12,500	52,938	(40,437)
Landscape - Annuals/Flowers	3,600	900	1,994	(1,095)
Landscape - Fertilizer	22,860	5,715	631	5,085
Landscape - Mulch	60,000	15,000	0	15,000
Landscape - Pest Control	2,100	525	791	(267)
Landscape Inspection Services	11,400	2,850	2,850	0
Landscape Maintenance	275,000	68,750	62,481	6,270
Landscape Replacement Plants, Shrubs, Tr	40,000	10,000	7,844	2,155
Property Insurance	57,382	57,382	52,205	5,177
Seed & Sod Maintenance	25,000	6,250	0	6,250
Well Maintenance	3,500	875	0	875
Total Other Physical Environment	579,965	194,120	189,887	4,232
Road & Street Facilities				
Gate Maintenance & Repair	43,700	10,925	62,981	(52,056)
Gate Phone	7,100	1,775	4,642	(2,866)
Pressure Washing	8,000	2,000	0	2,000
Sidewalk Maintenance & Repair	25,000	6,250	2,770	3,480
Street Light/Decorative Light Maintenance	1,500	375	0	375
Street Sign Repair & Replacement	1,500	375	0	375
Total Road & Street Facilities	86,800	21,700	70,393	(48,692)
Parks & Recreation				
Athletic Court/Field/Playground Maintenance	1,000	250	3,340	(3,090)
Clubhouse Miscellaneous Expense	10,081	2,521	5,121	(2,601)
Contracted Employee Salaries	400,000	100,000	97,948	2,051
Fitness Equipment Maintenance & Repair	8,200	2,050	1,863	188
Furniture Repair & Replacement	4,000	999	0	999
Maintenance & Repairs	30,000	7,500	13,062	(5,561)
Management Contract	23,000	5,751	5,750	0

See Notes to Unaudited Financial Statements

Sterling Hill Community Development District

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026	Through 12/31/2025	Year To Date 12/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Office Supplies	4,000	999	1,171	(172)
Pest Control	2,940	735	735	0
Playground Equipment & Maintenance	2,500	625	6,197	(5,571)
Pool Furniture Replacement	5,000	1,250	0	1,250
Pool Service Contract & Chemicals	40,000	10,000	9,927	73
Telephone, Internet, Cable	8,000	2,000	3,307	(1,307)
Vehicle Maintenance	7,736	1,935	2,074	(140)
Wildlife Management Services	1,000	249	0	250
Total Parks & Recreation	547,457	136,864	150,495	(13,631)
Special Events				
Special Events	11,000	2,751	8,906	(6,156)
Total Special Events	11,000	2,751	8,906	(6,156)
Contingency				
Capital Outlay	122,155	30,538	158,957	(128,418)
Total Contingency	122,155	30,538	158,957	(128,418)
Total Expenditures	1,755,983	558,615	774,227	(215,611)
Total Excess of Revenues Over(Under) Expenditures	(84,653)	1,112,715	1,019,242	(93,472)
Total Other Financing Sources(Uses)				
Carry Forward Fund Balance				
Carry Forward Fund Balance	87,304	87,304	0	(87,304)
Total Other Financing Sources(Uses)	87,304	87,304	0	(87,304)
Fund Balance, Beginning of Period	0	0	957,410	957,409
Total Fund Balance, End of Period	2,651	1,200,019	1,976,652	776,633

Sterling Hill Community Development District

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 12/31/2025 YTD Budget	Year To Date 12/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	11,289	11,289
Special Assessments				
Tax Roll	178,562	178,562	95,383	(83,179)
Total Revenues	<u>178,562</u>	<u>178,562</u>	<u>106,672</u>	<u>(71,890)</u>
Expenditures				
Contingency				
Capital Reserve - Asset Replacement	83,180	83,180	0	83,180
Capital Reserve - Road	95,382	95,382	0	95,382
Total Contingency	<u>178,562</u>	<u>178,562</u>	<u>0</u>	<u>178,562</u>
Total Expenditures	<u>178,562</u>	<u>178,562</u>	<u>0</u>	<u>178,562</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>106,672</u>	<u>106,672</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>1,490,256</u>	<u>1,490,256</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>1,596,928</u>	<u>1,596,928</u>

Sterling Hill Community Development District

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 12/31/2025 YTD Budget	Year To Date 12/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	5,772	5,772
Special Assessments				
Tax Roll	785,522	785,522	795,937	10,416
Total Revenues	<u>785,522</u>	<u>785,522</u>	<u>801,709</u>	<u>16,188</u>
Expenditures				
Debt Service				
Interest	305,522	305,522	408,107	(102,586)
Principal	480,000	480,000	0	480,000
Total Debt Service	<u>785,522</u>	<u>785,522</u>	<u>408,107</u>	<u>377,414</u>
Total Expenditures	<u>785,522</u>	<u>785,522</u>	<u>408,107</u>	<u>377,414</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>393,602</u>	<u>393,602</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>(6,554,180)</u>	<u>(6,554,180)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>(6,160,578)</u>	<u>(6,160,578)</u>

See Notes to Unaudited Financial Statements

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

<u>Account</u>		<u>Balance as of December 31, 2025</u>
Valley National Bank	Governmental Checking/ICS	\$ 424,479
Total General Fund Investments		<u>\$ 424,479</u>
Valley National Bank Asset Replacement Reserve	Governmental Checking/ICS	\$ 650,142
Valley National Bank Road Reserve	Governmental Checking/ICS	583,586
Subtotal		<u>1,233,728</u>
Hancock Whitney Bank CD Reserve	2.53% 12 Month Term - Maturity Date 04/03/26	\$ 267,817
Subtotal		<u>267,817</u>
Total Reserve Fund Investments		<u>\$ 1,501,545</u>
US Bank Series 2003 Revenue	US Bank Money Market Account-Managed	\$ 141,254
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	795
US Bank Series 2003 Interest B	US Bank Money Market Account-Managed	80
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		<u>\$ 385,180</u>

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

Sterling Hill Community Development District
Summary A/R Ledger
1rom 12/01/2025 to 12/31/2025

	Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due
655, 2639							
	655-001	655 General Fund	Hernando County Tax Collector	AR00002889	12110	10/01/2025	1,427,078.43
Sum for 655, 2639							1,427,078.43
655, 2641							
	655-200	655 Debt Service Fund S2003	Hernando County Tax Collector	AR00002889	12110	10/01/2025	612,604.43
Sum for 655, 2641							612,604.43
Sum for 655							2,039,682.86
Sum Total							2,039,682.86

See Notes to Unaudited Financial Statements

Sterling Hill Community Development District
Summary A/P Ledger
From 12/01/2025 to 12/31/2025

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
655, 2639	655 General Fund	12/29/2025	Brletic Dvorak, Inc.	2258	Engineering Services 12/25	2,565.00
	655 General Fund	12/04/2025	Darrin Bagnuolo	DBagnuolo120425-655	Board of Supervisors Meeting 12/04/25	200.00
	655 General Fund	12/23/2025	Hernando County Utilities	SS0001300-122325	Water Services 12/25	408.67
	655 General Fund	12/23/2025	Hernando County Utilities	SS0000100-122325	Water Services 12/25	398.76
	655 General Fund	12/01/2025	In Line Fencing LLC	INV0874	Gate Maintenance & Repair 10/25	52,668.75
	655 General Fund	12/31/2025	Juniper Landscaping of Florida, LLC	374715	Irrigation Repair 12/25	5,796.01
	655 General Fund	12/31/2025	Juniper Landscaping of Florida, LLC	374689	Landscape Replacement 12/25	307.55
	655 General Fund	12/31/2025	Juniper Landscaping of Florida, LLC	374683	Insect & Disease Control 12/25	395.64
	655 General Fund	11/01/2025	Kilinski Van Wyk, PLLC	13431	Legal Services 09/25	2,503.87
	655 General Fund	12/23/2025	Southern Automated Access Services, LLC	17454	Gate Phones 12/25	1,335.60
	655 General Fund	12/23/2025	Southern Automated Access Services, LLC	17452	Gate Phones 12/25	115.00
	655 General Fund	12/23/2025	Southern Automated Access Services, LLC	17455	Gate Phones 12/25	1,335.60
	655 General Fund	12/17/2025	Superior Sealers, LLC	INV-110	Balance 25% for Halfway Completion / Install 500LF of 4Conduit 12/25	37,179.50
	655 General Fund	12/29/2025	Waste Management Inc. of Florida	1153571-1568-8	Waste Disposal Services 01/26	165.66
	655 General Fund	12/29/2025	Waste Management Inc. of Florida	1153659-1568-1	Waste Disposal Services 01/26	165.66
	655 General Fund	12/22/2025	Withlacoochee River Electric Cooperative, Inc.	1415079-122225	Electric Services 12/25	321.74
	655 General Fund	12/22/2025	Withlacoochee River Electric Cooperative, Inc.	1415076-122225	Electric Services 12/25	54.20
	655 General Fund	12/22/2025	Withlacoochee River Electric Cooperative, Inc.	1415078-122225	Electric Services 12/25	56.73
	655 General Fund	12/22/2025	Withlacoochee River Electric Cooperative, Inc.	1415084-122225	Electric Services 12/25	56.42
	655 General Fund	12/22/2025	Withlacoochee River Electric Cooperative, Inc.	2161145-122225	Electric Services 12/25	101.69
	655 General Fund	12/22/2025	Withlacoochee River Electric Cooperative, Inc.	1415090-122225	Electric Services 12/25	56.10
	655 General Fund	12/22/2025	Withlacoochee River Electric Cooperative, Inc.	1415086-122225	Electric Services 12/25	59.79
	655 General Fund	12/22/2025	Withlacoochee River Electric Cooperative, Inc.	2161146-122225	Electric Services 12/25	55.26
	655 General Fund	12/22/2025	Withlacoochee River Electric Cooperative, Inc.	1415091-122225	Electric Services 12/25	436.66
	655 General Fund	12/22/2025	Withlacoochee River Electric Cooperative, Inc.	1415087-122225	Electric Services 12/25	49.34
	655 General Fund	12/22/2025	Withlacoochee River Electric Cooperative, Inc.	1415092-122225	Electric Services 12/25	113.19
	655 General Fund	12/22/2025	Withlacoochee River Electric Cooperative, Inc.	2118959-122225	Electric Services 12/25	780.43

Sterling Hill Community Development District
Summary A/P Ledger
From 12/01/2025 to 12/31/2025

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
655 General Fund	12/22/2025	Withlacoochee River Electric Cooperative, Inc.	1415089-122225	Electric Services 12/25	96.73
655 General Fund	12/22/2025	Withlacoochee River Electric Cooperative, Inc.	1415088-122225	Electric Services 12/25	50.08
655 General Fund	12/22/2025	Withlacoochee River Electric Cooperative, Inc.	1415073-122225	Electric Services 12/25	6,081.84
655 General Fund	12/22/2025	Withlacoochee River Electric Cooperative, Inc.	1415070-122225	Electric Services 12/25	192.56
655 General Fund	12/22/2025	Withlacoochee River Electric Cooperative, Inc.	1415074-122225	Electric Services 12/25	1,019.58
655 General Fund	12/22/2025	Withlacoochee River Electric Cooperative, Inc.	1415071-122225	Electric Services 12/25	349.91
655 General Fund	12/22/2025	Withlacoochee River Electric Cooperative, Inc.	1415069-122225	Electric Services 12/25	356.88
655 General Fund	12/22/2025	Withlacoochee River Electric Cooperative, Inc.	1415072-122225	Electric Services 12/25	463.05
655 General Fund	12/22/2025	Withlacoochee River Electric Cooperative, Inc.	1415083-122225	Electric Services 12/25	57.05
655 General Fund	12/22/2025	Withlacoochee River Electric Cooperative, Inc.	1415085-122225	Electric Services 12/25	54.51
655 General Fund	12/22/2025	Withlacoochee River Electric Cooperative, Inc.	1415080-122225	Electric Services 12/25	206.49
655 General Fund	12/22/2025	Withlacoochee River Electric Cooperative, Inc.	1415081-122225	Electric Services 12/25	59.16
655 General Fund	12/22/2025	Withlacoochee River Electric Cooperative, Inc.	1415077-122225	Electric Services 12/25	54.20
655 General Fund	12/22/2025	Withlacoochee River Electric Cooperative, Inc.	1415075-122225	Electric Services 12/25	54.20
655 General Fund	12/22/2025	Withlacoochee River Electric Cooperative, Inc.	1415082-122225	Electric Services 12/25	55.67
Sum for 655, 2639					116,834.73
Sum for 655					116,834.73
Sum Total					116,834.73

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

Balance Sheet

1. Trust statement activity has been recorded through 12/31/25.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger

4. Payment terms for landowner assessments are (a) defined in the FY25-26 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Summary A/R Ledger - Subsequent Collections

5. General Fund – Payment for invoice #AR00002889 in the amount of \$1,112,649.25 was received in January 2026.
6. Debt Service Fund 200 - Payment for invoice #AR00002889 in the amount of \$477,628.88 was received in January 2026.

Tab 6



Quarterly Compliance Audit Report

Sterling Hill

Date: December 2025 - 4th 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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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**

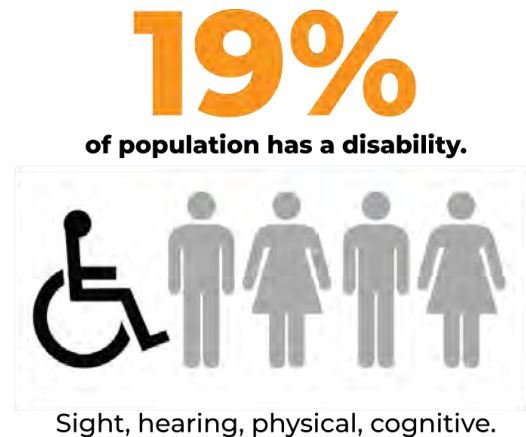
Compliance Criteria

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

**Sterling Hill CDD Board**

Sterling Hill Blvd. & Elgin Blvd.
Spring Hill, FL 34609

Letter of Quotation

RFP Title: Mulch RFP – Sterling Hill CDD

Description: Mulch Installation Services

Dear Sterling Hill CDD,

Thank you for providing Natural Solutions the opportunity to submit our quotation for mulch installation services at Sterling Hill CDD.

Enclosed is our proposal for turnkey installation services. Natural Solutions will procure all material, perform installation, and manage all required site cleanup for any awarded work. Our team will adhere to all applicable performance standards and operate fully within the outlined scope of work to ensure contractual obligations are met and exceeded.

Vendors

Natural Solutions maintains strong relationships with vetted local vendors capable of supplying the necessary material volumes. All vendors have been evaluated to ensure they possess adequate manufacturing capacity for this project.

We maintain an internal Net 15 payment policy with all material suppliers to safeguard supply chain continuity. Our longstanding partnerships and timely payments help secure material availability—even during periods of industry-wide shortage—providing additional stability and value to Sterling Hill CDD.

Current Supply Chain

The pine bark supply in Florida is currently constrained. There is one major supplier located in Ocala, FL who cannot meet the demands of the statewide market. Natural Solutions has additional access to material due to our vendor relationships in surrounding states.

Given these relationships, Natural Solutions can ensure that Sterling Hill CDD does not have delays regarding commencement of work. Our ability to access material is a key component in our customer satisfaction experience.

Pricing

We have provided multiple pricing options tailored to Sterling Hill CDD. Material costs are based on wholesale vendor pricing secured through the combined purchasing volume of our full project portfolio. Natural Solutions does not apply markup to material costs, allowing us to deliver the most competitive pricing possible.

**Fleet**

Natural Solutions owns and operates a standardized fleet of Express Blower and Peterson mulch-blowing trucks, equipped with 60-cubic-yard hoppers. We also deploy support vehicles and loading equipment as needed to accommodate site-specific requirements. Additional loading and material-handling resources are provided at no additional cost to Sterling Hill CDD.

Our fleet is equipped with dash cameras and GPS telematics to deliver accurate real-time data and help mitigate operational liability. Field Operations crews utilize proprietary reporting software to maintain continuous communication with Management, streamline workflow, and provide timely job-status updates to clients.

Service

Natural Solutions will assign a dedicated Account Manager who will serve as your primary point of contact throughout the project. This individual will be available Monday–Saturday from 6:00 AM to 6:00 PM EST and will coordinate with District personnel to ensure clear and timely communication.

Supporting the Account Manager, an Operations Manager will oversee all Field Operations crews and work closely with the team to ensure efficient project delivery. Our in-house diesel mechanics are available within 24 hours should equipment issues arise in the field.

Competitive Advantage

Natural Solutions operates a Gulf Coast Division based in Riverview, FL and brings more than a decade of experience delivering high-volume projects across the Mid-South, Sun Belt, and Southeast regions. Our organization has built a reputation for reliability, responsiveness, and an elevated standard of service delivery.

Unlike many competitors, Natural Solutions assigns dedicated crews with extensive experience in CDD environments. Should we be awarded the project, our fleet and resources will be available daily to support Sterling Hill CDD. After establishing project logistics, our Field Operations team will begin work, and our Account Manager will provide daily updates to ensure full transparency.

Terms and Conditions

Payment Terms: Net 30

Deposit: 25%

Validity: This quotation is valid for 30 days.

If you have any questions or need additional information, please feel free to contact me at your convenience.



natural solutions

Sincerely,

Salvatore (Sam) Sivilotti
Owner
414-469-7228
sam@mulchinstalled.com

Natural Solutions LLC
PO Box 712
Menomonee Falls, WI
53052-0712 USA
www.mulchinstalled.com



ADDRESS

Sterling Hill CDD
Sterling Hill Blvd. & Elgin Blvd.
Spring Hill, FL 34609

SHIP TO

Sterling Hill CDD
Sterling Hill Blvd. & Elgin Blvd.
Spring Hill, FL 34609

Estimate 1078

DATE 01/26/2026

EXPIRATION DATE 02/26/2026

SALES REP

SS

DATE	DESCRIPTION	QTY	RATE	AMOUNT
Pine	Pine Nugget Installation Service	2,200	53.50	117,700.00
Fuel Surcharge	Fuel Surcharge	2,200	1.00	2,200.00
Pine	Volume Discount	2,200	-1.00	-2,200.00

Contact Natural Solutions LLC to pay.
This quote is for a topdressing of material for all mulch areas
outlined on the attached maps to meet the spec required.

SUBTOTAL 117,700.00
TAX 0.00

TOTAL \$117,700.00

Accepted By

Accepted Date

Natural Solutions LLC
PO Box 712
Menomonee Falls, WI
53052-0712 USA
www.mulchinstalled.com



ADDRESS

Sterling Hill CDD
Sterling Hill Blvd. & Elgin Blvd.
Spring Hill, FL 34609

SHIP TO

Sterling Hill CDD
Sterling Hill Blvd. & Elgin Blvd.
Spring Hill, FL 34609

Estimate 1065

DATE 01/26/2026

EXPIRATION DATE 02/26/2026

DEPOSIT

25%

SALES REP

SS

DATE	DESCRIPTION	QTY	RATE	AMOUNT
Pine	Pine Nugget Installation Service	1,400	53.50	74,900.00
Fuel Surcharge	Fuel Surcharge	1,400	1.00	1,400.00
Pine	Volume Discount	1,400	-1.00	-1,400.00

Contact Natural Solutions LLC to pay.
This quote is for a topdressing of material for all mulch areas
outlined on the attached maps.

SUBTOTAL 74,900.00

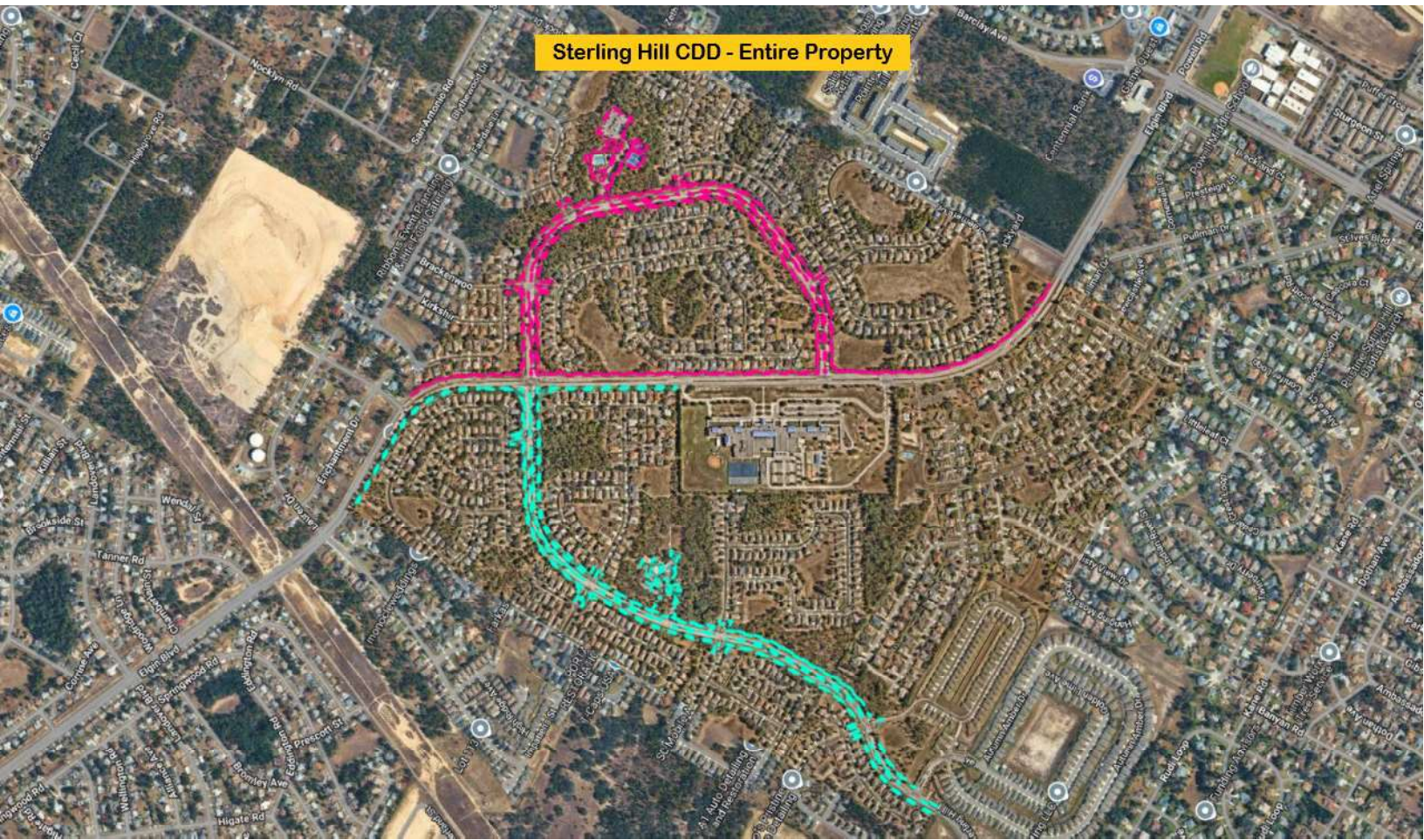
TAX 0.00

TOTAL \$74,900.00

Accepted By

Accepted Date

Sterling Hill CDD - Entire Property





Sterling Hill CDD - Zone 1





Property Analysis - Sterling Hill CDD - Mulch

Vendor	Material	Estimated Quantity	Estimated Price per CY	Estimated Total	Estimated Savings	Estimated Savings %
Natural Solutions	Pine Bark	2200.00	\$ 53.50	\$ 117,700.00		
Juniper Landscaping	Pine Bark	2250.00	\$ 63.50	\$ 142,875.00	\$ 25,175.00	18%
Natural Solutions	Pine Bark	1400.00	\$ 53.50	\$ 74,900.00		
Juniper Landscaping	Pine Bark	1500.00	\$ 63.50	\$ 95,250.00	\$ 20,350.00	21%

Tab 8



Job Name: S.H Barrington Sigmage
Address: 4250 Sterling Hill Blvd
 Spring Hill, FL 34609
Contact Info: Jason Pond
January 28, 2025

Job Estimate

<u>Description</u>	<u>Cost</u>
Adjust all specified listed existing signs to the correct height. Approximately 16.	
Furnish and install: 11'x2# Galvanized U-channel poles High Intensity 45* Curve Arrow Left, 18x18 High-Intensity 20 M.P.H. 30x30 High Intensity Pedestrian Crossing 24x12 High Intensity 45* Arrow Left, 18x18 High Intensity Red 9-button Object Marker	
Furnish and install 1 truncated dome 2x5	
Furnish and install 1 thermoplastic stopbar with the correct distance.	
Total	\$3.850.95

Notes: 50% deposit is due prior to start of project. The remainder is due upon completion of the project. If the signs that need adjustment hardware cannot be reused we will need to purchase new hardware, this will require a change order. All signs will be the correct height. We are not responsible for old or rusted hardware on existing signs.

Tab 9

FOURTH AMENDMENT

This Fourth Amendment applies to the AGREEMENT BETWEEN STERLING HILL COMMUNITY DEVELOPMENT DISTRICT AND SUPERIOR SEALERS, LLC, FOR PICKLEBALL COURT CONSTRUCTION SERVICES, dated April 17, 2025, as previously amended (the “Agreement”), 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, with a mailing address of c/o Rizzetta & Company, Inc., 3434 Colwell Ave., Suite 200, Tampa, FL 33614 (the “District”); and

SUPERIOR SEALERS, LLC, a Florida limited liability company, with a mailing address of 8160 Nuzum Road, Brooksville, FL, 34613 (the “Contractor” and together with the District, the “Parties”).

1. The proposal originally included at Exhibit A of the Agreement is revised to include the additional scope of work and pricing as set forth at **Exhibit A** attached hereto (the “Additional Services”). Sod shall be bahia sod. Compensation for the Additional Services shall be a total of **One Thousand Seven Hundred Seventy Five Dollars and No Cents (\$1,775.00)**, payable upon completion and acceptance by the District. Otherwise, the scope and compensation described in the Agreement, as amended, remain unchanged.

2. By signing below, the Parties acknowledge and agree to the terms set forth herein. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties. Except as described herein, nothing herein shall modify the rights and obligations of the Parties under the Agreement.

SUPERIOR SEALERS, LLC

**STERLING HILL COMMUNITY
DEVELOPMENT DISTRICT**

Print: _____
Title: _____
Date: _____

Print: _____
Title: _____
Date: _____

Exhibit A: Proposal for Additional Services

EXHIBIT A



Job Name: S.H. Sod Shell Edging
Address: 4250 Sterling Hill Blvd.
Spring Hill, FL 34609
Contact Info: sterlinghillclub@live.com
January 12, 2026

Job Estimate

<u>Description</u>	<u>Cost</u>
Remove strip of sod that is remaining inside the border of the sport court	
Install a weed barrier to slow and minimize weeds.	
Install shell along the edge of the chain link fence. Inside the border of the sports court.	\$1,775.00
optional	
Remove strip of sod along chain link fence along the sidewalk of the dog park and install a weed barrier and shell. Same as mentioned above.	\$1,400.00
Total:	1,775.00

Notes: Total is due upon completion of project. CDD will approve of work when finished. The project will take approximately 1 day weather permitting. Only specified strips of sodded areas will be addressed. We are not responsible for any excess dirt or piles left by other contractors or persons.

Customer Signature: _____ **Date:** _____

Tab 10

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STERLING HILL COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3)(A)2.C., FLORIDA STATUTES AND INSTRUCTING THE HERNANDO COUNTY SUPERVISOR OF ELECTIONS TO CONDUCT THE DISTRICT’S GENERAL ELECTION; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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;

WHEREAS, the Board of Supervisors of the District (the “**Board**”) seeks to implement Section 190.006(3)(a)2.c., *Florida Statutes*, and to instruct the Supervisor of Elections for Hernando County, Florida (“**Supervisor of Elections**”), to conduct the District’s elections by the qualified electors of the District at the 2026 general election (“**General Election**”).

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

1. CURRENT BOARD MEMBERS. The Board is currently made up of the following individuals, seats and terms:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Sandra Manuele	November 2026
2	Darrin Bagnulo	November 2026
3	Christina Miller	November 2026
4	Michael Gebala	November 2028
5	Nancy Feliu	November 2028

2. GENERAL ELECTION SEATS. Seat 1, Seat 2, and Seat 3 with terms expiring in November 2026 are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections of the seats subject to General Election for the current election year, and for each subsequent election year.

3. QUALIFICATION PROCESS. For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hernando County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

4. COMPENSATION. Each member of the Board is entitled to receive \$200 per meeting for their attendance; up to a maximum of \$4,800 per year.

5. TERM OF OFFICE. The term of office for the individuals to be elected to the Board in the General Election is four (4) years. The newly elected Board members shall assume office on the second Tuesday following the election.

6. REQUEST TO SUPERVISOR OF ELECTIONS. The District hereby requests that the Supervisor of Elections conduct the District's General Election in November 2026, and for each subsequent General Election unless otherwise directed by the District Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor of Elections.

7. PUBLICATION. The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

8. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

9. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 10th day of February 2026.

ATTEST:

**STERLING HILL COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of Supervisors

Exhibit A: Sample Notice of Qualifying Period

EXHIBIT A
SAMPLE NOTICE OF QUALIFYING PERIOD

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
STERLING HILL COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Sterling Hill Community Development District will commence at **noon on Monday, June 8, 2026, and close at noon on Friday, June 12, 2026.** Candidates must qualify for the office of Supervisor with the Hernando County Supervisor of Elections located at 16264 Spring Hill Drive, Brooksville, FL 34604. The Supervisor of elections may be contacted by phone at (352) 754-4425. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hernando County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Sterling Hill Community Development District has three (3) seats up for election, specifically Seats 1, 2, and 3. Each seat carries a four (4)-year term of office. Elections are non-partisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Hernando County Supervisor of Elections.

Publish on or before _____, 2026*

*Deadline is at least 2 weeks before the start of the qualifying period

Tab 11

RESOLUTION 2026-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
STERLING HILL COMMUNITY DEVELOPMENT DISTRICT
ADOPTING AMENDED AND RESTATED RULES OF
PROCEDURE; AND PROVIDING A SEVERABILITY CLAUSE;
AND PROVIDING AN EFFECTIVE DATE.**

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

WHEREAS, the Act authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, to provide for efficient and effective District operations and to maintain compliance with Florida law, the Board of Supervisors finds that it is in the best interests of the District to adopt by resolution the Amended and Restated Rules of Procedure attached hereto as **Exhibit A** for immediate use and application; and

WHEREAS, the Board has complied with applicable Florida law concerning rule development and adoption.

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

SECTION 1. The attached Amended and Restated Rules of Procedure are hereby adopted pursuant to this resolution as necessary for the conduct of District business. These Amended and Restated Rules of Procedure shall remain in full force and effect until such time as the Board of Supervisors may amend these rules in accordance with the Act.

SECTION 2. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 10th day of February 2026.

ATTEST:

**STERLING HILL COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Amended and Restated Rules of Procedure

EXHIBIT A

Amended and Restated Rules of Procedure

[begins on following page]

**RULES OF PROCEDURE
STERLING HILL COMMUNITY DEVELOPMENT DISTRICT**

EFFECTIVE AS OF FEBRUARY 10, 2026

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Rule 1.0 General.

- (1) Sterling Hill Community Development District (“District”) was created pursuant to the provisions of Chapter 190 of the Florida Statutes, and was established to provide for the ownership, operation, maintenance, and provision of various capital facilities and services within its jurisdiction. The purpose of these rules (“Rules”) is to describe the general operations of the District.
- (2) Definitions located within any section of these Rules shall be applicable within all other sections, unless specifically stated to the contrary.
- (3) Unless specifically permitted by a written agreement with the District, the District does not accept documents filed by electronic mail or facsimile transmission. Filings are only accepted during normal business hours, which are 9:00 a.m. to 5:00 p.m., Monday through Friday, excluding holidays.
- (4) A Rule of the District shall be effective upon adoption by affirmative vote of the District Board. After a Rule becomes effective, it may be repealed or amended only through the rulemaking procedures specified in these Rules. Notwithstanding, the District may immediately suspend the application of a Rule if the District determines that the Rule conflicts with Florida law. In the event that a Rule conflicts with Florida law and its application has not been suspended by the District, such Rule should be interpreted in the manner that best effectuates the intent of the Rule while also complying with Florida law. If the intent of the Rule absolutely cannot be effectuated while complying with Florida law, the Rule shall be automatically suspended.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.011(5), 190.011(15), Fla. Stat.

Rule 1.1 Board of Supervisors; Officers and Voting.

- (1) Board of Supervisors. The Board of Supervisors of the District (“Board”) shall consist of five (5) members. Members of the Board (“Supervisors”) appointed by ordinance or rule or elected by landowners must be citizens of the United States of America and residents of the State of Florida. Supervisors elected or appointed by the Board to elector seats must be citizens of the United States of America, residents of the State of Florida and of the District and registered to vote with the Supervisor of Elections of the county in which the District is located and for those elected, shall also be qualified to run by the Supervisor of Elections. The Board shall exercise the powers granted to the District under Florida law.
 - (a) Supervisors shall hold office for the term specified by Section 190.006 of the Florida Statutes. If, during the term of office, any Board member(s) vacates their office, the remaining member(s) of the Board shall fill the vacancies by appointment for the remainder of the term(s). If three or more vacancies exist at the same time, a quorum, as defined herein, shall not be required to appoint replacement Board members.
 - (b) Three (3) members of the Board shall constitute a quorum for the purposes of conducting business, exercising powers and all other purposes. A Board member shall be counted toward the quorum if physically present at the meeting, regardless of whether such Board member is prohibited from, or abstains from, participating in discussion or voting on a particular item.
 - (c) Action taken by the Board shall be upon a majority vote of the members present, unless otherwise provided in the Rules or required by law. Subject to Rule 1.3(10), a Board member participating in the Board meeting by teleconference or videoconference shall be entitled to vote and take all other action as though physically present.
 - (d) Unless otherwise provided for by an act of the Board, any one Board member may attend a mediation session on behalf of the Board. Any agreement resulting from such mediation session must be approved pursuant to subsection (1)(c) of this Rule.
- (2) Officers. At the first Board meeting held after each election where the newly elected members take office, the Board shall select a Chairperson, Vice-Chairperson, Secretary, Assistant Secretary, and Treasurer.
 - (a) The Chairperson must be a member of the Board. If the Chairperson resigns from that office or ceases to be a member of the Board, the Board shall select a Chairperson. The Chairperson serves at the pleasure of the Board. The Chairperson shall be authorized to execute resolutions and contracts on the District’s behalf. The Chairperson shall convene and conduct all meetings of the Board. In the event the Chairperson is unable to attend a

meeting, the Vice-Chairperson shall convene and conduct the meeting. The Chairperson or Vice-Chairperson may delegate the responsibility of conducting the meeting to the District's manager ("District Manager") or District Counsel, in whole or in part.

- (b) The Vice-Chairperson shall be a member of the Board and shall have such duties and responsibilities as specifically designated by the Board from time to time. The Vice-Chairperson has the authority to execute resolutions and contracts on the District's behalf in the absence of the Chairperson. If the Vice-Chairperson resigns from office or ceases to be a member of the Board, the Board shall select a Vice-Chairperson. The Vice-Chairperson serves at the pleasure of the Board.
- (c) The Secretary of the Board serves at the pleasure of the Board and need not be a member of the Board. The Secretary shall be responsible for maintaining the minutes of Board meetings and may have other duties assigned by the Board from time to time. An employee of the District Manager may serve as Secretary. The Secretary shall be bonded by a reputable and qualified bonding company in at least the amount of one million dollars (\$1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in at least the amount of one million dollars (\$1,000,000) that names the District as an additional insured.
- (d) The Treasurer need not be a member of the Board but must be a resident of the State of Florida. The Treasurer shall perform duties described in Section 190.007(2) and (3) of the Florida Statutes, as well as those assigned by the Board from time to time. The Treasurer shall serve at the pleasure of the Board. The Treasurer shall either be bonded by a reputable and qualified bonding company in at least the amount of one million dollars (\$1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in at least the amount of one million dollars (\$1,000,000) that names the District as an additional insured.
- (e) In the event that both the Chairperson and Vice-Chairperson are absent from a Board meeting and a quorum is present, the Board may designate one of its members or a member of District staff to convene and conduct the meeting. In such circumstances, any of the Board members present are authorized to execute agreements, resolutions, and other documents approved by the Board at such meeting. In the event that the Chairperson and Vice-Chairperson are both unavailable to execute a document previously approved by the Board, the Secretary or any Assistant Secretary may execute such document.
- (f) The Board may assign additional duties to District officers from time to time, which include, but are not limited to, executing documents on behalf of the District.

- (g) The Chairperson, Vice-Chairperson, and any other person authorized by District Resolution may sign checks and warrants for the District, countersigned by the Treasurer or other persons authorized by the Board.
- (3) Committees. The Board may establish committees of the Board, either on a permanent or temporary basis, to perform specifically designated functions. Committees may include individuals who are not members of the Board. Such functions may include, but are not limited to, review of bids, proposals, and qualifications, contract negotiations, personnel matters, and budget preparation. Florida Open Meetings Laws apply to such Committees.
- (4) Record Book. The Board shall keep a permanent record book entitled "Record of Proceedings," in which shall be recorded minutes of all meetings, resolutions, proceedings, certificates, and corporate acts. The Records of Proceedings shall be located at a District office and shall be available for inspection by the public.
- (5) Meetings. For each fiscal year, the Board shall establish a schedule of regular meetings, which shall be published in a newspaper of general circulation in the county in which the District is located and filed with the local general-purpose governments within whose boundaries the District is located. All meetings of the Board and Committees serving an advisory function shall be open to the public in accordance with the provisions of Chapter 286 of the Florida Statutes.
- (6) Voting Conflict of Interest. The Board shall comply with Section 112.3143 of the Florida Statutes, so as to ensure the proper disclosure of conflicts of interest on matters coming before the Board for a vote. For the purposes of this section, "voting conflict of interest" shall be governed by the Florida Constitution and Chapters 112 and 190 of the Florida Statutes, as amended from time to time. Generally, a voting conflict exists when a Board member is called upon to vote on an item which would inure to the Board member's special private gain or loss or the Board member knows would inure to the special private gain or loss of a principal by whom the Board member is retained, the parent organization or subsidiary of a corporate principal, a business associate, or a relative including only a father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law.
 - (a) When a Board member knows the member has a conflict of interest on a matter coming before the Board, the member should notify the Board's Secretary prior to participating in any discussion with the Board on the matter. The Board member shall publicly announce the conflict of interest at the meeting. This announcement shall appear in the minutes.

If the Board member was elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowner's election, the Board member may vote or abstain from voting on the matter at issue. If the Board

member was elected by electors residing within the District, the Board member is prohibited from voting on the matter at issue. In the event that the Board member intends to abstain or is prohibited from voting, such Board member shall not participate in the discussion on the item subject to the vote.

The Board's Secretary shall prepare a Memorandum of Voting Conflict (Form 8B) which shall then be signed by the Board member, filed with the Board's Secretary, and provided for attachment to the minutes of the meeting within fifteen (15) days of the meeting.

- (b) If a Board member inadvertently votes on a matter and later learns he or she has a conflict on the matter, the member shall immediately notify the Board's Secretary. Within fifteen (15) days of the notification, the member shall file the appropriate Memorandum of Voting Conflict, which will be attached to the minutes of the Board meeting during which the vote on the matter occurred. The Memorandum of Voting Conflict shall immediately be provided to other Board members and shall be read publicly at the next meeting held subsequent to the filing of the Memorandum of Voting Conflict. The Board member's vote is unaffected by this filing.
- (c) It is not a conflict of interest for a Board member, the District Manager, or an employee of the District to be a stockholder, officer or employee of a landowner or of an entity affiliated with a landowner.
- (d) In the event that a Board member elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowner's election, has a continuing conflict of interest, such Board member is permitted to file a Memorandum of Voting Conflict at any time in which it shall state the nature of the continuing conflict. Only one such continuing Memorandum of Voting Conflict shall be required to be filed for each term the Board member is in office.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 112.3143, 190.006, 190.007, Fla. Stat.

Rule 1.2 District Offices; Public Information and Inspection of Records; Policies; Service Contract Requirements; Financial Disclosure Coordination.

- (1) District Offices. Unless otherwise designated by the Board, the official District office shall be the District Manager's office identified by the District Manager. If the District Manager's office is not located within the county in which the District is located, the Board shall designate a local records office within such county which shall at a minimum contain, but not be limited to, the following documents:
- (a) Agenda packages for prior twenty-four (24) months and next meeting;
 - (b) Official minutes of meetings, including adopted resolutions of the Board;
 - (c) Names and addresses of current Board members and District Manager, unless such addresses are protected from disclosure by law;
 - (d) Adopted engineer's reports;
 - (e) Adopted assessment methodologies/reports;
 - (f) Adopted disclosure of public financing;
 - (g) Limited Offering Memorandum for each financing undertaken by the District;
 - (h) Proceedings, certificates, bonds given by all employees, and any and all corporate acts;
 - (i) District policies and rules;
 - (j) Fiscal year end audits; and
 - (k) Adopted budget for the current fiscal year.

The District Manager shall ensure that each District records office contains the documents required by Florida law.

- (2) Public Records. District public records include, but are not limited to, all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received in connection with the transaction of official business of the District. All District public records not otherwise restricted by law may be copied or inspected at the District Manager's office during regular business hours. Certain District records can also be inspected and copied at the District's local records office during regular business hours. All written public records requests shall be directed to the Secretary who by these rules

is appointed as the District's records custodian. Regardless of the form of the request, any Board member or staff member who receives a public records request shall immediately forward or communicate such request to the Secretary for coordination of a prompt response. The Secretary, after consulting with District Counsel as to the applicability of any exceptions under the public records laws, shall be responsible for responding to the public records request. At no time can the District be required to create records or summaries of records, or prepare opinions regarding District policies, in response to a public records request.

- (3) Service Contracts. Any contract for services, regardless of cost, shall include provisions required by law that require the contractor to comply with public records laws. The District Manager shall be responsible for initially enforcing all contract provisions related to a contractor's duty to comply with public records laws.
- (4) Fees; Copies. Copies of public records shall be made available to the requesting person at a charge of \$0.15 per page for one-sided copies and \$0.20 per page for two-sided copies if not more than 8 ½ by 14 inches. For copies of public records in excess of the sizes listed in this section and for outside duplication services, the charge shall be equal to the actual cost of reproduction. Certified copies of public records shall be made available at a charge of one dollar (\$1.00) per page. If the nature or volume of records requested requires extensive use of information technology resources or extensive clerical or supervisory assistance, the District may charge, in addition to the duplication charge, a special service charge that is based on the cost the District incurs to produce the records requested. This charge may include, but is not limited to, the cost of information technology resource, employee labor, and fees charged to the District by consultants employed in fulfilling the request. In cases where the special service charge is based in whole or in part on the costs incurred by the District due to employee labor, consultant fees, or other forms of labor, those portions of the charge shall be calculated based on the lowest labor cost of the individual(s) who is/are qualified to perform the labor, taking into account the nature and volume of the public records to be inspected or copied. The charge may include the labor costs of supervisory and/or clerical staff whose assistance is required to complete the records request, in accordance with Florida law. For purposes of this Rule, the word "extensive" shall mean that it will take more than 15 minutes to locate, review for confidential information, copy and re-file the requested material. In cases where extensive personnel time is determined by the District to be necessary to safeguard original records being inspected, the special service charge provided for in this section shall apply. If the total fees, including but not limited to special service charges, are anticipated to exceed twenty-five dollars (\$25.00), then, prior to commencing work on the request, the District will inform the person making the public records request of the estimated cost, with the understanding that the final cost may vary from that estimate. If the person making the public records request decides to proceed with the request, payment of the estimated cost is required in advance. Should the person fail to pay the estimate, the District is under no duty to produce the requested records. After the request has been fulfilled, additional payments or credits may be

due. The District is under no duty to produce records in response to future records requests if the person making the request owes the District for past unpaid duplication charges, special service charges, or other required payments or credits.

- (5) Records Retention. The Secretary of the District shall be responsible for retaining the District's records in accordance with applicable Florida law.
- (6) Policies. The Board may adopt policies related to the conduct of its business and the provision of services either by resolution or motion.
- (7) Financial Disclosure Coordination. Unless specifically designated by Board resolution otherwise, the Secretary shall serve as the Financial Disclosure Coordinator ("Coordinator") for the District as required by the Florida Commission on Ethics ("Commission"). The Coordinator shall create, maintain and update a list of the names, e-mail addresses, physical addresses, and names of the agency of, and the office or position held by, all Supervisors and other persons required by Florida law to file a statement of financial interest due to their affiliation with the District ("Reporting Individual"). The Coordinator shall provide this list to the Commission by February 1 of each year, which list shall be current as of December 31 of the prior year. Each Supervisor and Reporting Individual shall promptly notify the Coordinator in writing if there are any changes to such person's name, e-mail address, or physical address. Each Supervisor and Reporting Individual shall promptly notify the Commission in the manner prescribed by the Commission if there are any changes to such person's e-mail address.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 112.31446(3), 112.3145(8)(a)1., 119.07, 119.0701, 190.006, Fla. Stat.

Rule 1.3 Public Meetings, Hearings, and Workshops.

- (1) Notice. Except in emergencies, or as otherwise required by statute or these Rules, at least seven (7) days' public notice shall be given of any public meeting, hearing or workshop of the Board. Public notice shall be given by publication in a newspaper of general circulation in the District and in the county in which the District is located. "General circulation" means a publication that is printed and published at least once a week for the preceding year, offering at least 25% of its words in the English language, qualifies as a periodicals material for postal purposes in the county in which the District is located, is for sale to the public generally, is available to the public generally for the publication of official or other notices, and is customarily containing information of a public character or of interest or of value to the residents or owners of property in the county where published, or of interest or of value to the general public. The annual meeting notice required to be published by Section 189.015 of the Florida Statutes, shall be published in a newspaper not of limited subject matter, which is published at least five days a week, unless the only newspaper in the county is published less than five days a week, and shall satisfy the requirement to give at least seven (7) days' public notice stated herein. Each Notice shall state, as applicable:
 - (a) The date, time and place of the meeting, hearing or workshop;
 - (b) A brief description of the nature, subjects, and purposes of the meeting, hearing, or workshop;
 - (c) The District office address for the submission of requests for copies of the agenda, as well as a contact name and telephone number for verbal requests for copies of the agenda; and
 - (d) The following or substantially similar language: "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 three (3) business days before the meeting/hearing/workshop by contacting the District Manager at Darryl Adams, darryla@rizzetta.com , Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Pasco, FL 33544 (813) 933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770 or 1 (800) 955-8771, who can aid you in contacting the District Office."
 - (e) The following or substantially similar language: "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."

- (f) The following or substantially similar language: “The meeting [or hearing or workshop] may be continued in progress without additional notice to a time, date, and location stated on the record.”

The date, time, and place of each meeting, hearing, or workshop of the Board shall additionally be posted on the District’s website at least seven (7) days before each meeting, hearing, or workshop.

- (2) Mistake. In the event that a meeting is held under the incorrect assumption that notice required by law and these Rules has been given, the Board at its next properly noticed meeting shall cure such defect by considering the agenda items from the prior meeting individually and anew.
- (3) Agenda. The District Manager, under the guidance of District Counsel and the Chairperson or Vice-Chairperson, shall prepare an agenda of the meeting/hearing/workshop. The agenda and any meeting materials available in an electronic format, excluding any confidential and any confidential and exempt information, shall be available to the public at least seven days before the meeting/hearing/workshop, except in an emergency. Meeting materials shall be defined as, and limited to, the agenda, meeting minutes, resolutions, and agreements of the District that District staff deems necessary for Board approval (“Meeting Materials”). Inclusion of additional materials for Board consideration other than those defined herein as “meeting materials” shall not convert such materials into Meeting Materials. For good cause, which includes but is not limited to emergency situations, time-sensitive matters, or newly discovered information essential for Board consideration, the agenda may be changed after it is first made available for distribution, and additional materials may be added or provided under separate cover at the meeting. The requirement of good cause shall be liberally construed to allow the District to efficiently conduct business and to avoid the expenses associated with special meetings.

The District may, but is not required to, use the following format, or similar format, in preparing its agenda for its regular meetings:

- Call to order
- Roll call
- Public comment
- Organizational matters
- Review of minutes
- Specific items of old business
- Specific items of new business
- Staff reports
 - (a) District Counsel
 - (b) District Engineer
 - (c) District Manager

1. Financial Report

2. Approval of Expenditures

Supervisor's requests and comments

Public comment

Adjournment

- (4) Minutes. The Secretary shall be responsible for preparing and keeping the minutes of each meeting of the Board. Minutes shall be corrected and approved by the Board at a subsequent meeting. The Secretary may work with other staff members in preparing draft minutes for the Board's consideration.
- (5) Special Requests. Persons wishing to receive, by mail, notices or agendas of meetings, may so advise the District Manager or Secretary at the District Office. Such persons shall furnish a mailing address in writing and shall be required to pre-pay the cost of the copying and postage.
- (6) Emergency Meetings. The Chairperson, or Vice-Chairperson if the Chairperson is unavailable, upon consultation with the District Manager and District Counsel, if available, may convene an emergency meeting of the Board without first having complied with sections (1) and (3) of this Rule, to act on emergency matters that may affect the public health, safety, or welfare. Whenever possible, the District Manager shall make reasonable efforts to provide public notice and notify all Board members of an emergency meeting twenty-four (24) hours in advance. Reasonable efforts may include telephone notification. Notice of the emergency meeting must be provided both before and after the meeting on the District's website, including the specific reasons for the emergency meeting. Whenever an emergency meeting is called, the District Manager shall be responsible for notifying at least one newspaper of general circulation in the District. After an emergency meeting, the Board shall publish in a newspaper of general circulation in the District, the time, date and place of the emergency meeting, the reasons why an emergency meeting was necessary, and a description of the action taken. Actions taken at an emergency meeting may be ratified by the Board at a regularly noticed meeting subsequently held.
- (7) Public Comment. The Board shall set aside three (3) minutes per person, unless extended or reduced by the Chairperson based on the number of speakers and meeting agenda and other reasonable factors, at each meeting for public comment and members of the public shall be permitted to provide comment on any proposition before the Board. The portion of the meeting generally reserved for public comment shall be identified in the agenda. Policies governing public comment may be adopted by the Board in accordance with Florida law.
- (8) Budget Hearing. Notice of hearing on the annual budget(s) shall be in accord with Section 190.008 of the Florida Statutes. Once adopted in accord with Section 190.008 of the Florida Statutes, the annual budget(s) may be amended from time to time by action of the Board. Approval of invoices by the Board in excess of the

funds allocated to a particular budgeted line item shall serve to amend the budgeted line item.

- (9) Public Hearings. Notice of required public hearings shall contain the information required by applicable Florida law and by these Rules applicable to meeting notices and shall be mailed and published as required by Florida law. The District Manager shall ensure that all such notices, whether mailed or published, contain the information required by Florida law and these Rules and are mailed and published as required by Florida law. Public hearings may be held during Board meetings when the agenda includes such public hearing.
- (10) Participation by Teleconference/Videoconference. District staff may participate in Board meetings by teleconference or videoconference. Board members may also participate in Board meetings by teleconference or videoconference if in the good judgment of the Board extraordinary circumstances exist; provided however, at least three Board members must be physically present at the meeting location to establish a quorum. Such extraordinary circumstances shall be presumed when a Board member participates by teleconference or videoconference, unless a majority of the Board members physically present determines that extraordinary circumstances do not exist. Extraordinary circumstances may include, but are not limited to, illness, family emergencies, or other significant schedule conflicts which prevent in-person meeting attendance.
- (11) Board Authorization. The District has not adopted Robert's Rules of Order. For each agenda item, there shall be discussion permitted among the Board members during the meeting. Unless such procedure is waived by the Board, approval or disapproval of resolutions and other proposed Board actions shall be in the form of a motion by one Board member, a second by another Board member, an opportunity for final board discussion and an affirmative vote by the majority of the Board members present. Any Board member, including the Chairperson, can make or second a motion.
- (12) Continuances. Any meeting or public hearing of the Board may be continued without re-notice or re-advertising provided that:
 - (a) The Board identifies on the record at the original meeting a reasonable need for a continuance;
 - (b) The continuance is to a specified date, time, and location publicly announced at the original meeting; and
 - (c) The public notice for the original meeting states that the meeting may be continued to a date and time and states that the date, time, and location of any continuance shall be publicly announced at the original meeting and posted at the District Office immediately following the original meeting.

- (13) Attorney-Client Sessions. An Attorney-Client Session is permitted when the District's attorneys deem it necessary to meet in private with the Board to discuss pending litigation to which the District is a party before a court or administrative agency or as may be authorized by law. The District's attorney must request such session at a public meeting. Prior to holding the Attorney-Client Session, the District must give reasonable public notice of the time and date of the session and the names of the persons anticipated to attend the session. The session must commence at an open meeting in which the Chairperson or Vice-Chairperson announces the commencement of the session, the estimated length of the session, and the names of the persons who will be attending the session. The discussion during the session is confined to settlement negotiations or strategy related to litigation expenses or as may be authorized by law. Only the Board, the District's attorneys (including outside counsel), the District Manager, and the court reporter may attend an Attorney-Client Session. During the session, no votes may be taken and no final decisions concerning settlement can be made. Upon the conclusion of the session, the public meeting is reopened, and the Chairperson or Vice-Chairperson must announce that the session has concluded. The session must be transcribed by a court-reporter and the transcript of the session filed with the District Secretary within a reasonable time after the session. The transcript shall not be available for public inspection until after the conclusion of the litigation.
- (14) Security and Fire safety Board Discussions. Portions of a meeting which relate to or would reveal a security or fire safety system plan or portion thereof made confidential and exempt by section 119.071(3)(a), Florida Statutes, are exempt from the public meeting requirements and other requirements of section 286.011, *Florida Statutes*, and section 24(b), Article 1 of the State Constitution. Should the Board wish to discuss such matters, members of the public shall be required to leave the meeting room during such discussion. Any records of the Board's discussion of such matters, including recordings or minutes, shall be maintained as confidential and exempt records in accordance with Florida law.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 189.069(2)(a)16, 190.006, 190.007, 190.008, 286.0105, 286.011, 286.0113, 286.0114, Fla. Stat.

Rule 1.4 Internal Controls to Prevent Fraud, Waste and Abuse

- (1) Internal Controls. The District shall establish and maintain internal controls designed to:
- (a) Prevent and detect “fraud,” “waste” and “abuse” as those terms are defined in section 11.45(1), *Florida Statutes*; and
 - (b) Promote and encourage compliance with applicable laws, rules contracts, grant agreements, and best practices; and
 - (c) Support economical and efficient operations; and
 - (d) Ensure reliability of financial records and reports; and
 - (e) Safeguard assets.
- (2) Adoption. The internal controls to prevent fraud, waste and abuse shall be adopted and amended by the District in the same manner as District policies.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: § 218.33(3), Fla. Stat.

Rule 2.0 Rulemaking Proceedings.

- (1) Commencement of Proceedings. Proceedings held for adoption, amendment, or repeal of a District rule shall be conducted according to these Rules. Rulemaking proceedings shall be deemed to have been initiated upon publication of notice by the District. A “rule” is a District statement of general applicability that implements, interprets, or prescribes law or policy, or describes the procedure or practice requirements of the District (“Rule”). Nothing herein shall be construed as requiring the District to consider or adopt rules unless required by Chapter 190 of the Florida Statutes. Policies adopted by the District which do not consist of rates, fees, rentals or other monetary charges may be, but are not required to be, implemented through rulemaking proceedings.
- (2) Notice of Rule Development.
 - (a) Except when the intended action is the repeal of a Rule, the District shall provide notice of the development of a proposed rule by publication of a Notice of Rule Development in a newspaper of general circulation in the District before providing notice of a proposed rule as required by section (3) of this Rule. Consequently, the Notice of Rule Development shall be published at least seven (7) days before the notice of rulemaking described in Section 2.0(3), *infra.*, and at least thirty-five (35) days prior to the public hearing on the proposed rule. The Notice of Rule Development shall indicate the subject area to be addressed by rule development, provide a short, plain explanation of the purpose and effect of the proposed rule, cite the grant of rulemaking authority for the proposed rule and law being implemented, include the proposed rule number, and include a statement of how a person may promptly obtain, without cost, a copy of any preliminary draft, if available.
 - (b) All rules as drafted shall be consistent with Sections 120.54(1)(g) and 120.54(2)(b) of the Florida Statutes.
- (3) Notice of Proceedings and Proposed Rules.
 - (a) Prior to the adoption, amendment, or repeal of any rule other than an emergency rule, the District shall give notice of its intended action, including: a short, plain explanation of the purpose and effect of the proposed action, the proposed rule number (if applicable), a reference to the specific rulemaking authority pursuant to which the rule is adopted, a reference to the section or subsection of the Florida Statutes being implemented, interpreted, or made specific, and the name, e-mail address, and telephone number of the staff member who may be contacted regarding the intended action. The notice shall include a summary of the District’s statement of estimated regulatory costs and the website address where the complete statement of estimated regulatory costs may be viewed, if such a

statement has been prepared pursuant to Section 120.541(2), *Florida Statutes*, and a statement that any person who wishes to provide the District with a lower cost regulatory alternative as provided by Section 120.541(1), must do so in writing within twenty-one (21) days after publication of the notice. The notice shall additionally include a statement that any affected person may request a public hearing by submitting a written request within twenty-one (21) days after the date of publication of the notice. Except when intended action is the repeal of a rule, the notice shall include a reference to both the date on which and the place where the Notice of Rule Development required by section (2) of this Rule appeared.

- (b) The notice shall be published in a newspaper of general circulation in the District and each county in which the District is located not less than twenty-eight (28) days prior to the intended action. The proposed rule and any material proposed to be incorporated by reference shall be available for inspection and copying by the public at the time of the publication of notice.
 - (c) The notice shall be mailed, delivered electronically to all persons named in the proposed rule and to all persons who, at least fourteen (14) days prior to publication of the notice, have made requests of the District for advance notice of its rulemaking proceedings. Any person may file a written request with the District Manager to receive notice by mail of District proceedings to adopt, amend, or repeal a rule. Such persons must furnish a mailing address and may be required to pay the cost of copying and mailing.
- (4) Rule Development Workshops. Whenever requested in writing by any affected person, the District must either conduct a rule development workshop prior to proposing rules for adoption or the Chairperson must explain in writing why a workshop is unnecessary. The District may initiate a rule development workshop but is not required to do so.
 - (5) Petitions to Initiate Rulemaking. All Petitions to Initiate Rulemaking proceedings must contain the name, address, and telephone number of the petitioner, the specific action requested, the specific reason for adoption, amendment, or repeal, the date submitted, the text of the proposed rule, and the facts showing that the petitioner is regulated by the District or has a substantial interest in the rulemaking. Not later than thirty (30) calendar days following the date of filing a petition, the Board shall initiate rulemaking proceedings or deny the petition with a written statement of its reasons for the denial. If the petition is directed to an existing policy that the District has not formally adopted as a rule, the District may, in its discretion, notice and hold a public hearing on the petition to consider the comments of the public directed to the policy, its scope and application, and to consider whether the public interest is served adequately by the application of the policy on a case-by-case basis, as contrasted with its formal adoption as a rule. However, this section shall not be construed as requiring the District to adopt a rule to replace a policy.

- (6) Rulemaking Materials. After the publication of the notice referenced in section (3) of this Rule, the Board shall make available for public inspection and shall provide, upon request and payment of the cost of copies, the following materials:
- (a) The text of the proposed rule, or any amendment or repeal of any existing rules;
 - (b) A detailed written statement of the facts and circumstances justifying the proposed rule;
 - (c) A copy of the statement of estimated regulatory costs if required by Section 120.541 of the Florida Statutes; and
 - (d) The published notice.
- (7) Hearing. The District may, or, upon the written request of any affected person received within twenty-one (21) days after the date of publication of the notice described in section (3) of this Rule, shall, provide a public hearing for the presentation of evidence, argument, and oral statements, within the reasonable conditions and limitations imposed by the District to avoid duplication, irrelevant comments, unnecessary delay, or disruption of the proceedings. The District shall publish notice of the public hearing in a newspaper of general circulation within the District either in the text of the notice described in section (3) of this Rule or in a separate publication at least seven (7) days before the scheduled public hearing. The notice shall specify the date, time, and location of the public hearing, and the name, address, and telephone number of the District contact person who can provide information about the public hearing. Written statements may be submitted by any person prior to or at the public hearing. All timely submitted written statements shall be considered by the District and made part of the rulemaking record.
- (8) Emergency Rule Adoption. The Board may adopt an emergency rule if it finds that it is necessitated by immediate danger to the public health, safety, or welfare which requires immediate action, or if the Legislature authorizes the Board to adopt emergency rules. Prior to the adoption of an emergency rule, the District Manager shall make reasonable efforts to notify a newspaper of general circulation in the District. Notice of the emergency rules together with the Board's findings of immediate danger, necessity, and procedural fairness or a citation to the grant of emergency rulemaking authority shall be published as soon as possible in a newspaper of general circulation in the District. The District may use any procedure which is fair under the circumstances in the adoption of an emergency rule provided that such procedure protects the public interest and complies with applicable law and these provisions.
- (9) Negotiated Rulemaking. The District may use negotiated rulemaking in developing and adopting rules pursuant to Section 120.54(2)(d) of the Florida Statutes, except that any notices required under Section 120.54(2)(d) of the Florida Statutes, may

be published in a newspaper of general circulation in the county in which the District is located.

- (10) Rulemaking Record. In all rulemaking proceedings, the District shall compile and maintain a rulemaking record. The record shall include, if applicable:
- (a) The texts of the proposed rule and the adopted rule;
 - (b) All notices given for a proposed rule;
 - (c) Any statement of estimated regulatory costs for the rule;
 - (d) A written summary of hearings, if any, on the proposed rule;
 - (e) All written comments received by the District and responses to those written comments; and
 - (f) All notices and findings pertaining to an emergency rule.
- (11) Petitions to Challenge Existing Rules.
- (a) Any person substantially affected by a rule may seek an administrative determination of the invalidity of the rule on the ground that the rule is an invalid exercise of the District's authority.
 - (b) The petition seeking an administrative determination must state with particularity the provisions alleged to be invalid with sufficient explanation of the facts or grounds for the alleged invalidity and facts sufficient to show that the person challenging a rule is substantially affected by it.
 - (c) The petition shall be filed with the District. Within ten (10) days after receiving the petition, the Chairperson shall, if the petition complies with the requirements of subsection (b) of this section, designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other qualified person as a hearing officer who shall conduct a hearing within thirty (30) days thereafter, unless the petition is withdrawn or a continuance is granted by agreement of the parties. The failure of the District to follow the applicable rulemaking procedures or requirements in this Rule shall be presumed to be material; however, the District may rebut this presumption by showing that the substantial interests of the petitioner and the fairness of the proceedings have not been impaired.
 - (d) Within thirty (30) days after the hearing, the hearing officer shall render a decision and state the reasons therefor in writing.

- (e) Hearings held under this section shall be de novo in nature. The petitioner has a burden of proving by a preponderance of the evidence that the existing rule is an invalid exercise of District authority as to the objections raised. The hearing officer may:
 - (i) Administer oaths and affirmations;
 - (ii) Rule upon offers of proof and receive relevant evidence;
 - (iii) Regulate the course of the hearing, including any pre-hearing matters;
 - (iv) Enter orders; and
 - (v) Make or receive offers of settlement, stipulation, and adjustment.
 - (f) The petitioner and the District shall be adverse parties. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.
- (12) Variances and Waivers. A “variance” means a decision by the District to grant a modification to all or part of the literal requirements of a rule to a person who is subject to the rule. A “waiver” means a decision by the District not to apply all or part of a rule to a person who is subject to the rule. Variances and waivers from District rules may be granted subject to the following:
- (a) Variances and waivers shall be granted when the person subject to the rule demonstrates that the purpose of the underlying statute will be or has been achieved by other means by the person, and when application of the rule would create a substantial hardship or would violate principles of fairness. For purposes of this section, "substantial hardship" means a demonstrated economic, technological, legal, safety-related, or other significant type of hardship to the person requesting the variance or waiver. For purposes of this section, "principles of fairness" are violated when the literal application of a rule affects a particular person in a manner significantly different from the way it affects other similarly situated persons who are subject to the rule.
 - (b) A person who is subject to regulation by a District Rule may file a petition with the District, requesting a variance or waiver from the District’s Rule. Each petition shall specify:
 - (i) The rule from which a variance or waiver is requested;
 - (ii) The type of action requested;

- (iii) The specific facts that would justify a waiver or variance for the petitioner; and
 - (iv) The reason why the variance or the waiver requested would serve the purposes of the underlying statute.
 - (c) The District shall review the petition and may request only that information needed to clarify the petition or to answer new questions raised by or directly related to the petition. If the petitioner asserts that any request for additional information is not authorized by law or by Rule of the District, the District shall proceed, at the petitioner's written request, to process the petition.
 - (d) The Board shall grant or deny a petition for variance or waiver and shall announce such disposition at a publicly held meeting of the Board, within ninety (90) days after receipt of the original petition, the last item of timely requested additional material, or the petitioner's written request to finish processing the petition. The District's statement granting or denying the petition shall contain a statement of the relevant facts and reasons supporting the District's action.
- (13) Rates, Fees, Rentals and Other Charges. All rates, fees, rentals, or other charges shall be subject to rulemaking proceedings. Policies adopted by the District which do not consist of rates, fees, rentals or other charges may be, but are not required to be, implemented through rulemaking proceedings.

Specific Authority: §§ 190.011(5), 190.011(15), 190.035, Fla. Stat.

Law Implemented: §§ 120.54, 190.011(5), 190.035(2), Fla. Stat.

Rule 3.0 Competitive Purchase.

- (1) Purpose and Scope. In order to comply with Sections 190.033(1) through (3), 287.055 and 287.017 of the Florida Statutes, the following provisions shall apply to the purchase of Professional Services, insurance, construction contracts, design-build services, goods, supplies, and materials, Contractual Services, and maintenance services.
- (2) Board Authorization. Except in cases of an Emergency Purchase, a competitive purchase governed by these Rules shall only be undertaken after authorization by the Board.
- (3) Definitions.
 - (a) “Competitive Solicitation” means a formal, advertised procurement process, other than an Invitation to Bid, Request for Proposals, or Invitation to Negotiate, approved by the Board to purchase commodities and/or services which affords vendors fair treatment in the competition for award of a District purchase contract.
 - (b) “Continuing Contract” means a contract for Professional Services entered into in accordance with Section 287.055 of the Florida Statutes, between the District and a firm, whereby the firm provides Professional Services to the District for projects in which the costs do not exceed two million dollars (\$2,000,000), for a study activity when the fee for such Professional Services to the District does not exceed two hundred thousand dollars (\$200,000), or for work of a specified nature as outlined in the contract with the District, with no time limitation except that the contract must provide a termination clause (for example, a contract for general District engineering services). Firms providing Professional Services under Continuing Contracts shall not be required to bid against one another.
 - (c) “Contractual Service” means the rendering by a contractor of its time and effort rather than the furnishing of specific commodities. The term applies only to those services rendered by individuals and firms who are independent contractors. Contractual Services do not include auditing services, Maintenance Services, or Professional Services as defined in Section 287.055(2)(a) of the Florida Statutes, and these Rules. Contractual Services also do not include any contract for the furnishing of labor or materials for the construction, renovation, repair, modification, or demolition of any facility, building, portion of building, utility, park, parking lot, or structure or other improvement to real property entered into pursuant to Chapter 255 of the Florida Statutes, and Rules 3.5 or 3.6.
 - (d) “Design-Build Contract” means a single contract with a Design-Build Firm for the design and construction of a public construction project.

- (e) “Design-Build Firm” means a partnership, corporation or other legal entity that:
 - (i) Is certified under Section 489.119 of the Florida Statutes, to engage in contracting through a certified or registered general contractor or a certified or registered building contractor as the qualifying agent; or
 - (ii) Is certified under Section 471.023 of the Florida Statutes, to practice or to offer to practice engineering; certified under Section 481.219 of the Florida Statutes, to practice or to offer to practice architecture; or certified under Section 481.319 of the Florida Statutes, to practice or to offer to practice landscape architecture.
- (f) “Design Criteria Package” means concise, performance-oriented drawings or specifications for a public construction project. The purpose of the Design Criteria Package is to furnish sufficient information to permit Design-Build Firms to prepare a bid or a response to the District’s Request for Proposals, or to permit the District to enter into a negotiated Design-Build Contract. The Design Criteria Package must specify performance-based criteria for the public construction project, including the legal description of the site, survey information concerning the site, interior space requirements, material quality standards, schematic layouts and conceptual design criteria of the project, cost or budget estimates, design and construction schedules, site development requirements, provisions for utilities, stormwater retention and disposal, and parking requirements applicable to the project. Design Criteria Packages shall require firms to submit information regarding the qualifications, availability, and past work of the firms, including the partners and members thereof.
- (g) “Design Criteria Professional” means a firm who holds a current certificate of registration under Chapter 481 of the Florida Statutes, to practice architecture or landscape architecture, or a firm who holds a current certificate as a registered engineer under Chapter 471 of the Florida Statutes, to practice engineering, and who is employed by or under contract to the District to provide professional architect services, landscape architect services, or engineering services in connection with the preparation of the Design Criteria Package.
- (h) “Emergency Purchase” means a purchase necessitated by a sudden unexpected turn of events (for example, acts of God, riot, fires, floods, hurricanes, accidents, or any circumstances or cause beyond the control of the Board in the normal conduct of its business), where the Board finds that the delay incident to competitive purchase would be detrimental to the interests of the District. This includes, but is not limited to, instances where

the time to competitively award the project will jeopardize the funding for the project, will materially increase the cost of the project, or will create an undue hardship on the public health, safety, or welfare.

- (i) “Invitation to Bid” is a written or electronically posted solicitation for sealed bids with the title, date, and hour of the public bid opening designated specifically and defining the commodity or service involved. It includes printed instructions prescribing conditions for bidding, qualification, evaluation criteria, and provides for a manual signature of an authorized representative. It may include one or more bid alternates.
- (j) “Invitation to Negotiate” means a written or electronically posted solicitation for competitive sealed replies to select one or more vendors with which to commence negotiations for the procurement of commodities or services.
- (k) “Negotiate” means to conduct legitimate, arm’s length discussions and conferences to reach an agreement on a term or price.
- (l) “Professional Services” means those services within the scope of the practice of architecture, professional engineering, landscape architecture, or registered surveying and mapping, as defined by the laws of Florida, or those services performed by any architect, professional engineer, landscape architect, or registered surveyor and mapper, in connection with the firm's or individual's professional employment or practice.
- (m) “Proposal (or Reply or Response) Most Advantageous to the District” means, as determined in the sole discretion of the Board, the proposal, reply, or response that is:
 - (i) Submitted by a person or firm capable and qualified in all respects to perform fully the contract requirements, who has the integrity and reliability to assure good faith performance;
 - (ii) The most responsive to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation as determined by the Board; and
 - (iii) For a cost to the District deemed by the Board to be reasonable.
- (n) “Purchase” means acquisition by sale, rent, lease, lease/purchase, or installment sale. It does not include transfer, sale, or exchange of goods, supplies, or materials between the District and any federal, state, regional or local governmental entity or political subdivision of the State of Florida.

- (o) “Request for Proposals” or “RFP” is a written or electronically posted solicitation for sealed proposals with the title, date, and hour of the public opening designated and requiring the manual signature of an authorized representative. It may provide general information, applicable laws and rules, statement of work, functional or general specifications, qualifications, proposal instructions, work detail analysis, and evaluation criteria as necessary.
- (p) “Responsive and Responsible Bidder” means an entity or individual that has submitted a bid that conforms in all material respects to the Invitation to Bid and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. “Responsive and Responsible Vendor” means an entity or individual that has submitted a proposal, reply, or response that conforms in all material respects to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. In determining whether an entity or individual is a Responsive and Responsible Bidder (or Vendor), the District may consider, in addition to factors described in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the following:
 - (i) The ability and adequacy of the professional personnel employed by the entity/individual;
 - (ii) The past performance of the entity/individual for the District and in other professional employment;
 - (iii) The willingness of the entity/individual to meet time and budget requirements;
 - (iv) The geographic location of the entity’s/individual’s headquarters or office in relation to the project;
 - (v) The recent, current, and projected workloads of the entity/individual;
 - (vi) The volume of work previously awarded to the entity/individual, provided that for a public works project as defined in Section 255.0992, *Florida Statutes*, the District may not penalize a bidder for performing a larger volume of construction work for the District or reward a bidder for performing a smaller volume of construction work for the District;

- (vii) Whether the cost components of the bid or proposal are appropriately balanced; and
- (viii) Whether the entity/individual is a certified minority business enterprise as defined in Section 287.0943, *Florida Statutes*.
- (q) “Responsive Bid,” “Responsive Proposal,” “Responsive Reply,” and “Responsive Response” all mean a bid, proposal, reply, or response which conforms in all material respects to the specifications and conditions in the Invitation to Bid, Request for Proposals, Invitations to Negotiate, or Competitive Solicitation document and these Rules, and the cost components of which, if any, are appropriately balanced. A bid, proposal, reply or response is not responsive if the person or firm submitting it fails to meet any material requirement relating to the qualifications, financial stability, or licensing of the bidder.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.033, 255.0992, 255.20, 287.055, Fla. Stat.

Rule 3.1 Procedure Under the Consultants' Competitive Negotiations Act.

- (1) Scope. The following procedures are adopted for the selection of firms or individuals to provide Professional Services exceeding the thresholds herein described, for the negotiation of such contracts, and to provide for protest of actions of the Board under this Rule. As used in this Rule, "Project" means that fixed capital outlay study or planning activity when basic construction cost is estimated by the District to exceed the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FIVE, or for a planning study activity when the fee for Professional Services is estimated by the District to exceed the threshold amount provided in Section 287.017 for CATEGORY TWO, as such categories may be amended or adjusted from time to time.
- (2) Qualifying Procedures. In order to be eligible to provide Professional Services to the District, a consultant must, at the time of receipt of the firm's qualification submittal:
 - (a) Hold all required applicable state professional licenses in good standing;
 - (b) Hold all required applicable federal licenses in good standing, if any;
 - (c) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the consultant is a corporation; and
 - (d) Meet any qualification requirements set forth in the District's Request for Qualifications.

Evidence of compliance with this Rule may be submitted with the qualifications, if requested by the District. In addition, evidence of compliance must be submitted any time requested by the District.

- (3) Public Announcement. Except in cases of valid public emergencies as certified by the Board, the District shall announce each occasion when Professional Services are required for a Project or a Continuing Contract by publishing a notice providing a general description of the Project, or the nature of the Continuing Contract, and the method for interested consultants to apply for consideration. The notice shall appear in at least one (1) newspaper of general circulation in the District and in such other places as the District deems appropriate. The notice must allow at least fourteen (14) days for submittal of qualifications from the date of publication. The District may maintain lists of consultants interested in receiving such notices. These consultants are encouraged to submit annually statements of qualifications and performance data. The District shall make reasonable efforts to provide copies of any notices to such consultants, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process. The Board has the right to reject any and all

qualifications, and such reservation shall be included in the published notice. Consultants not receiving a contract award shall not be entitled to recover from the District any costs of qualification package preparation or submittal.

(4) Competitive Selection.

- (a) The Board shall review and evaluate the data submitted in response to the notice described in section (3) of this Rule regarding qualifications and performance ability, as well as any statements of qualifications on file. The Board shall conduct discussions with, and may require public presentation by consultants regarding their qualifications, approach to the Project, and ability to furnish the required services. The Board shall then select and list the consultants, in order of preference, deemed to be the most highly capable and qualified to perform the required Professional Services, after considering these and other appropriate criteria:
 - (i) The ability and adequacy of the professional personnel employed by each consultant;
 - (ii) Whether a consultant is a certified minority business enterprise;
 - (iii) Each consultant's past performance;
 - (iv) The willingness of each consultant to meet time and budget requirements;
 - (v) The geographic location of each consultant's headquarters, office and personnel in relation to the project;
 - (vi) The recent, current, and projected workloads of each consultant; and
 - (vii) The volume of work previously awarded to each consultant by the District.
- (b) Nothing in these Rules shall prevent the District from evaluating and eventually selecting a consultant if less than three (3) Responsive qualification packages, including packages indicating a desire not to provide Professional Services on a given Project, are received.
- (c) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.
- (d) Notice of the rankings adopted by the Board, including the rejection of some or all qualification packages, shall be provided in writing to all consultants

by United States Mail, hand delivery, electronic mail, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's ranking decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

(5) Competitive Negotiation.

- (a) After the Board has authorized the beginning of competitive negotiations, the District may begin such negotiations with the firm listed as most qualified to perform the required Professional Services at a rate or amount of compensation which the Board determines is fair, competitive, and reasonable.
- (b) In negotiating a lump-sum or cost-plus-a-fixed-fee professional contract for more than the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, the firm receiving the award shall be required to execute a truth-in-negotiation certificate stating that "wage rates and other factual unit costs supporting the compensation are accurate, complete and current at the time of contracting." In addition, any professional service contract under which such a certificate is required, shall contain a provision that "the original contract price and any additions thereto, shall be adjusted to exclude any significant sums by which the Board determines the contract price was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs."
- (c) Should the District be unable to negotiate a satisfactory agreement with the firm determined to be the most qualified at a price deemed by the District to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the District shall immediately begin negotiations with the second most qualified firm. If a satisfactory agreement with the second firm cannot be reached, those negotiations shall be terminated and negotiations with the third most qualified firm shall be undertaken.
- (d) Should the District be unable to negotiate a satisfactory agreement with one of the top three (3) ranked consultants, additional firms shall be selected by the District, in order of their competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.

(6) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.

- (7) Continuing Contract. Nothing in this Rule shall prohibit a Continuing Contract between a consultant and the District.
- (8) Emergency Purchase. The District may make an Emergency Purchase without complying with these Rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 190.011(3), 190.033, 287.055, Fla. Stat.

Rule 3.2 Procedure Regarding Auditor Selection.

In order to comply with the requirements of Section 218.391 of the Florida Statutes, the following procedures are outlined for selection of firms or individuals to provide Auditing Services and for the negotiation of such contracts. For audits required under Chapter 190 of the Florida Statutes but not meeting the thresholds of Chapter 218 of the Florida Statutes, the District need not follow these procedures but may proceed with the selection of a firm or individual to provide Auditing Services and for the negotiation of such contracts in the manner the Board determines is in the best interests of the District.

(1) Definitions.

- (a) "Auditing Services" means those services within the scope of the practice of a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy.
- (b) "Committee" means the auditor selection committee appointed by the Board as described in section (2) of this Rule.

(2) Establishment of Auditor Selection Committee. Prior to a public announcement under section (4) of this Rule that Auditing Services are required, the Board shall establish an auditor selection committee ("Committee"), the primary purpose of which is to assist the Board in selecting an auditor to conduct the annual financial audit required by Section 218.39 of the Florida Statutes. The Committee shall include at least three individuals, at least one of which must also be a member of the Board. The establishment and selection of the Committee must be conducted at a publicly noticed and held meeting of the Board. The Chairperson of the Committee must be a member of the Board. An employee, a chief executive officer, or a chief financial officer of the District may not serve as a member of the Committee; provided however such individual may serve the Committee in an advisory capacity.

(3) Establishment of Minimum Qualifications and Evaluation Criteria. Prior to a public announcement under section (4) of this Rule that Auditing Services are required, the Committee shall meet at a publicly noticed meeting to establish minimum qualifications and factors to use for the evaluation of Auditing Services to be provided by a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy.

- (a) Minimum Qualifications. In order to be eligible to submit a proposal, a firm must, at all relevant times including the time of receipt of the proposal by the District:

- (i) Hold all required applicable state professional licenses in good standing;
- (ii) Hold all required applicable federal licenses in good standing, if any;
- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation; and
- (iv) Meet any pre-qualification requirements established by the Committee and set forth in the RFP or other specifications.

If requested in the RFP or other specifications, evidence of compliance with the minimum qualifications as established by the Committee must be submitted with the proposal.

- (b) **Evaluation Criteria.** The factors established for the evaluation of Auditing Services by the Committee shall include, but are not limited to:
 - (i) Ability of personnel;
 - (ii) Experience;
 - (iii) Ability to furnish the required services; and
 - (iv) Such other factors as may be determined by the Committee to be applicable to its particular requirements.

The Committee may also choose to consider compensation as a factor. If the Committee establishes compensation as one of the factors, compensation shall not be the sole or predominant factor used to evaluate proposals.

- (4) **Public Announcement.** After identifying the factors to be used in evaluating the proposals for Auditing Services as set forth in section (3) of this Rule, the Committee shall publicly announce the opportunity to provide Auditing Services. Such public announcement shall include a brief description of the audit and how interested firms can apply for consideration and obtain the RFP. The notice shall appear in at least one (1) newspaper of general circulation in the District and the county in which the District is located. The public announcement shall allow for at least seven (7) days for the submission of proposals.
- (5) **Request for Proposals.** The Committee shall provide interested firms with a Request for Proposals (“RFP”). The RFP shall provide information on how proposals are to be evaluated and such other information the Committee determines is necessary for the firm to prepare a proposal. The RFP shall state the time and

place for submitting proposals.

- (6) Committee's Evaluation of Proposals and Recommendation. The Committee shall meet at a publicly held meeting that is publicly noticed at least seven (7) days in advance of the meeting to evaluate all qualified proposals and may, as part of the evaluation, require that each interested firm provide a public presentation where the Committee may conduct discussions with the firm, and where the firm may present information, regarding the firm's qualifications. At the public meeting, the Committee shall rank and recommend in order of preference no fewer than three firms deemed to be the most highly qualified to perform the required services after considering the factors established pursuant to subsection (3)(b) of this Rule. If fewer than three firms respond to the RFP or if no firms respond to the RFP, the Committee shall recommend such firm as it deems to be the most highly qualified. Notwithstanding the foregoing, the Committee may recommend that any and all proposals be rejected.
- (7) Board Selection of Auditor.
 - (a) Where compensation was not selected as a factor used in evaluating the proposals, the Board shall negotiate with the firm ranked first and inquire of that firm as to the basis of compensation. If the Board is unable to negotiate a satisfactory agreement with the first ranked firm at a price deemed by the Board to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the Board shall immediately begin negotiations with the second ranked firm. If a satisfactory agreement with the second ranked firm cannot be reached, those negotiations shall be terminated and negotiations with the third ranked firm shall be undertaken. The Board may reopen formal negotiations with any one of the three top-ranked firms, but it may not negotiate with more than one firm at a time. If the Board is unable to negotiate a satisfactory agreement with any of the selected firms, the Committee shall recommend additional firms in order of the firms' respective competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.
 - (b) Where compensation was selected as a factor used in evaluating the proposals, the Board shall select the highest-ranked qualified firm or document in its public records the reason for not selecting the highest-ranked qualified firm.
 - (c) In negotiations with firms under this Rule, the Board may allow the District Manager, District Counsel, or other designee to conduct negotiations on its behalf.

- (d) Notwithstanding the foregoing, the Board may reject any or all proposals. The Board shall not consider any proposal, or enter into any contract for Auditing Services, unless the proposed agreed-upon compensation is reasonable to satisfy the requirements of Section 218.39 of the Florida Statutes, and the needs of the District.
- (8) Contract. Any agreement reached under this Rule shall be evidenced by a written contract, which may take the form of an engagement letter signed and executed by both parties. The written contract shall include all provisions and conditions of the procurement of such services and shall include, at a minimum, the following:
 - (a) A provision specifying the services to be provided and fees or other compensation for such services;
 - (b) A provision requiring that invoices for fees or other compensation be submitted in sufficient detail to demonstrate compliance with the terms of the contract;
 - (c) A provision setting forth deadlines for the auditor to submit a preliminary draft audit report to the District for review and to submit a final audit report no later than June 30 of the fiscal year that follows the fiscal year for which the audit is being conducted;
 - (d) A provision specifying the contract period, including renewals, and conditions under which the contract may be terminated or renewed. The maximum contract period including renewals shall be five (5) years. A renewal may be done without the use of the auditor selection procedures provided in this Rule but must be in writing.
 - (e) Provisions required by law that require the auditor to comply with public records laws.
- (9) Notice of Award. Once a negotiated agreement with a firm or individual is reached, or the Board authorizes the execution of an agreement with a firm where compensation was a factor in the evaluation of proposals, notice of the intent to award, including the rejection of some or all proposals, shall be provided in writing to all proposers by United States Mail, hand delivery, electronic mail, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests regarding the award of contracts under this Rule shall be as provided for in Rule 3.11. No proposer shall be entitled to recover any costs of proposal preparation or submittal from the District.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 218.33, 218.391, Fla. Stat.

Rule 3.3 Purchase of Insurance.

- (1) Scope. The purchases of life, health, accident, hospitalization, legal expense, or annuity insurance, or all of any kinds of such insurance for the officers and employees of the District, and for health, accident, hospitalization, and legal expenses upon a group insurance plan by the District, shall be governed by this Rule. This Rule does not apply to the purchase of any other type of insurance by the District, including but not limited to liability insurance, property insurance, and directors and officers insurance. Nothing in this Rule shall require the District to purchase insurance.
- (2) Procedure. For a purchase of insurance within the scope of these Rules, the following procedure shall be followed:
 - (a) The Board shall cause to be prepared a Notice of Invitation to Bid.
 - (b) Notice of the Invitation to Bid shall be advertised at least once in a newspaper of general circulation within the District. The notice shall allow at least fourteen (14) days for submittal of bids.
 - (c) The District may maintain a list of persons interested in receiving notices of Invitations to Bid. The District shall make reasonable efforts to provide copies of any notices to such persons, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process.
 - (d) Bids shall be opened at the time and place noted in the Invitation to Bid.
 - (e) If only one (1) response to an Invitation is received, the District may proceed with the purchase. If no response to an Invitation to Bid is received, the District may take whatever steps are reasonably necessary in order to proceed with the purchase.
 - (f) The Board has the right to reject any and all bids and such reservations shall be included in all solicitations and advertisements.
 - (g) Simultaneously with the review of the submitted bids, the District may undertake negotiations with those companies that have submitted reasonable and timely bids and, in the opinion of the District, are fully qualified and capable of meeting all services and requirements. Bid responses shall be evaluated in accordance with the specifications and criteria contained in the Invitation to Bid; in addition, the total cost to the District, the cost, if any, to the District officers, employees, or their dependents, relevant business presence and capability to service the District's needs, and the ability of the company to guarantee premium stability may be considered. A contract to purchase insurance shall be

awarded to that company whose response to the Invitation to Bid best meets the overall needs of the District, its officers, employees, and/or dependents.

- (h) Notice of the intent to award, including rejection of some or all bids, shall be provided in writing to all bidders by United States Mail, by hand delivery, or by overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's procurement of insurance under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: § 112.08, Fla. Stat.

Rule 3.4 Pre-qualification

- (1) Scope. In its discretion, the District may undertake a pre-qualification process in accordance with this Rule for vendors to provide construction services, goods, supplies, and materials, Contractual Services, and maintenance services.
- (2) Procedure. When the District seeks to pre-qualify vendors, the following procedures shall apply:
 - (a) The Board shall cause to be prepared a Request for Qualifications.
 - (b) For construction services exceeding the thresholds described in Section 255.20 of the Florida Statutes, the Board must advertise the proposed prequalification criteria and procedures and allow at least seven (7) days' notice of the public hearing for comments on such pre-qualification criteria and procedures. At such public hearing, potential vendors may object to such pre-qualification criteria and procedures. Following such public hearing, the Board shall formally adopt pre-qualification criteria and procedures prior to the advertisement of the Request for Qualifications for construction services.
 - (c) The Request for Qualifications shall be advertised at least once in a newspaper of general circulation within the District and within the county in which the District is located. The notice shall allow at least seven (7) days for submittal of qualifications for goods, supplies and materials, Contractual Services, maintenance services, and construction services under two hundred fifty thousand dollars (\$250,000). The notice shall allow at least twenty-one (21) days for submittal of qualifications for construction services estimated to cost over two hundred fifty thousand dollars (\$250,000) and thirty (30) days for construction services estimated to cost over five hundred thousand dollars (\$500,000).
 - (d) The District may maintain lists of persons interested in receiving notices of Requests for Qualifications. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, or hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any pre-qualification determination or contract awarded in accordance with these Rules and shall not be a basis for a protest of any pre-qualification determination or contract award.
 - (e) If the District has pre-qualified vendors for a particular category of purchase, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies or responses in response to the applicable Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

- (f) In order to be eligible to submit qualifications, a firm or individual must, at the time of receipt of the qualifications:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;
 - (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
 - (iv) Meet any special pre-qualification requirements set forth in the Request for Qualifications.

Evidence of compliance with these Rules must be submitted with the qualifications if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the qualifications.

- (g) Qualifications shall be presented to the Board, or a committee appointed by the Board, for evaluation in accordance with the Request for Qualifications and this Rule. Minor variations in the qualifications may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature.
- (h) All vendors determined by the District to meet the pre-qualification requirements shall be pre-qualified. To assure full understanding of the responsiveness to the requirements contained in a Request for Qualifications, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion and revision of qualifications. For construction services, any contractor pre-qualified and considered eligible by the Department of Transportation to bid to perform the type of work the project entails shall be presumed to be qualified to perform the project.
- (i) The Board shall have the right to reject all qualifications if there are not enough to be competitive or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of qualification preparation or submittal from the District.
- (j) Notice of intent to pre-qualify, including rejection of some or all qualifications, shall be provided in writing to all vendors by United States Mail, electronic mail, hand delivery, or overnight delivery service. The notice shall

include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's pre-qualification decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11; provided however, protests related to the pre-qualification criteria and procedures for construction services shall be resolved in accordance with section (2)(b) of this Rule and Section 255.20(1)(b) of the Florida Statutes.

(3) Suspension, Revocation, or Denial of Qualification

(a) The District, for good cause, may deny, suspend, or revoke a prequalified vendor's pre-qualified status. A suspension, revocation, or denial for good cause shall prohibit the vendor from bidding on any District construction contract for which qualification is required, shall constitute a determination of non-responsibility to bid on any other District construction or maintenance contract, and shall prohibit the vendor from acting as a material supplier or subcontractor on any District contract or project during the period of suspension, revocation, or denial. Good cause shall include the following:

- i. One of the circumstances specified under Section 337.16(2), *Florida Statutes*, has occurred.
- ii. Affiliated contractors submitted more than one proposal for the same work. In this event the pre-qualified status of all of the affiliated bidders will be revoked, suspended, or denied. All bids of affiliated bidders will be rejected.
- iii. The vendor made or submitted false, deceptive, or fraudulent statements, certifications, or materials in any claim for payment or any information required by any District contract.
- iv. The vendor or its affiliate defaulted on any contract or a contract surety assumed control of financial responsibility for any contract of the vendor.
- v. The vendor's qualification to bid is suspended, revoked, or denied by any other public or semi-public entity, or the vendor has been the subject of a civil enforcement proceeding or settlement involving a public or semi-public entity.
- vi. The vendor failed to comply with contract or warranty requirements or failed to follow District direction in the performance of a contract.
- vii. The vendor failed to timely furnish all contract documents required by the contract specifications, special provisions, or by any state or federal statutes or regulations. If the vendor fails to furnish any of the subject contract documents by the expiration of the period of suspension, revocation, or denial set forth above, the vendor's pre-qualified status

shall remain suspended, revoked, or denied until the documents are furnished.

- viii. The vendor failed to notify the District within 10 days of the vendor, or any of its affiliates, being declared in default or otherwise not completing work on a contract or being suspended from qualification to bid or denied qualification to bid by any other public or semi-public agency.
 - ix. The vendor did not pay its subcontractors or suppliers in a timely manner or in compliance with contract documents.
 - x. The vendor has demonstrated instances of poor or unsatisfactory performance, deficient management resulting in project delay, poor quality workmanship, a history of payment of liquidated damages, untimely completion of projects, uncooperative attitude, contract litigation, inflated claims or defaults.
 - xi. An affiliate of the vendor has previously been determined by the District to be non-responsible, and the specified period of suspension, revocation, denial, or non-responsibility remains in effect.
 - xii. The vendor or affiliate(s) has been convicted of a contract crime.
 - 1. The term “contract crime” means any violation of state or federal antitrust laws with respect to a public contract or any violation of any state or federal law involving fraud, bribery, collusion, conspiracy, or material misrepresentation with respect to a public contract.
 - 2. The term “convicted” or “conviction” means a finding of guilt or a conviction of a contract crime, with or without an adjudication of guilt, in any federal or state trial court of record as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
 - xiii. Any other circumstance constituting “good cause” under Section 337.16(2), *Florida Statutes*, exists.
- (b) The pre-qualified status of a contractor found delinquent under Section 337.16(1), *Florida Statutes*, shall be denied, suspended, or revoked. A denial, suspension, or revocation shall prohibit the vendor from being a subcontractor on District work during the period of denial, suspension, or revocation, except when a prime contractor’s bid has used prices of a subcontractor who becomes disqualified after the bid, but before the request for authorization to sublet is presented.
- (c) The District shall inform the vendor in writing of its intent to deny, suspend, or

revoke its pre-qualified status and inform the vendor of its right to a hearing, the procedure which must be followed, and the applicable time limits. If a hearing is requested within ten (10) days after the receipt of the notice of intent, the hearing shall be held within thirty (30) days after receipt by the District of the request for the hearing. The decision shall be issued in writing within fifteen (15) business days after the hearing.

- (d) Such suspension or revocation shall not affect the vendor's obligations under any preexisting contract.
- (e) If a contractor's pre-qualified status is revoked, suspended, or denied and the contractor receives an additional period of revocation, suspension, or denial of its pre-qualified status, the time periods will run consecutively.
- (f) In the case of contract crimes, the vendor's pre-qualified status under this Rule shall be revoked indefinitely. For all violations of Rule 3.4(3)(a) other than for the vendor's conviction for contract crimes, the revocation, denial, or suspension of a vendor's pre-qualified status under this Rule shall be for a specific period of time based on the seriousness of the deficiency.

Examples of factors affecting the seriousness of a deficiency are:

- i. Impacts on project schedule, cost, or quality of work;
 - ii. Unsafe conditions allowed to exist;
 - iii. Complaints from the public;
 - iv. Delay or interference with the bidding process;
 - v. The potential for repetition;
 - vi. Integrity of the public contracting process;
 - vii. Effect on the health, safety, and welfare of the public.
- (g) The District shall deny or revoke the pre-qualified status of any contractor and its affiliates for a period of 36 months when it is determined by the District that the contractor has, subsequent to January 1, 1978, been convicted of a contract crime within the jurisdiction of any state or federal court. Any such contractor shall not act as a prime contractor, material supplier, subcontractor, or consultant on any District contract or project during the period of denial or revocation.

(4) Reapplication and Reinstatement

- (a) A contractor whose qualification to bid has been revoked or denied because of contract crime may, at any time after revocation or denial, file a petition for

reapplication or reinstatement. However, a contractor may not petition for reapplication or reinstatement for a period of 24 months after revocation or denial for a subsequent conviction occurring within 10 years of a previous denial or revocation for contract crime.

- (b) If the petition for reapplication or reinstatement is denied, the contractor cannot petition for a subsequent hearing for a period of nine months following the date of the final order of revocation or denial.
- (c) If the petition for reapplication or reinstatement is granted, the contractor must file a current Application for Qualification with the Contracts Administration Office. Reinstatement shall not be effective until issuance of a Certificate of Qualification.

(5) Emergency Suspension and Revocation

- (a) The District may summarily issue an emergency suspension of a contractor's qualification to bid if it finds that imminent danger exists to the public health, safety, or welfare.
- (b) The written notice of emergency suspension shall state the specific facts and reasons for finding an imminent danger to the public health, safety, or welfare exists.
- (c) The District, within 10 days of the emergency suspension, shall initiate formal suspension or revocation proceedings in compliance with Rule 3.4(3), except the 10-day notice requirement shall not be construed to prevent a hearing at the earliest time practicable upon request of the aggrieved party.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.033, 255.0525, 255.20, Fla. Stat.; §§ 14-22.012, 14-22.0121, 14-22.014, Fla. Admin. Code.

Rule 3.5 Construction Contracts, Not Design-Build.

- (1) Scope. All contracts for the construction or improvement of any building, structure, or other public construction works authorized by Chapter 190 of the Florida Statutes, the costs of which are estimated by the District in accordance with generally accepted cost accounting principles to be in excess of the threshold amount for applicability of Section 255.20 of the Florida Statutes, as that amount may be indexed or amended from time to time, shall be let under the terms of these Rules and the procedures of Section 255.20 of the Florida Statutes, as the same may be amended from time to time. A project shall not be divided solely to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of construction services is within the scope of this Rule, the following procedures shall apply:
 - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
 - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation in the District and in the county in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least twenty-one (21) days for submittal of sealed bids, proposals, replies, or responses, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars (\$500,000) must be noticed at least thirty (30) days prior to the date for submittal of bids, proposals, replies, or responses. If the Board has previously pre-qualified contractors pursuant to Rule 3.4 and determined that only the contractors that have been pre-qualified will be permitted to submit bids, proposals, replies, and responses, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation need not be published. Instead, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be sent to the pre-qualified contractors by United States Mail, electronic mail, hand delivery, or overnight delivery service.
 - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, or hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

- (d) If the District has pre-qualified providers of construction services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses to Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations.
- (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;
 - (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the bidder is a corporation; and
 - (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Any contractor that has been found guilty by a court of competent jurisdiction of any violation of federal labor or employment tax laws regarding subjects including but not limited to, reemployment assistance, safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past five (5) years shall be deemed ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response, if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation and these Rules. Minor variations in the bids,

proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board, provided such corrections do not result in a material change to the bid amount or create an unfair advantage. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.

- (g) The lowest Responsive Bid submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.
- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No contractor shall be entitled to recover any costs of bid, proposal, response, or reply preparation or submittal from the District.
- (i) The Board may require potential contractors to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
- (j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses, shall be provided in writing to all contractors by United States Mail, electronic mail, hand delivery, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's purchase of construction services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
- (k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase construction services or may reject the

bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of construction services, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the construction services without further competitive selection processes.

- (3) Sole Source; Government. Construction services that are only available from a single source are exempt from this Rule. Construction services provided by governmental agencies are exempt from this Rule. This Rule shall not apply to the purchase of construction services, which may include goods, supplies, or materials, that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules. A contract for construction services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.
- (4) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
- (5) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules only when there exists an immediate and serious need for construction services that cannot be met through normal procurement methods and the lack of such services would seriously threaten: (i) the District's ability to perform essential services; (ii) the preservation or protection of property or improvements; or (iii) the health, safety, or welfare of any person. The fact that an Emergency Purchase has occurred or is necessary, along with a detailed description of the basis for the emergency determination, shall be noted in the minutes of the next Board Meeting.
- (6) Exceptions. This Rule is inapplicable when:
 - (a) The project is undertaken as repair or maintenance of an existing public facility;
 - (b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;
 - (c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contract; or
 - (d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board

that it is in the public's best interest to perform the project using its own services, employees, and equipment.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

Rule 3.6 Construction Contracts, Design-Build.

(1) Scope. The District may utilize Design-Build Contracts for any public construction project for which the Board determines that use of such contract is in the best interest of the District. When letting a Design-Build Contract, the District shall use the following procedure:

(2) Procedure.

(a) The District shall utilize a Design Criteria Professional meeting the requirements of Section 287.055(2)(k) of the Florida Statutes, when developing a Design Criteria Package, evaluating the proposals and qualifications submitted by Design-Build Firms, and determining compliance of the project construction with the Design Criteria Package. The Design Criteria Professional may be an employee of the District, may be the District Engineer selected by the District pursuant to Section 287.055 of the Florida Statutes, or may be retained pursuant to Rule 3.1. The Design Criteria Professional is not eligible to render services under a Design-Build Contract executed pursuant to the Design Criteria Package.

(b) A Design Criteria Package for the construction project shall be prepared and sealed by the Design Criteria Professional. If the project utilizes existing plans, the Design Criteria Professional shall create a Design Criteria Package by supplementing the plans with project specific requirements, if any.

(c) The Board may either choose to award the Design-Build Contract pursuant to the competitive proposal selection process set forth in Section 287.055(9) of the Florida Statutes, or pursuant to the qualifications-based selection process pursuant to Rule 3.1.

(i) Qualifications-Based Selection. If the process set forth in Rule 3.1 is utilized, subsequent to competitive negotiations, a guaranteed maximum price and guaranteed completion date shall be established.

(ii) Competitive Proposal-Based Selection. If the competitive proposal selection process is utilized, the Board, in consultation with the Design Criteria Professional, shall establish the criteria, standards

and procedures for the evaluation of Design-Build Proposals based on price, technical, and design aspects of the project, weighted for the project. After a Design Criteria Package and the standards and procedures for evaluation of proposals have been developed, competitive proposals from qualified firms shall be solicited pursuant to the design criteria by the following procedure:

1. A Request for Proposals shall be advertised at least once in a newspaper of general circulation in the county in which the District is located. The notice shall allow at least twenty-one (21) days for submittal of sealed proposals, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars (\$500,000) must be noticed at least thirty (30) days prior to the date for submittal of proposals.
2. The District may maintain lists of persons interested in receiving notices of Requests for Proposals. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, or hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
3. In order to be eligible to submit a proposal, a firm must, at the time of receipt of the proposals:
 - a. Hold the required applicable state professional licenses in good standing, as defined by Section 287.055(2)(h) of the Florida Statutes;
 - b. Hold all required applicable federal licenses in good standing, if any;
 - c. Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation;
 - d. Meet any special pre-qualification requirements set forth in the Request for Proposals and Design Criteria Package.

Any contractor that has been found guilty by a court of any violation of federal labor or employment tax laws regarding subjects including but not limited to reemployment assistance, safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past five (5) years may be considered ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the proposal if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the proposal.

4. The proposals, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. In consultation with the Design Criteria Professional, the Board shall evaluate the proposals received based on evaluation criteria and procedures established prior to the solicitation of proposals, including but not limited to qualifications, availability, and past work of the firms and the partners and members thereof. The Board shall then select no fewer than three (3) Design-Build Firms as the most qualified.
5. The Board shall have the right to reject all proposals if the proposals are too high, or rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of proposal preparation or submittal from the District.
6. If less than three (3) Responsive Proposals are received, the District may purchase design-build services or may reject the proposals for lack of competitiveness. If no Responsive Proposals are received, the District may proceed with the procurement of design-build services in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the design-build services without further competitive selection processes.

7. Notice of the rankings adopted by the Board, including the rejection of some or all proposals, shall be provided in writing to all consultants by United States Mail, hand delivery, electronic mail, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's rankings under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
8. The Board shall negotiate a contract with the firm ranking the highest based on the evaluation standards and shall establish a price which the Board determines is fair, competitive and reasonable. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the second most qualified firm, based on the ranking by the evaluation standards. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the second most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the third most qualified firm. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the third most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. Should the Board be unable to negotiate a satisfactory contract with any of the selected firms, the Board shall select additional firms in order of their rankings based on the evaluation standards and continue negotiations until an agreement is reached or the list of firms is exhausted.
9. After the Board contracts with a firm, the firm shall bring to the Board for approval, detailed working drawings of the project.
10. The Design Criteria Professional shall evaluate the compliance of the detailed working drawings and project construction with the Design Criteria Package and shall provide the Board with a report of the same.

- (3) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
- (4) Emergency Purchase. The Board may, in case of public emergency, declare an emergency and immediately proceed with negotiations with the best qualified Design-Build Firm available at the time. The fact that an Emergency Purchase has occurred shall be noted in the minutes of the next Board meeting.
- (5) Exceptions. This Rule is inapplicable when:
 - (a) The project is undertaken as repair or maintenance of an existing public facility;
 - (b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;
 - (c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contractor; or
 - (d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board that it is in the public's best interest to perform the project using its own services, employees, and equipment.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

Rule 3.7 Payment and Performance Bonds.

- (1) Scope. This Rule shall apply to contracts for the construction of a public building, for the prosecution and completion of a public work, or for repairs upon a public building or public work and shall be construed in addition to terms prescribed by any other Rule that may also apply to such contracts.

- (2) Required Bond. Upon entering into a contract for any of the services described in section (1) of this Rule in excess of \$200,000, the Board should require that the contractor, before commencing the work, execute and record a payment and performance bond in an amount equal to the contract price. Notwithstanding the terms of the contract or any other law, the District may not make payment to the contractor until the contractor has provided to the District a certified copy of the recorded bond.

- (3) Discretionary Bond. At the discretion of the Board, upon entering into a contract for any of the services described in section (1) of this Rule for an amount not exceeding \$200,000, the contractor may be exempted from executing a payment and performance bond.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: § 255.05, Fla. Stat.

Rule 3.8 Goods, Supplies, and Materials.

- (1) Purpose and Scope. All purchases of goods, supplies, or materials exceeding the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, shall be purchased under the terms of this Rule. Contracts for purchases of “goods, supplies, and materials” do not include printing, insurance, advertising, or legal notices. A contract involving goods, supplies, or materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of goods, supplies, or materials is within the scope of this Rule, the following procedures shall apply:
 - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
 - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the District and within the county in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.
 - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, or Competitive Solicitations. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, or hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
 - (d) If the District has pre-qualified suppliers of goods, supplies, and materials, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses.
 - (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;

- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
- (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

Any firm or individual whose principal place of business is outside the State of Florida must also submit a written opinion of an attorney at law licensed to practice law in that foreign state, as to the preferences, if any or none, granted by the law of that foreign state to business entities whose principal places of business are in that foreign state, in the letting of any or all public contracts. Failure to submit such a written opinion or submission of a false or misleading written opinion may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and this Rule. Minor variations in the bids, proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.
- (g) The lowest Responsive Bid, after taking into account the preferences provided for in this subsection, submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be accepted. If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which does not grant a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the lowest Responsible and Responsive Bidder whose principal place of business is in the State of

Florida shall be awarded a preference of five percent (5%). If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which grants a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the lowest Responsive and Responsible Bidder whose principal place of business is in the State of Florida shall be awarded a preference equal to the preference granted by such foreign state.

To assure full understanding of the responsiveness to the solicitation requirements contained in an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.

- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.
- (i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
- (j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all vendors by United States Mail, electronic mail, hand delivery, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's purchase of goods, supplies, and materials under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
- (k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase goods, supplies, or materials, or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of goods, supplies, and materials, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the goods, supplies, and materials without further competitive selection processes.

- (3) Goods, Supplies, and Materials included in a Construction Contract Awarded Pursuant to Rule 3.5 or 3.6. There may be occasions where the District has undergone the competitive purchase of construction services which contract may include the provision of goods, supplies, or materials. In that instance, the District may approve a change order to the contract and directly purchase the goods, supplies, and materials. Such purchase of goods, supplies, and materials deducted from a competitively purchased construction contract shall be exempt from this Rule.
- (4) Exemption. Goods, supplies, and materials that are only available from a single source are exempt from this Rule. Goods, supplies, and materials provided by governmental agencies are exempt from this Rule. A contract for goods, supplies, or materials is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process. This Rule shall not apply to the purchase of goods, supplies or materials that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules.
- (5) Renewal. Contracts for the purchase of goods, supplies, and/or materials subject to this Rule may be renewed for a maximum period of five (5) years.
- (6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 189.053, 190.033, 287.017, 287.084, Fla. Stat.

Rule 3.9 Maintenance Services.

- (1) Scope. All contracts for maintenance of any District facility or project shall be set under the terms of this Rule if the cost exceeds the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR. A contract involving goods, supplies, and materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of maintenance services is within the scope of this Rule, the following procedures shall apply:
 - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
 - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the District and within the county in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.
 - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, or hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
 - (d) If the District has pre-qualified suppliers of maintenance services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, and responses.
 - (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;

- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
- (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and these Rules. Minor variations in the bids, proposals, replies, and responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.
- (g) The lowest Responsive Bid submitted in response to an Invitation to Bid by a Responsive and Responsible Bidder shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate or Competitive Solicitation the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, or responses.
- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No Vendor shall be

entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.

- (i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
 - (j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all vendors by United States Mail, electronic mail, hand delivery, , or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's procurement of maintenance services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
 - (k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase the maintenance services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of maintenance services, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the maintenance services without further competitive selection processes.
- (3) Exemptions. Maintenance services that are only available from a single source are exempt from this Rule. Maintenance services provided by governmental agencies are exempt from this Rule. A contract for maintenance services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.
 - (4) Renewal. Contracts for the purchase of maintenance services subject to this Rule may be renewed for a maximum period of five (5) years.
 - (5) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
 - (6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), 190.033, Fla. Stat.

Law Implemented: §§ 119.0701, 190.033, 287.017, Fla. Stat.

Rule 3.10 Contractual Services.

- (1) Exemption from Competitive Purchase. Pursuant to Section 190.033(3) of the Florida Statutes, Contractual Services shall not be subject to competitive purchasing requirements. If an agreement is predominantly for Contractual Services, but also includes maintenance services or the purchase of goods and services, the contract shall not be subject to competitive purchasing requirements. Regardless of whether an advertisement or solicitation for Contractual Services is identified as an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, no rights or remedies under these Rules, including but not limited to protest rights, are conferred on persons, firms, or vendors proposing to provide Contractual Services to the District.
- (2) Contracts; Public Records. In accordance with Florida law, each contract for Contractual Services shall include provisions required by law that require the contractor to comply with public records laws.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 190.011(3), 190.033, Fla. Stat.

Rule 3.11 Protests with Respect to Proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9.

The resolution of any protests with respect to proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9 shall be in accordance with this Rule.

(1) Filing.

- (a) With respect to a protest regarding qualifications, specifications, documentation, or other requirements contained in a Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation issued by the District, the notice of protest shall be filed in writing within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the first advertisement of the Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's intended decision. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.
- (b) Except for those situations covered by subsection (1)(a) of this Rule, any firm or person who is affected adversely by a District's ranking or intended award under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, or 3.9 and desires to contest the District's ranking or intended award, shall file with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after receipt of the notice of the District's ranking or intended award. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's ranking or intended award. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.
- (c) If the requirement for the posting of a protest bond and the amount of the protest bond, which may be expressed by a percentage of the contract to be awarded or a set amount, is disclosed in the District's competitive solicitation documents for a particular purchase under Rules 3.1, 3.2, 3.3,

3.4, 3.5, 3.6, 3.8, or 3.9, any person who files a notice of protest must post the protest bond. The amount of the protest bond shall be determined by District staff after consultation with the Board and within the limits, if any, imposed by Florida law. In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses, and attorney's fees associated with hearing and defending the protest. In the event the protest is settled by mutual agreement of the parties, the protest bond shall be distributed as agreed to by the District and protestor.

- (d) The District does not accept documents filed by electronic mail or facsimile transmission. Filings are only accepted during normal business hours, which are 9:00 a.m. to 5:00 p.m., Monday through Friday, excluding holidays.
- (2) Contract Execution. Upon receipt of a notice of protest which has been timely filed, the District shall not execute the contract under protest until the subject of the protest is resolved. However, if the District sets forth in writing particular facts and circumstances showing that delay incident to protest proceedings will jeopardize the funding for the project, will materially increase the cost of the project, or will create an immediate and serious danger to the public health, safety, or welfare, the contract may be executed.
- (3) Informal Proceeding. If the Board determines a protest does not involve a disputed issue of material fact, the Board may, but is not obligated to, schedule an informal proceeding to consider the protest. Such informal proceeding shall be at a time and place determined by the Board. Notice of such proceeding shall be sent via certified mail, hand delivery, or email with delivery confirmation to the protestor and any substantially affected persons or parties not less than three (3) calendar days prior to such informal proceeding. Within thirty (30) calendar days following the informal proceeding, the Board shall issue a written decision setting forth the factual, legal, and policy grounds for its decision.
- (4) Formal Proceeding. If the Board determines a protest involves disputed issues of material fact or if the Board elects not to use the informal proceeding process provided for in section (3) of this Rule, the District shall schedule a formal hearing to resolve the protest. The Chairperson shall designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other qualified person as a hearing officer to conduct the hearing. The hearing officer may:
 - (a) Administer oaths and affirmations;
 - (b) Rule upon offers of proof and receive relevant evidence;
 - (c) Regulate the course of the hearing, including any pre-hearing matters;

(d) Enter orders; and

(e) Make or receive offers of settlement, stipulation, and adjustment.

The hearing officer shall, within thirty (30) days after the hearing or receipt of the hearing transcript, whichever is later, file a recommended order which shall include a caption, time and place of hearing, appearances entered at the hearing, statement of the issues, findings of fact and conclusions of law, separately stated, and a recommendation for final District action. The District shall allow each party fifteen (15) calendar days from receipt of the recommended order in which to submit written exceptions to the recommended order. The District shall issue a final order within sixty (60) days after the filing of the recommended order.

- (5) Intervenors. Other substantially affected persons may join the proceedings as intervenors by filing a motion to intervene within 10 calendar days of the initial protest filing, on terms that shall not unduly delay the proceedings.
- (6) Rejection of all Qualifications, Bids, Proposals, Replies and Responses after Receipt of Notice of Protest. If the Board determines there was a violation of law, defect, or an irregularity in the competitive solicitation process, the Bids, Proposals, Replies, and Responses are too high, or if the Board determines it is otherwise in the District's best interest, the Board may reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew. If the Board decides to reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew, any pending protests shall automatically terminate.
- (7) Settlement. Nothing herein shall preclude the settlement of any protest under this Rule at any time.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: § 190.033, Fla. Stat.

Rule 4.0 Effective Date.

These Rules shall be effective February 10, 2026, except that no election of officers required by these Rules shall be required until after the next regular election for the Board.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.011(5), 190.011(15), Fla. Stat.

Tab 12

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, January 13, 2026, 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
Lauren Gentry	District Counsel, Kilinski/Van Wyk (Via Conference Call)
Lindsay Moczynski	District Counsel, Kilinski/Van Wyk (Via Conference Call)
Stephen Brletic	District Engineer, BDI Engineering (Via Conference Call)
Jason Pond	Clubhouse Manager
Connie Mastroni	Asst. Clubhouse Manager
Jorge Ledesma	Account Manager, Juniper
John Toborg	Landscape Inspection Manager, Rizzetta

Audience	Present
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FIRST ORDER OF BUSINESS**Call to Order**

Mr. Adams called the meeting to order at 10:00 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**

Mrs. Clark requested that the "Under Separate Cover" items be included on the website.

FOURTH ORDER OF BUSINESS**STAFF REPORTS**

A. District Engineer

Mr. Brletic provided an update on the pickleball and dog park project.

The Board requested Mr. Brletic to provide erosion options for the open field. Mr. Brletic recommended that Jason review the area and develop a plan.

On a motion by Ms. Manuele, seconded by Ms. Feliu, with all in favor, the Board of Supervisors approved the Superior Sealers Weed Barrier Proposal in the amount of \$1,775, for the Sterling Hill Community Development District.

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

Mr. Toborg reviewed his report. Juniper will address the area near the wall.

On a motion by Ms. Feliu, seconded by Ms. Miller, with four in favor (Mr. Bagnuolo opposed), the Board of Supervisors approved Juniper's Proposal in the amount of \$1,669.69, for the Sterling Hill Community Development District.

2. Discussion of Mulch Proposals

The Board requested that the mulch proposal be included on the agenda.

3. Consideration of Juniper's Irrigation Repair Proposal

On a motion by Ms. Miller, seconded by Mr. Gebala, with all in favor, the Board of Supervisors approved the Juniper's Irrigation Repair Proposal in the amount of \$5,796.01, for the Sterling Hill Community Development District.

C. District Counsel

Ms. Gentry reviewed her report.

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

Mr. Pond reviewed his report.

On a motion from Ms. Feliu, seconded by Mr. Bagnuolo, with all in favor, the Board of Supervisors approved the Playground Mulch for National Solutions in the amount of \$6,095.00, for the Sterling Hill Community Development District.

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

Mr. Adams reviewed his report and monthly financials. He also reminded the Board that the next meeting is scheduled for February 10, 2026, at 10:00 a.m.

FIFTH ORDER OF BUSINESS**BUSINESS ITEMS****A. Discussion Regarding the Buzzers In The Clubhouse**

The Board tabled the discussion.

B. Consideration of Security Installation Services

The Board tabled the item for future consideration.

C. Consideration of Audit Engagement Letter

On a motion from Mr. Gebala, seconded by Ms. Miller, with four in favor, the Board of Supervisors approved the Audit Engagement Letter, for the Sterling Hill Community Development District.

D. Consideration of the Coastline Electric Lighting Agreement

The Board tabled the agreement.

District Counsel will provide the agreement for the Chair's approval.

E. Discussion of Procedures with Staff/Vendors

On a motion from Mr. Gebala, seconded by Ms. Feliu, with four in favor, (Mr. Bagnuolo opposed), the Board of Supervisors approved a new streamlined approach regarding communication between Vendors and Board members. Everything will go through the District Manager, for the Sterling Hill Community Development District.

F. Discussion DRA/Signage and Trespassing Matters

The Board discussed this topic and requested that District Counsel reach out to the Sheriff's Office and that Mr. Pond add additional signage.

G. Consideration of Resolution 2026-05 Adopting Amendment to Amenity Rules (Fitness Centers Hours)

On a motion from Mr. Gebala, seconded by Ms. Manuele, with all in favor, the Board of Supervisors approved the Resolution 2026-05 Adopting Amendment to Amenity Rules (Fitness Centers Hours), for the Sterling Hill Community Development District.

SIXTH ORDER OF BUSINESS**BUSINESS ADMINISTRATION****A. Consideration of Minutes of Board of Supervisors' Meeting held on December 9, 2025**

The Board requested edits on the following lines:

- Line 62 – Resend and invalidate.
- Line 106 and Line 115 Mr., not Ms.

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

B. Ratification of Operations & Maintenance Expenditures for November 2025

The report was not provided. The Board tabled this item for future consideration.

SEVENTH ORDER OF BUSINESS**Audience Comments**

Mrs. Clark discussed the Board's actions regarding mulch, including placement and thickness. She also requested the SOP procedures, inquired about the vending machines, and asked about wall cleaning.

EIGHTH ORDER OF BUSINESS**Supervisor Requests**

No supervisor requests.

NINTH ORDER OF BUSINESS**Adjournment**

On a motion from Mr. Bagnuolo, seconded by Ms. Feliu, with all in favor, the Board of Supervisors adjourned the meeting at 12:46 p.m. for the Sterling Hill Community Development District.

Assistant Secretary

Chairman/Vice Chairman

Tab 13

STERLING HILL COMMUNITY DEVELOPMENT DISTRICT

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

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

www.sterlinghillcdd.org

Operation and Maintenance Expenditures November 2025 For Board Approval

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

The total items being presented: **\$ 132,614.34**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Sterling Hill Community Development District

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

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Brletic Dvorak, Inc.	300279	2181	Engineering Services 10/25	\$ 2,875.00
Christina Miller	20251121-3	CMiller111125-655	Board of Supervisors Meeting 11/11/25	\$ 200.00
Darrin Bagnuolo	300305	DBagnuolo111125-655	Board of Supervisors Meeting 11/11/25	\$ 200.00
Darrin Bagnuolo	20251125	DBagnuolo111125-655 ACH	Board of Supervisors Meeting 11/11/25	\$ 200.00
Hernando County Utilities	20251114-2	SS00001-00 10/25	North Clubhouse Water Bill 10/25	\$ 418.14
Hernando County Utilities	20251114-1	SS00013-00 10/25	South Clubhouse Water Bill 10/25	\$ 953.06
Juniper Landscaping of Florida, LLC	300275	363756	Irrigation Repair 10/25	\$ 1,350.33
Juniper Landscaping of Florida, LLC	300275	363757	Irrigation Repair 10/25	\$ 1,849.78
Juniper Landscaping of Florida, LLC	300275	364252	Irrigation Repair 10/25	\$ 4,177.43
Juniper Landscaping of Florida, LLC	300275	365234	Irrigation Repair 10/25	\$ 2,173.36
Juniper Landscaping of Florida, LLC	300280	367225	Irrigation Repair 10/25	\$ 3,591.32
Michael William Gebala	20251121-1	MGebala111125-655	Board of Supervisors Meeting 11/11/25	\$ 200.00

Sterling Hill Community Development District

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

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Nancy E Feliu	20251121-2	NFeliu111125-655	Board of Supervisors Meeting 11/11/25	\$ 200.00
Outsmart Pest Management, Inc.	300283	46363	Pest Control 11/25	\$ 75.00
Outsmart Pest Management, Inc.	300283	46364	Pest Control 11/25	\$ 75.00
Rizzetta & Company, Inc.	300274	INV0000104533	Accounting Services 11/25	\$ 5,786.84
Rizzetta & Company, Inc.	300282	INV0000104584	Amenity Management & Oversight 11/25	\$ 18,075.81
Rizzetta & Company, Inc.	300281	INV0000104778	Cell Phone 10/25	\$ 50.00
Ronald J. & Jackie C. Wood	300286	6315	Clubhouse Floor Cleaning 11/25	\$ 180.00
Ronald J. & Jackie C. Wood	300286	6316	Clubhouse Floor Cleaning 11/25	\$ 675.00
Sandra Manuele	300285	SManuele111125-655	Board of Supervisors Meeting 11/11/25	\$ 200.00
Shore Pool Services	300276	4014	Pool Maintenance 10/25	\$ 790.00
Shore Pool Services	300287	4067	Pool Maintenance North Clubhouse 11/25	\$ 2,622.00
Shore Pool Services	300287	4166	Pool Maintenance 11/25	\$ 150.00

Sterling Hill Community Development District

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

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Shore Pool Services	300287	4174	Pool Maintenance 11/25	\$ 47.00
Southern Automated Access Services, LLC	300277	17241	Service Call 11/25	\$ 295.00
Southern Automated Access Services, LLC	300299	17253	Gate Maintenance & Repair 11/25	\$ 317.00
Southern Automated Access Services, LLC	300303	17268	Gate Phones 11/25	\$ 45.95
Southern Automated Access Services, LLC	300301	17269	Gate Phones 11/25	\$ 45.95
Southern Automated Access Services, LLC	300300	17272	Gate Phones 11/25	\$ 57.95
Southern Automated Access Services, LLC	300289	17276	Gate Phones 11/25	\$ 45.95
Southern Automated Access Services, LLC	300290	17277	Gate Phones 11/25	\$ 45.95
Southern Automated Access Services, LLC	300291	17278	Gate Phones 11/25	\$ 45.95
Southern Automated Access Services, LLC	300292	17279	Gate Phones 11/25	\$ 57.95
Southern Automated Access Services, LLC	300294	17280	Gate Phones 11/25	\$ 45.95
Southern Automated Access Services, LLC	300293	17281	Gate Phones 11/25	\$ 45.95

Sterling Hill Community Development District

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

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Southern Automated Access Services, LLC	300295	17286	Gate Phones 11/25	\$ 45.95
Southern Automated Access Services, LLC	300296	17290	Gate Phones 11/25	\$ 45.95
Southern Automated Access Services, LLC	300297	17292	Gate Phones 11/25	\$ 34.95
Southern Automated Access Services, LLC	300298	17293	Gate Phones 11/25	\$ 45.95
Southern Automated Access Services, LLC	300304	17301	Gate Maintenance & Repair 11/25	\$ 208.00
Southern Automated Access Services, LLC	300288	17307	Gate Maintenance & Repair 11/25	\$ 834.70
Southern Automated Access Services, LLC	300302	17308	Gate Maintenance & Repair 11/25	\$ 1,450.60
Superior Sealers, LLC	20251104	INV-101	Additional 50% Deposit / Install 500LF of 4'Conduit 10/25	\$ 14,463.40
Superior Sealers, LLC	300284	INV-103	25% for Halfway Completion / Install 500LF of 4'Conduit 10/25	\$ 36,017.50
Superior Sealers, LLC	300284	INV-104	Project Services 11/25	\$ 7,500.00
Talamesi Folasa	300278	145	Gate Repairs 10/25	\$ 1,900.00
Talamesi Folasa	300278	151	Maintenance & Repairs 11/25	\$ 1,500.00

Sterling Hill Community Development District

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

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Valley National Bank	20251126	CC103125-655 ACH	Credit Card Expenses 10/25	\$ 7,637.49
Waste Management Inc. of Florida	20251118-1	1134643-1568-9 11/25 ACH	14-49138-12001 Waste Disposal South Clubhouse 11/25	\$ 165.17
Waste Management Inc. of Florida	20251118-2	1134734-1568-6 11/25 ACH	15-19762-63003 Waste Disposal North Clubhouse 11/25	\$ 165.17
Withlacoochee River Electric Cooperative, Inc.	20251110	Monthly Summary 10/25 ACH 655	Electric Services 10/25	<u>\$ 12,434.89</u>
Report Total				<u>\$ 132,614.34</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 2181
DATE 10/31/2025
TERMS Net 30
DUE DATE 11/30/2025

PROJECT NAME
Sterling Hill CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Senior Inspector	[October 14 - October 30]	11:00	120.00	1,320.00
Project Manager	[October 14 - October 31]	5:30	210.00	1,155.00
Inspector	[October 30]	5:00	80.00	400.00

BALANCE DUE **\$2,875.00**



Sterling Hill COMMUNITY DEVELOPMENT DISTRICT
Oct-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	4.50	\$210	S. Brletic	\$945.00
South Clubhouse Dog Park Redevelopment - Plans, Permitting, Site Visits	1.00	\$210	S. Brletic	\$210.00
		\$150	S. Brletic	\$0.00
	5.00	\$120	K. Wagner	\$600.00
Barrington Signage Review and Coordination of Enforcement Agreement	5.00	\$80	S. Ferguson	\$400.00
	6.00	\$120	J. Whited	\$720.00
		\$210	S. Brletic	\$0.00
INVOICE TOTAL	21.50			\$2,875.00

Sterling Hill CDD Meeting
Meeting Date: November 11, 2025

SUPERVISOR PAY REQUEST

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

NOTE: Supervisors are only paid if checked.

**Duplicate payment processed
for Darrin Bagnuolo**

EXTENDED MEETING TIMECARD

Meeting Start Time:	<i>10:00am</i>
Meeting End Time:	<i>12:32pm</i>
Total Meeting Time:	

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: *[Signature]*



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

10/24/25
SS00001-00

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

Current Charges 418.14
Current Charges Due Date 11/13/25
Total Due 418.14

SS0000100 9 000041814 2 0



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

IMPORTANT MESSAGES

***** SAVE TIME WITH EFT AUTOPAY. IT'S FREE *****
Sign up for Electronic Fund Transfer AUTOPAY
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RECEIVED
10-27-2025

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

METER ID	METER SIZE/UNITS	METER READ	PREVIOUS READ	BILL FROM	BILL TO	DAYS IN READ
60658034	1 1/2"	5.0000	10/14/2025	09/15/2025	09/24/2025	10/24/2025 29
AVG MONTHLY USAGE		AVG USAGE LAST MONTH	AVG SAME MONTH LAST YEAR		3 YR RESIDENTIAL AVERAGE	
30900		29300	31300			
CURRENT READ	PREVIOUS READ	CONSUMPTION	IRR CURRENT READ	IRR PREVIOUS READ	CONSUMPTION - AVG CONSUMPTION	
5593300	5565300	28000				

PREVIOUS BALANCE 405.13
PAYMENTS RECEIVED 405.13 CR
BALANCE FORWARD 0.00

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

CURRENT ACTIVITY

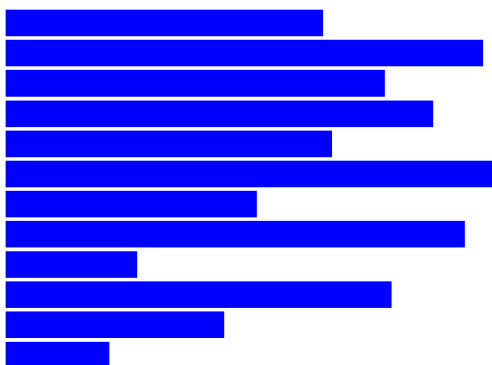
WATER USAGE 58.60
WATER BASE CHG 52.70

SEWER USAGE 172.29
SEWER USAGE - Billed at \$6.01/1,000 gallons
based on meter units
SEWER BASE CHG 134.55

TOTAL CURRENT CHARGES 418.14

TOTAL DUE 418.14

HISTORY (GAL)	
SEP	28200
AUG	42400
JUL	33700
JUN	38000
MAY	29000
APR	43600
MAR	22300
FEB	40800
JAN	11700
DEC	34300
NOV	19400
OCT	9200



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

10/24/25
SS00013-00

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

Current Charges **953.06**
Current Charges Due Date **11/13/25**
Total Due **953.06**

SS0001300 6 000095306 7 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.

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RECEIVED
10-27-2025

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

METER ID	METER SIZE/UNITS	METER READ	PREVIOUS READ	BILL FROM	BILL TO	DAYS IN READ
54750392	1"	2.5000	10/14/2025	09/15/2025	09/24/2025	10/24/2025 29
AVG MONTHLY USAGE		AVG USAGE LAST MONTH	AVG SAME MONTH LAST YEAR		3 YR RESIDENTIAL AVERAGE	
44100		38900	27100			
CURRENT READ	PREVIOUS READ	CONSUMPTION	IRR CURRENT READ	IRR PREVIOUS READ	CONSUMPTION - AVG CONSUMPTION	
1935300	1850500	84800				

PREVIOUS BALANCE 560.13
PAYMENTS RECEIVED 560.13 CR
BALANCE FORWARD 0.00

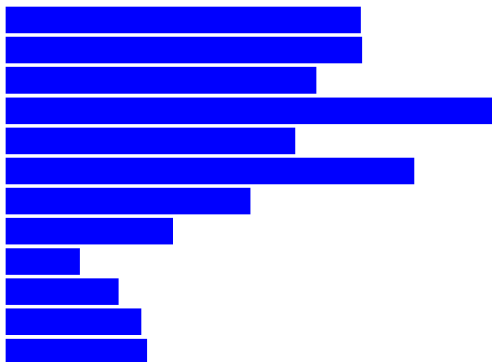
Any Past Due Balance Must Be Paid Immediately to Avoid Interruption in Service

CURRENT ACTIVITY
WATER USAGE 335.56
WATER BASE CHG 26.35

SEWER USAGE 523.87
SEWER USAGE - Billed at \$6.01/1,000 gallons
based on meter units
SEWER BASE CHG 67.28

TOTAL CURRENT CHARGES 953.06
TOTAL DUE 953.06

HISTORY (GAL)	
SEP	53700
AUG	53900
JUL	47000
JUN	74200
MAY	43800
APR	61800
MAR	37000
FEB	25300
JAN	11200
DEC	17100
NOV	20500
OCT	21400



SS00013-00

Please Remit Payment to:

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



Invoice 363756

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

Date	Due Date
10/30/25	11/29/2025
Account Owner	PO#
JORGE LEDESMA	

Item	Qty/UOM	Rate	Ext. Price	Amount
#363578 - Irrigation Repairs - Clock F Repairs (8.18.25)				\$1,350.33

Control Components - 10/13/2025

Irrigation Diagnostic Labor	10.00HR	\$100.00	\$1,000.00
Single Strand 12 GU Wire per ft.	200.00FT	\$0.38	\$76.00
Solenoids Installed	1.00EA	\$71.77	\$71.77
Large King Nut Installed	4.00EA	\$19.39	\$77.56

RECEIVED
10-30-2025**Grand Total** \$1,350.33

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$11,347.23	\$0.00	\$0.00	\$0.00	\$0.00

**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

Irrigation Repair

Job Details

Date:

07/30/2025

Time:

05:20 PM

Account Owner Name: CHARLES HEMELGARN

Property Name:

Sterling Hill CDD

Are Repairs Billable:

Yes

New Customer:

Location and Details

Irrigation Repair

Location of Repair	Parts	Qty	Repairs Completed	Additional Repairs Required
--------------------	-------	-----	-------------------	-----------------------------

Irrigation Repair

Update Clock B 7-28-25 At clubhouse parking lot, zone running constant. Per Mark he said was zone 8. Upon tracking zone 8 at clock B, took me to zone 27 on SHB. Asked Mark what clock that zone is on he said clock C. Informed Josh of mis-information. He left it for Crescencio. Continued on clock D at unburied valve boxes by Mark. Front of bus stop valve tones to clock as 12. This zone was already working correctly Will check other 2 valves there. Other 2 valves are 8 and 7= good Continued with 5: have to track from clock as Mark was under the assumption that 27 was valve 5 Continued with zone 2- zone wire good/ common wire makes it across the island to junction box 4. Need to track common from there to valve 1. Will Continue tomorrow. Update Clock B 7-29-25 Continued on clock B Found common wire from junction box 4 to valve 19 at entrance side of Edgemere disconnected: re- attached Tracked zone 5 from clock and was able to locate valve in between entrance side clubhouse and valve 27. Dug up and found with dry DBYR wire nuts. Checked solenoid and valve= good Began to rain: Will continue tomorrow. What is left: A-Locate 25 & 26 B-Reconnect all wires at Junction box in front of clock. C-Reconnect common at junction box 3. Update Clock B 7-30-25 Upon completion of reconnect of all wires, tracked 24 and 25 and are extra wires at junction box = not connected Completed an ohm test and the following responded: 1 thru 19 ,21 thru 23,26,27 Non responsive: 24,25 & 28 Empty 20, 29 thru 32 Turned on 5 with clock and responded but was unable to turn on anymore as maintenance was cutting. Went to clock D to finish. Update Clock B 9-2-25 Respliced wires at junction box on entrance side of Brightstone place. Re-toned red wire from BOC- broken under road. Toned blue wire and found at junction box. Connected to 26. Valve 26 runs Micro jets on island tip exit side Brightstone and Drip on east sidewalk between

Yes

No

Irrigation Repair

Amersham to across Brightstone. Completed an ohm test and the following responded: 1 thru 19 ,21 thru 23,26,27 Non responsive: 24,25 & 28 Empty 20, 29 thru 32 Clock B - completed 100% Update 7-30-25 Clock H Ohm Test : All tested good Per Mark there are 2 BOC at 2 valves after Barrington exit side on S.SHB heading to Windage entrance. Both of those valves need to be dug up to underneath Mainline to locate wires from clock. Once opened I can Track, Trace and tone to see which wire activated it. Please let me know when excavated. Went to clock F

Technician Name: Elias Torres

Job Stop Time: 03:09 PM

Supervisor Name: Elias J Avila

Please Remit Payment to:

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



Invoice 363757

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

Date	Due Date
10/30/25	11/29/2025
Account Owner	PO#
JORGE LEDESMA	

Item	Qty/UOM	Rate	Ext. Price	Amount
#366674 - Irrigation Mainline Repair - Between Clocks F and H				\$1,849.78

Lateral Components - 10/13/2025

Irrigation Tech Labor	20.00HR	\$75.00	\$1,500.00
3" Misc Fittings	7.00EA	\$32.53	\$227.71
2" - 2.5" Misc Fittings	3.00EA	\$22.26	\$66.78
PVC Pipe 3" - sch 40 by the foot	5.00FT	\$4.56	\$22.78
Top Soil 40 lb. Bag	4.00BG	\$8.13	\$32.51

RECEIVED
10-30-2025

Grand Total \$1,849.78

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$11,347.23	\$0.00	\$0.00	\$0.00	\$0.00

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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 364252

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

Date	Due Date
10/31/25	11/30/2025
Account Owner	PO#
JORGE LEDESMA	

Item	Qty/UOM	Rate	Ext. Price	Amount
#354544 - Completed Irrigation Repairs - Clock D				\$4,177.43

Lateral Components - 10/16/2025

Irrigation Technician Labor	30.00HR	\$100.00	\$3,000.00
Medium King Nut Installed	30.00EA	\$21.68	\$650.30
Large King Nut Installed	4.00EA	\$23.53	\$94.10
DBRY Gel Cap Installed	8.00EA	\$22.13	\$177.03
UF Wire Blue 14 Gauge 1 Conductor 500 ft. (Sold per ft.)	250.00FT	\$0.42	\$104.00
UF Wire White 12 Gauge 1 Conductor 500 ft. (Sold per ft.)	250.00FT	\$0.61	\$152.00

Grand Total \$4,177.43

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$4,177.43	\$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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JuniperLandscaping.com
(239) 561-5980

Please Remit Payment to:

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



Invoice 365234

Bill To
Sterling Hill CDD c/o Community Development District P.O. Box 32414 Charlotte, NC 28232

Date	Due Date
10/31/25	11/30/2025
Account Owner	PO#
JORGE LEDESMA	

Item	Qty/UOM	Rate	Ext. Price	Amount
#363696 - Sterling Hill Clock B Replacement proposal				\$2,173.36
<i>Control Components - 10/31/2025</i>				
Irrigation Tech Labor	12.00HR	\$75.00	\$900.00	
Hunter ICC2 Controller with flow, 8-station base model, plastic wall mount cabinet	1.00EA	\$494.08	\$494.08	
Hunter ICC/ICC2 Expansion Module 8 Station	3.00EA	\$250.76	\$752.28	
Misc Irrigation Parts	60.00EA	\$0.45	\$27.00	

Upon checking the rest of clock from zone 1, the following did not respond but have good ohms at clock:

- 10-not seen (GC Zone 10- bubblers across the st from Clock)
- 12-not seen (GC-12-Drip Infront of clock along side White fence)
- 13-not seen (GC Zone 13- rotors after zone 6)
- 14-not seen (GC Zone 14 sprays middle island after Bright-stone)
- 15-not seen (GC Zone 15 sprays across zone 14 right side)
- 16-not seen (GC Zone 15 sprays across zone 14 right side)

This is evidence that the bottom portion of circuit board is damaged and clock needs immediate replacing.

Need to also install new multi strand wire from clock to Junction box front of clock B

Grand Total \$2,173.36

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
-----------	--------------------------	--------------------------	---------------------------	-------------------------

Thank you for allowing us to serve you.

\$13,520.59	\$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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Please Remit Payment to:

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



Invoice 367225

Bill To
Sterling Hill CDD c/o Rizzetta & Company P.O. Box 32414 Charlotte, NC 28232

Date	Due Date
10/31/25	11/30/2025
Account Owner	PO#
JORGE LEDESMA	

Item	Qty/UOM	Rate	Ext. Price	Amount
#365521 - September 2025 Irrigation Repair				\$3,591.32
<i>Lateral Components - 10/22/2025</i>				
Irrigation Tech Labor	45.00HR	\$75.00	\$3,375.00	
Irrigation Diagnostic Labor	1.00HR	\$135.00	\$135.00	
DBRY Gel Cap	20.00EA	\$4.07	\$81.32	

Update Clock D 9-22-25 Per IM, approved to install 3- Add a Zone devices to the 6 zones not working with clock. Upon starting, found that where I was going to install those Add a Zone devices, wire before crossing sidewalk, did not track across on the zone wire portion. Common wires did cross ok. Opened area across Junction box on SHB side and found 5 - red wires/ 3 blue wires and 1-white common wire. I will have to tone wires from this area to Junction box and to valve to connect the Add a zone devices. All I need is 3 zones that make it to the clock to install. (Picture attached) To properly able to tone, need to extend wire up from pipe. Installed wire for 3 blue wires and 1 common white wire. Installed caution tape to opened area. (Please see pictures attached attached) Will continue tomorrow Update Clock D 9-24-25 Completed installation of 5 red wires extension and installed 10" used round valve box. Set correctly to grade and started after lunch on toning wires from new Junction box on OS to field. Found valve 26 working electronically from new Junction box on OS but, valve did not respond and needs replacing. Sent email for coverage issue on exit side Brackenwood to W-SHB. Completed field toning from Junction box on OS and found 3 zones working from Junction box on OS = 25,26 and 30. Need further troubleshooting as active in field and did not fire at Junction box on OS. 24- S: Island second 1/2 after Amersham on N.SHB. And 31-D-IS W SHB to Elgin & Median at Brackenwood Will continue tomorrow. Update Clock D 9-25-25 Zones good from clock on W side SHB to Brackenwood : 23,25,26 Zones needing Add A Zone: 24,30,31. Found from wire in field marked 27, at clock is 23. Changed to 23 in field. Was able to connect 1 Add a Zone to valve 23 and then to 24. Valve marked 24 is 27 at the clock and needs to be replaced. I placed a purple flag by valve. There are now 2 valves that need replacing: & 27. Both have purple flags. Will continue on next visit. Need 25 to 30 and 26 to 31. Update Clock D 9-26-25 Installed Add a Zone mechanism at valve 25 to also cover valve 30. Tested and results: all four zones are now operational with clock as follows: 23-S: Island second 1/2 after Amersham on add a zone with 27 25-S: Annuals part of island on N. SHB from Elgin. On add a zone with 30 27-S-OS & CS /

Thank you for allowing us to serve you.

W side STB from exit side Brackenwood and south. On add a zone with 23. 30-S-OS & CS/ W. SHB/ from after 21 and North. On add a zone with 25. Connected last Add a Zone to NW Elgin Frontage zones as follows; Had to install 250' of Single strand of red wire as original zone wires from both Spray and Rotor zones are bad. 18-R: NW Elgin Frontage. On add a zone with 28. 28-S/D: NW Wall Elgin and E to SHB. On add a zone with 18. West side of clock D turf is now operational by clock. What is left are the 2 East Elgin Frontage zones. Will take care of on next visit. Parts used this week; 3- Add a zones 120- King medium Blue insulated wire nuts 250' for valves 28 & 18 of 14AWG Single Strand Wire 90' at junction box of 14AWG Single Strand Wire.

Grand Total **\$3,591.32**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$37,817.07	\$0.00	\$0.00	\$0.00	\$0.00

**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



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

Service Slip/Invoice

INVOICE: 46363
DATE: 11/10/2025
ORDER: 46363

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
11/10/2025	03:28 PM				
Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	11/10/2025			

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

* 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: 46364
DATE: 11/10/2025
ORDER: 46364

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
11/10/2025	03:29 PM				
Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	11/10/2025			

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

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

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

PLEASE PAY FROM THIS INVOICE

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

Invoice

Date	Invoice #
11/2/2025	INV0000104533

Bill To:

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

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,616.67	\$1,616.67
Administrative Services	1.00	\$509.08	\$509.08
Dissemination Services	1.00	\$166.67	\$166.67
Financial & Revenue Collections	1.00	\$424.42	\$424.42
Landscape Consulting Services	1.00	\$950.00	\$950.00
Management Services	1.00	\$2,020.00	\$2,020.00
Website Compliance & Management	1.00	\$100.00	\$100.00
		Subtotal	\$5,786.84
		Total	\$5,786.84

RECEIVED
10-30-2025

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

Invoice

Date	Invoice #
11/7/2025	INV0000104584

Bill To:

Sterling Hill CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

[illegible]

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

Invoice

Date	Invoice #
11/1/2025	INV0000104778

Bill To:

Sterling Hill CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
October	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
 3434 Colwell Ave
 Ste 200
 Tampa, FL 33614

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
6315	11/10/2025	\$180.00	11/10/2025	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!

Thank you for allowing us to serve you!

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
6316	11/11/2025	\$675.00	11/11/2025	Due On Completion	

ACTIVITY	DESCRIPTION	AMOUNT
Ceramic Tile Cng/Sealing	Services below are for 4411 & 4250 Sterling Hills Blvd, Spring Hill, FL 34609	0.00
	Professional 6 month Scrubbing of the Ceramic Tile & Grout for: South Clubhouse (includes bathrooms, hall, kitchenette & front entrance) Cleaning \$425, Sealing \$250 (done 11/11/25)	675.00

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

BALANCE DUE

\$675.00

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

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.: 4014
Terms: Net 30
Invoice date: 10/29/2025
Due date: 11/28/2025

Date	Product or service	Description	Qty	Rate	Amount
10/29/2025	Controller Board Probe	Controller Board Probe	1	\$790.00	\$790.00

Total \$790.00

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
10-29-2025

View and pay

INVOICE

Shore Pool Pros
PO Box 13067
Tampa, FL 33681

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



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

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

Invoice details

Invoice no.: 4067
Terms: Net 30
Invoice date: 11/01/2025
Due date: 12/01/2025

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

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

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

Invoice details

Invoice no.: 4166
Terms: Net 30
Invoice date: 11/17/2025
Due date: 12/17/2025

Date	Product or service	Description	Qty	Rate	Amount
11/14/2025	Stenner Tube	2 at Northside, 1 at Southside	3	\$50.00	\$150.00

Total **\$150.00**

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

View and pay

INVOICE

Shore Pool Pros
PO Box 13067
Tampa, FL 33681

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



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

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

Invoice details

Invoice no.: 4174
Terms: Net 30
Invoice date: 11/19/2025
Due date: 12/19/2025

Date	Product or service	Description	Qty	Rate	Amount
11/19/2025	Pressure Gauge	Pressure Gauge Splash Pad	1	\$47.00	\$47.00

Total **\$47.00**

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

View and pay



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
11/4/2025	17241

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
	Entrance gates won't close. Determined the loop detector was bad. Replaced with new, gate resumed normal operation.			
1	Hourly Tech Charge	115.00		115.00
1	NP2-ESL LOOP DETECTOR with terminals.	180.00		180.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	\$295.00
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	\$295.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
11/11/2025	17253

Bill To

Sterling Hill CDD
P.O. Box 32414
Charlotte, NC 28232

			Job Name	Terms
			HAVERHILL	Due on receipt
Quantity	Description	Rate	Serviced	Amount
1	Replaced keypad with backlit keypad.	202.00		202.00
1	LIGHTED KEYPAD	115.00		115.00
1	Hourly Tech Charge			
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	\$317.00
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	\$317.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
11/17/2025	17268

Bill To

Sterling Hill CDD
P.O. Box 32414
Charlotte, NC 28232

			Job Name	Terms
			WINDANCE	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	Phone number 352 606-8291	45.95	11/13/2025	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 #
11/17/2025	17269

Bill To
Sterling Hill CDD P.O. Box 32414 Charlotte, NC 28232

			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.			Payments/Credits 0.00	
			Balance Due 45.95	



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
11/17/2025	17272

Bill To

Sterling Hill CDD
P.O. Box 32414
Charlotte, NC 28232

			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 #
11/17/2025	17276

Bill To

Sterling Hill CDD
P.O. Box 32414
Charlotte, NC 28232

			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
			Balance Due	\$45.95



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
11/17/2025	17278

Bill To

Sterling Hill CDD
P.O. Box 32414
Charlotte, NC 28232

			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 #
11/17/2025	17279

Bill To

Sterling Hill CDD
P.O. Box 32414
Charlotte, NC 28232

			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 #
11/17/2025	17280

Bill To

Sterling Hill CDD
P.O. Box 32414
Charlotte, NC 28232

			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 #
11/17/2025	17281

Bill To

Sterling Hill CDD
P.O. Box 32414
Charlotte, NC 28232

			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 #
11/17/2025	17290

Bill To

Sterling Hill CDD
P.O. Box 32414
Charlotte, NC 28232

			Job Name	Terms
			BRACKENWOOD	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	Phone number 813-527-1521	45.95	11/13/2025	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 #
11/17/2025	17292

Bill To

Sterling Hill CDD
P.O. Box 32414
Charlotte, NC 28232

			Job Name	Terms
			STORAGE LOT	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	Phone number 352-238-5488	34.95	11/13/2025	34.95
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	\$34.95
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 #
11/17/2025	17293

Bill To

Sterling Hill CDD
P.O. Box 32414
Charlotte, NC 28232

			Job Name	Terms
			EDGEMERE	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	Phone number 813-503-0957	45.95	11/13/2025	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 #
11/18/2025	17301

Bill To

Sterling Hill CDD
P.O. Box 32414
Charlotte, NC 28232

			Job Name	Terms
			BARRINGTON	Due on receipt
Quantity	Description	Rate	Serviced	Amount
2	Put operators back in service after welder reinstalled gate. Discovered batteries were swollen in the island operator. Replaced batteries. All performing properly at this time.	46.50		93.00
1	12 Volt 7 AH battery	115.00		115.00
	Hourly Tech Charge			
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	\$208.00
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	\$208.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
11/19/2025	17307

Bill To

Sterling Hill CDD
P.O. Box 32414
Charlotte, NC 28232

			Job Name	Terms
			DUNWOODY	Due on receipt
Quantity	Description	Rate	Serviced	Amount
1	Report that the entrance gate was stuck open. Determined the island side operator's circuit board is bad. Returned the next day with new board. Installed, set new limits and tested. All performing properly at this time. CSW24VDC circuit board. GREEN	604.70		604.70
2	Hourly Tech Charge	115.00		230.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	\$834.70
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	\$834.70



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
11/19/2025	17308

Bill To

Sterling Hill CDD
P.O. Box 32414
Charlotte, NC 28232

			Job Name	Terms
			ARBORGLADES	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	Report that data transfers are failing. Determined the cellular circuit board is bad. Returned with new replacement. Installed and tested successfully.			
2	Hourly Tech Charge	115.00		230.00
1	Door King Cellular control board.	1,220.60		1,220.60
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	\$1,450.60
Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.			Payments/Credits	\$0.00
			Balance Due	\$1,450.60

Invoice

Sterling Hill Dog Park/Sports Court



From

Superior Sealers, LLC
8160 Nuzum Rd.
Weeki Wachee, FL, 34613
United States

Invoice No.
INV-101

Date
Oct 06 2025

To

Sterling Hill CDD
4411 Sterling Hill Blvd
Spring Hill, FL, 34609
United States

Invoice Due
Oct 06 2025

Description	Quantity	Rate	Amount
Amount remaining for deposit from agreed additional	1	13301.40	USD 13301.40
Additional auto insurance	2	581.00	USD 1162.00
Sub Total			14,463.40
Total			USD 14,463.40
Paid to Date			USD 0.00
Balance			USD 14,463.40

Invoice Note

Remaining total due for 50% deposit due to agreed upon additional plus additional car insurance, as requested.



Email: superiorsealersfl@gmail.com



Invoice

Sterling Hill Dog Park/Sports Court



From

Superior Sealers, LLC
8160 Nuzum Rd.
Weeki Wachee, FL, 34613
United States

Invoice No.

INV-103

Date

Oct 23 2025

Invoice Due

Oct 23 2025

To

Sterling Hill CDD
4411 Sterling Hill Blvd
Spring Hill, FL, 34609
United States

Description	Quantity	Rate	Amount
25% for halfway completion of project	1	36017.50	USD 36017.50
Sub Total			36,017.50
Total			USD 36,017.50
Paid to Date			USD 0.00
Balance			USD 36,017.50

Invoice Note



- Furnish & install approx 500 LF of 4" conduit (schedule 40 gray pvc) with sweeping 90s around court and caps
- 8 Handholds to be surface level with court
- Project perimeter silt fencing
- Furnish & install approx 160 LF of 1" pvc for a waterline; waterline will have 2 spigots, one for each dog park
- Clear approximately 1,662 sq ft
- Furnish and install base and hot mix asphalt based on provided plans
- Furnish and install 8 concrete car stops & line stripe spaces
- Furnish and install all base material/Asphalt based on plans provided for pickleball court
- Furnish and install concrete sidewalks as specified in plans provided-3,000 PSI w/broom finish
- Removal of 4 inch concrete at entryway
- Asphalt Court: 1 coat of Black Resurfacer, 2 coats of color (3 total colors per court) Permanent install of sleeves, Net Posts, & nets for 4 Pickleball courts.

Email: superiorsealersfl@gmail.com



Invoice

Sterling Hill Dog Park/Activities Field Additional

**From**

Superior Sealers, LLC
8160 Nuzum Rd.
Weeki Wachee, FL, 34613
United States

Invoice No.

INV-104

Date

Nov 14 2025

Invoice Due

Nov 14 2025

To

Sterling Hill CDD
4411 Sterling Hill Blvd
Spring Hill, FL, 34609
United States

Description	Quantity	Rate	Amount
Leveling of activities field & additional sod	1	7500.00	USD 7500.00
Sub Total			7,500.00
Total			USD 7,500.00
Paid to Date			USD 0.00
Balance			USD 7,500.00

Invoice Note

- Bring in fill dirt & level out activities field
- Additional sod, as discussed
- Additional sod along dog park fence

Email: superiorsealersfl@gmail.com





MASI, LLC.

METAL FAB, CONCRETE,
FRAMING, HANDYMAN, DEMO

INVOICE

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

Date : 10/20/2025
Invoice No : 000145

TOTAL DUE :
\$ 1,900.00

DESCRIPTION	UNIT PRICE	QTY	TOTAL
Vehicle damage to Glenburne exit gate caused by wrong way vehicle on 10/12/25.		1	\$0.00
Gate to be removed for repair / fabrication.		1	\$1,000.00
Materials		1	\$300.00
Powder Coat Gate		1	\$600.00
Tax Exempt			\$0.00

SUBTOTAL

\$1,900.00

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

RECEIVED
10-29-2025

TOTAL \$1,900.00

Get in touch:

(808)469-2569
helenafolasa@yahoo.com



MASI, LLC.



MASI, LLC.

METAL FAB, CONCRETE,
FRAMING, HANDYMAN, DEMO

INVOICE

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

Date : 11/03/2025

Invoice No : 000151

TOTAL DUE :

\$ 1,500.00

DESCRIPTION	UNIT PRICE	QTY	TOTAL
Demo old flooring where damaged. Scraped up old stucco and paint in south clubhouse back pavilion.			\$1,500.00
Stucco damaged areas and raised low spots with self level concrete on pavilion floor and around columns.			
Retexture pavilion floor			
Tax Exempt			\$0.00

SUBTOTAL

\$1,500.00

Bill To:

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

TOTAL \$1,500.00

Get in touch:

(808)469-2569
helenafolasa@yahoo.com



MASI, LLC.



RECEIVED
NOV - 6 2025

CC103125-655

00

ACCOUNT SUMMARY

BY:

PAYMENT INFORMATION

Credit Limit \$30,000.00
Credit Available \$22,362.00
Statement Closing Date October 31, 2025
Days in Billing Cycle 31
Previous Balance \$7,534.80
Payments & Credits \$7,534.80
Purchases & Other Charges \$7,637.49
Balance Transfer \$0.00
FEES CHARGED \$0.00
INTEREST CHARGED \$0.00
New Balance \$7,637.49
Questions? Call Customer Service
Toll Free - 1-844-626-6581
International Collect - 1-301-665-4442
TTY 1-301-665-4443

New Balance \$7,637.49
Minimum Payment Due \$7,637.49
Payment Due Date November 25, 2025

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
				\$7,534.80-
10/27	10/27	F1515009C00CHGDDA	AUTOMATIC PAYMENT - THANK YOU	7,534.80-
		MICHELLE WHITE		\$0.00
		JASON POND		\$7,637.49
09/30	10/01	55500378JEGQ7TA1L	WAWA 5184 BROOKSVILLE FL	80.01
			MCC: 5542 MERCHANT ZIP: 34613	
10/01	10/01	55432868J82M47RJ6	AMAZON MKTPL*NJ5CR02Z1 AMZN.COM/BILL WA	189.88
			MCC: 5942 MERCHANT ZIP:	
10/02	10/02	55432868K636GF16T	AMAZON.COM*NV6UJ3ON1 AMZN.COM/BILL WA	64.98
			MCC: 5942 MERCHANT ZIP:	
10/03	10/03	55432868L63AMVY1T	AMAZON.COM*NV7DY86S0 AMZN.COM/BILL WA	39.20
			MCC: 5942 MERCHANT ZIP:	
10/03	10/03	55432868L63BBTGJE	AMAZON MKTPL*NV91M3LO1 AMZN.COM/BILL WA	128.56
			MCC: 5942 MERCHANT ZIP:	

Transactions continued on next page

1080 0001 TVH 001 7 31 251031 0 PAGE 1 of 3 10 1515 0000 BASE 658

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 November 25, 2025
New Balance \$7,637.49
Minimum Payment Due \$7,637.49
Past Due Amount \$0.00

Make Check
Payable to:

Amount Enclosed:

\$

00
STERLING HILL COMMUNITY DEVELOPMEN
3434 COLWELL AVE SUITE 200
TAMPA FL 33614



Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716



00763749007637498

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.

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
10/03	10/03	55432868L63EQ48A3	AMAZON MKTPL*NV9NE3ZE1 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP;	44.95
10/04	10/04	55432868M5SEPAKH9	AMAZON MKTPL*NV0G64E31 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP;	82.99
10/04	10/04	55432868M5SG1ZDEG	SPECTRUM 855-707-7328 MO MCC: 4899 MERCHANT ZIP: 06902	199.97
10/05	10/05	55432868N5SWZSW5Q	SPI*DIRECTV SERVICE 800-531-5000 CA MCC: 4899 MERCHANT ZIP;	141.00
10/05	10/05	55432868N5SWZV3G0	SPI*DIRECTV SERVICE 800-531-5000 CA MCC: 4899 MERCHANT ZIP;	165.00
10/06	10/06	55432868P5V7HE0TD	AMAZON MKTPL*NF8NP63T0 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP;	8.92
10/07	10/07	55432868T5VLAYZH6	CIRCLE K 05992 SPRING HILL FL MCC: 5542 MERCHANT ZIP;	67.00
10/07	10/07	82711168REHRNAKGB	COMFORT CONTROL SPECIA SPRING HILL FL MCC: 1711 MERCHANT ZIP;	424.00
10/07	10/07	82117558REHS0LR20	BESTCLEANERSANDLAUNDRY SPRING HILL FL MCC: 7216 MERCHANT ZIP;	64.26
10/08	10/08	55432868T5VP99W0S	AMAZON.COM*NF4J32V00 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP;	15.30
10/08	10/08	55432868T5VSB5JNK	AMAZON MKTPL*NV0CP7SA2 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP;	48.07
10/08	10/08	51043238T1YSEQN6X	PAYPAL*ARCHIEMARASCO 4029357733 CA MCC: 8999 MERCHANT ZIP: 95131	823.50
10/09	10/09	55500368VES97SXYN	ATT*BILL PAYMENT DALLAS TX MCC: 4814 MERCHANT ZIP: 75211	226.26
10/09	10/09	55500808SETYJBYJP	GOLDEN X PLUMBING S SPRINGHILL FL MCC: 5074 MERCHANT ZIP: 34453	34.64
10/09	10/09	82117558SEHRDH0H5	NUTS AND VOLTS ELECTRI WEEKI WACHEE FL MCC: 1731 MERCHANT ZIP;	150.00
10/14	10/14	82117558ZEHNSZTWS	NUTS AND VOLTS ELECTRI WEEKI WACHEE FL MCC: 1731 MERCHANT ZIP;	325.00
10/15	10/15	5543286915Y84JR2N	CIRCLE K 05992 SPRING HILL FL MCC: 5542 MERCHANT ZIP;	75.00
10/18	10/18	5543286935Z20YDJK	AMAZON MKTPL*NM2JD6VJ2 SEATTLE WA MCC: 5942 MERCHANT ZIP;	51.90
10/18	10/18	5543286935Z6K2LGT	IN *RYDER'S PROPERTY M SPRING HILL FL MCC: 780 MERCHANT ZIP;	350.00
10/20	10/20	555003796F62RGFZT	WAWA 5184 BROOKSVILLE FL MCC: 5542 MERCHANT ZIP: 34613	69.00
10/21	10/21	5543286966034SAZG	LOWES #01605* SPRING HILL FL MCC: 5200 MERCHANT ZIP: 346061925	414.66
10/22	10/22	5543286976082RZY1	AMAZON MKTPL*NU2L37200 SEATTLE WA MCC: 5942 MERCHANT ZIP;	80.28
10/22	10/22	555465097F7PRRYT1	SMARTSIGN BROOKLYN NY MCC: 5399 MERCHANT ZIP;	537.40
10/22	10/22	821175597EHNJ6KRW	NUTS AND VOLTS ELECTRI WEEKI WACHEE FL MCC: 1731 MERCHANT ZIP;	675.00
10/23	10/23	55432869660P91Y11	LOWES #01827* BROOKSVILLE FL MCC: 5200 MERCHANT ZIP: 346015536	143.60
10/23	10/23	55432869960TNGMTY	IC FEE HERNANDO CO EMV BRAINTREE MA MCC: 9399 MERCHANT ZIP;	0.48
10/23	10/23	55432869960TNGM86	EMV SO WASTE BROOKSVILLE FL	16.35

Transactions continued on next page

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
10/24	10/24	55432869960V8LP2K	MCC: 4900 MERCHANT ZIP: AMAZON MKTPL*N45QX1LK0 SEATTLE WA	74.33
10/24	10/24	55432869960X5155K	MCC: 5942 MERCHANT ZIP: AMAZON.COM*N459B6461 SEATTLE WA	25.51
10/27	10/27	05436849DBLJ7E2P6	MCC: 5942 MERCHANT ZIP: SAMS CLUB #4818 BROOKSVILLE FL	203.04
10/27	10/27	51043239Q1YVHRWAS	MCC: 5300 MERCHANT ZIP: 34613 PAYPAL *MIDJ41 4029357733 CA	360.45
10/28	10/28	55432869D629PRSX9	MCC: 8999 MERCHANT ZIP: 95131 LOWES #01605* SPRING HILL FL	218.92
10/28	10/28	82117559DEHNM77VP	MCC: 5200 MERCHANT ZIP: 346061925 BESTCLEANERSANDLAUNDRY SPRING HILL FL	32.13
10/29	10/29	55432869E62KKWJSP	MCC: 7216 MERCHANT ZIP: SQ *1ST CHOICE PLUMBIN SPRING HILL FL	615.82
10/29	10/29	55432869E62M69LL3	MCC: 8999 MERCHANT ZIP: 34609 LOWES #01605* SPRING HILL FL	19.12
10/31	10/31	55432869G632TZ1L3	MCC: 5200 MERCHANT ZIP: 346061925 BRIMAR INDUSTRIES GARFIELD NJ	351.01
			MCC: 5099 MERCHANT ZIP:	

IMPORTANT ACCOUNT INFORMATION

\$0 - \$7,637.49 WILL BE DEDUCTED FROM YOUR ACCOUNT AND
CREDITED AS YOUR AUTOMATIC PAYMENT ON 11/25/25. THE
AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS
POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	\$58.30	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$19.09	\$0-\$500,000 = 0.25%
New Cashback Balance	\$77.39	\$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.

**Sterling Hill CDD
Clubhouse Credit Card
10/01/25-10/31/25**

[illegible]

Sterling Hill CDD Credit Card Log

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

Date	Vendor Name	Reason For Expenditure	Amount
9/22/25	Amazon.com	Refund (2) Poundex dining tables	+688.06
9/24/25	Sam's Club	Club plus membership renewal	110.00
9/24/25	Amazon.com	(4) sign bolts & nuts (8-sets)	78.54
9/24/25	Amazon.com	Spray bottles, cleaning gym wipes, latex gloves (m)	365.03
9/24/25	Amazon.com	Latex gloves XL	79.99
9/25/25	Lowe's	Pledge, Round up, gas can, roller, reflective #'s, ps good 4 in.	283.35
9/25/25	Office Depot	Binders, printer, push pin, lego pads, post-its, case	347.54
9/25/25	Sam's Club	TP, paper towels, trash bags, Febreze, Windex, Mr Clean, w/kit out	316.46
9/25/25	Mobil	Gas for side by sides, blower, & pressure washer	80.00
9/25/25	Print Shack	(34) work shirts, screen printing, work hats	716.84
9/26/25	Amazon.com	(2) Weight benches for N. fitness center	399.96
9/26/25	Amazon.com	(2) Yamalube corrosion protection spray	41.36
9/26/25	Amazon.com	(2) Duster head brushes	33.98
9/26/25	Spring Hill Outdoor Power	Serviced pressure washer	229.63
9/30/25	Nawa	Gas for work truck	80.01
9/30/25	Amazon.com	(4) Plungers, weather stripping, tension plunger, wireless mouse	189.88
10/1/25	Amazon.com	Rigid toilet Auger	64.98
10/1/25	Amazon.com	(4) Non skid door wedges	39.20
10/2/25	Amazon.com	25 pack of gate finial toppers	44.95
10/2/25	Amazon.com	48 white PVC fence post tops, tape measures, billiard chalk	128.56

Submitted By: _____

Date: 10/7/25

Total Amount:

Approved By: _____

Date: _____



Sterling Hill CDD Credit Card Log

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

Date	Vendor Name	Reason For Expenditure	Amount
10/3/25	Amazon.com	4" zip ties, AA batteries, 8" zip ties, trimmer line	82.99
10/5/25	Spectrum Business	Internet & phone for south clubhouse	199.97
10/6/25	Amazon.com	(2) spark plugs	8.92
10/6/25	Marsco Mechanic	2014 Ram truck - New rotors & pads for front & rear, oil change, installation of ABS module & program	823.50
10/7/25	Amazon.com	Rust-oleum paint, 1 qt green/white, paint brushes 2 1/2"	48.07
10/7/25	Circle K	Gas for work truck	67.00
10/7/25	Comfort Control	A/C service fee & replacement of capacitor @ south clubhouse	424.00
10/8/25	Best Cleaners	Wash, dry, fold rags	64.26
10/8/25	Directv	Directv for north clubhouse	165.00
10/8/25	Directv	Directv for south clubhouse	141.00
10/9/25	AT&T	Fiber optic and phone for north clubhouse	226.26
10/9/25	Nuts & Volts Electric	Troubleshoot electric issue at Arboretum and N. clubhouse	150.00
10/9/25	Amazon.com	Tow Rope - To help pull trees down when cutting them down	15.30

Submitted By: _____

Date: 10/7/25

Total Amount:

\$5,358.47

Approved By: _____

Date: _____

Sterling Hill CDD

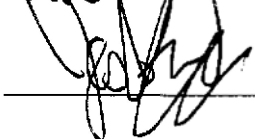
Credit Card Log

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

Date	Vendor Name	Reason For Expenditure	Amount
10/9/25	Golden X Plumbing	Plumbing parts to redo pressure washer piping	34.64
10/10/25	Nuts & Volts	Replace GFCI outlet at Arboretum & breaker on N. pool pump	325.00
10/15/25	Circle K	Gas for side by sides, pressure washer, and blowers	75.00
10/17/25	Amazon.com	(2) 3-packs of mop heads	51.90
10/18/25	Ryder's Property Maintenance	Repair of 2 palm tree uplights and a ground stake	350.00
10/20/25	Wawa	Gas for work truck	69.00
10/21/25	Lowe's	Keys, felt, key rings, hex heads, screwdriver, hose, cleaner, liquid nails, hose storage keeper, painter's tape, light bulbs	414.66
10/21/25	Amazon.com	Christmas fairy lights, tennis shoes, red/blue/green flex seal	154.61
10/22/25	Smart Signs	(20) No Trespassing Signs	537.40
10/22/25	Nuts & Volts	Light issue in south pavilion bathroom, GFI water fountain repair/dmg	675.00
10/23/25	Hernando County Solid Waste	Dumping debris and the land fill	16.83
10/23/25	Lowe's	Paint, flood lights, cable ties, cleaning gloves	143.60
10/23/25	Amazon.com	Channel locks	25.51
10/27/25	Sami's Club	TP, paper towels, Febreze, Lysol, LG bags	203.04
10/27/25	PayPal	AT & Emcee for S.H. Fall Festival (3 hours) - Midian clets as	360.45
10/28/25	Lowe's	Concrete, sand, self leveler, bonding compound, bucket	218.92
10/28/25	SafetySign.com	Street signs and hardware	373.83
10/29/25	1st Choice Plumbing	Pipe repair @ south clubhouse w/ 1 year warranty	615.82
10/29/25	Best Cleaners	Wash, dry, fold rags	32.13
10/29/25	Lowe's	(4) bags of sand	19.12

Total Amount:

4,666.46

Submitted By: 

Date: 10/29/25

Approved By: _____

Date: _____

Wawa #5184
12984 Cortez Blvd.
Brooksville FL 34608

9/30/2025 1:37:52 PM
Term: XXXXXXXXX2004
Appr: 030664
Seq#: 013130
Product: Unleaded
Pump Gallons Price
16 25.010 \$3.199
Total Sale \$80.01
Capture

MasterCard
XXXXXXXXXXXX1615
Chip Read

USD\$ 80.01

Mastercard
Mode: Issuer
AID: A0000000041010
TVR: 0000048000
IAD:
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
TSI: E800
ARC: 00
ARQC:
BAFA0332A8EAC5FE

09/30/2025 13:33:25

Verified by PIN

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

YOUR OPINION MATTERS
Tell us about your
experience at
* MyWawaVisit.com *
Take our survey for
a chance to win
Free Hoagies for
a year (1 per week)
or Wawa swag basket
& \$25 gift card!!
Disponibile
en Espanol

Survey Code: 1166771
Store Number:05184

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

Order Summary

Order placed September 30, 2025 Order # 113-5800250-6140236

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:	\$189.88
		Shipping & Handling:	\$2.99
		Free Shipping:	-\$2.99
		Total before tax:	\$189.88
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$189.88

Arriving overnight 7 AM – 11 AM

- 

Clorox Toilet Plunger and Bowl Brush Combo with Caddy, 6.75 x 7 x 19.5 in, White/Gray
Sold by: Amazon.com
Supplied by: Other
4 **\$17.76**
- 

40FT Extra Long Kerf Weather Stripping Door Seal for Large Gaps and Easy Installation (White)
Sold by: Litaibai
Supplied by: Other
4 **\$18.99**
- 

JS Jackson Supplies Professional Bellows Accordion Toilet Plunger, High Pressure Thrust Plunge Removes Heavy Duty Clogs from Clogged Bathroom Toilets, All Purpose Power Plungers for Bathrooms, Black
Sold by: Jackson Supplies LLC
Supplied by: Other
\$14.89
- 

Logitech M510 Wireless Mouse, Mouse for Laptop and PC with USB Unifying Receiver, Programmable Buttons - Graphite
Sold by: Amazon.com
Supplied by: Other
\$27.99

Order Summary

Order placed October 1, 2025 Order # 113-2158880-9477815

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:	\$64.98
		Shipping & Handling:	\$0.00
		Total before tax:	\$64.98
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$64.98

Arriving Friday

	Ridgid 56658 K-6P Toilet Auger, No Size, No Color Sold by: Amazon.com Supplied by: Other \$64.98
---	---

Order Summary

Order placed October 1, 2025 Order # 113-2504056-2736227

Ship to	Payment method	Order Summary	
Sterling Hill CDD	Mastercard ending in 1615	Item(s) Subtotal:	\$39.20
4411 STERLING HILL BLVD	View related transactions	Shipping & Handling:	\$0.00
SPRING HILL, FL 34609-0866		Total before tax:	\$39.20
United States		Estimated tax to be collected:	\$0.00
		Grand Total:	\$39.20

Arriving Friday

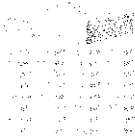
	Shepherd Hardware 3314 Designer Satin Nickel Door Wedge with Non-Skid Rubber
	Base Grip
	Sold by: Amazon.com
	Supplied by: Other
	\$9.80

Order Summary

Order placed October 2, 2025 Order # 113-3181119-9991403

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:	\$128.56
		Shipping & Handling:	\$0.00
		Total before tax:	\$128.56
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$128.56

Arriving tomorrow

	Taiyin 48 Pcs Pyramid White PVC Vinyl Post Top Caps, Fence and Deck Post Caps for Vinyl Fence Posts (5 x 5 Inch) Sold by: LuTomorro Supplied by: Other \$76.99
	DEWALT Atomic Compact Series 30 ft. Tape Measure (DWHT38130S) Sold by: Amazon.com Supplied by: Other \$20.85
	2 Master Billiard Pool Chalk, Pack of 12 Cubes, Grey, with Protective Box - Professional Billiards Chalk for Smooth, Even Coating on Cue Tip - Pool Table Accessories Gifts for Men (18-336) Sold by: Billiard City Supplied by: Other \$9.87

Order Summary

Order placed October 2, 2025 Order # 113-7604555-3221859

Ship to	Payment method	Order Summary	
Sterling Hill CDD	Mastercard ending in 1615	Item(s) Subtotal:	\$44.95
4411 STERLING HILL BLVD	View related transactions	Shipping & Handling:	\$0.00
SPRING HILL, FL 34609-0866		Total before tax:	\$44.95
United States		Estimated tax to be collected:	\$0.00
		Grand Total:	\$44.95

Arriving October 8 - October 9

	Address America Fence Finial Toppers for Square Post Four-Sided Spire Premium USA Made Black Polypropylene Plastic (25 Pack, Fits 3/4 in.) Sold by: Address America, Inc. Supplied by: Other \$44.95
---	--

Order Summary

Order placed October 3, 2025 Order # 113-7893095-4395467

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:	\$82.99
		Shipping & Handling:	\$0.00
		Total before tax:	\$82.99
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$82.99

Arriving tomorrow

	Zip Ties 4 inch, Small Zip Ties with 18 lb Tensile Strength, Black, 1000 Pack, by Tantti Supply Sold by: Tantti Supply Supplied by: Other \$6.69
	Amazon Basics 48-Pack AA Alkaline High-Performance Batteries, 1.5 Volt, 10-Year Shelf Life Sold by: Amazon.com Supplied by: Other \$18.48
	Zip Ties 8 inch (1000 Pack), 40lbs Tensile Strength, Black Cable Ties, Wire Ties for indoor and outdoor use, by Skalon Sold by: SKALON Supplied by: Other \$15.29
	EGO Power+ AL2450S 0.095 inch Premium Quality Twist Line for EGO 15-Inch String Trimmer, Orange Sold by: Amazon.com Supplied by: Other \$24.05

Thanks for Your Payment

From Spectrum Business <MyAccount@spectrumemails.com>

Date Sun 10/5/2025 1:46 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 \$199.97 was drafted on October 3, 2025.



Thank You for Your Recent Payment

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

Draft Date:
October 3, 2025

Method of Payment:
Auto Pay

Account Number:
Ending in 4730

Payment Amount:
\$199.97

Payment Method:
Card ending in 1615



ACCOUNT NUMBER
014481891

DATE DUE
No Payment Due

AMOUNT DUE
No Payment Due

INVOICE NUMBER
014481891X251005

To contact us call 1-888-388-4249

Summary

Statement Date: 10/05/25

Page 1 of 1 for:

STERLING HILL CDD 2

For Service at:

JASON POND

4250 STERLING HILL BLVD

BROOKSVILLE, FL 34609-0745

Previous Balance	294.00
Payments	-435.00
Current Charges & Fees	128.99
Adjustments & Credits	0.00
Taxes	12.01
Amount Due	\$0.00

Activity

Start	End	Description	Amount
		Previous Balance	294.00
09/12		Payment - Thank You - MasterCard	-294.00
10/05		Payment - Thank You - MasterCard	-141.00

Current Charges for Service Period 10/04/25 - 11/03/25

10/04	11/03	Business Ent Pack 1of2 Monthly	84.99
10/04	11/03	Business Ent Pack 2of2 Monthly	20.00
10/04	11/03	TV Access Fee Quantity 3	24.00

Communications Service Tax	12.01
AMOUNT DUE	\$0.00



Call to order

1.888.928.4468

View & pay your bill online

Sign in at

directv.com/BusinessSupport

New Rates October 2025

Rate changes went into effect on October 5, 2025 as communicated in your previous bill. If your rate is part of a promotional offer or agreement, then you will continue to receive your promotional discount for the remainder of your offer or commitment period. See enclosed bill insert for details.

Get \$25 off your next bill

Switch your auto bill payment method to EFT/ACH to get a bill credit. Call 888.216.2045.

No payment is due at this time.

This statement is for your information only.

25

PLEASE FOLD ALONG PERFORATION, DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT



INVOICE NUMBER
014481891X251005

DATE DUE
No Payment Due

ACCOUNT NUMBER
014481891

AMOUNT DUE
No Payment Due

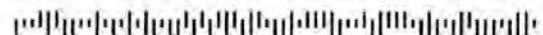
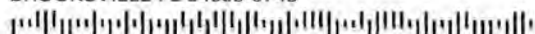
PAYMENT ENCLOSED

☐ Note my change of address on reverse side.
DO NOT WRITE OTHER COMMENTS ON THIS FORM

CONFIRMATION of Auto Bill Pay Enrollment by CREDIT CARD.
Payment was charged on bill statement date. See
above.

DIRECTV
PO BOX 5006
CAROL STREAM IL 60197-5006

----- manifest line -----
STERLING HILL CDD 2
JASON POND
4250 STERLING HILL BLVD
BROOKSVILLE FL 34609-0745



00000000000000000000000014481891 1 0028 00000000 00000000 7

Order Summary

Order placed October 6, 2025 Order # 113-4385148-8833859

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:	\$8.92
Shipping & Handling:	\$0.00
Total before tax:	\$8.92
Estimated tax to be collected:	\$0.00
Grand Total:	\$8.92

Arriving tomorrow



NGK (5574) BPM8Y Spark Plugs Individual Boxed - 2 Pack
Sold by: OverStockDirect
Supplied by: Other
\$8.92

10/7/202514:20:3
Order Number:2066694
Circle K 2705992
14195 Elgin Blvd
Spring HillFL 34609
(352) 684-8057

Term: 102
Appr : 007622
UNL-REG
PUMP No. 13
Gallons 24.109
PRICE/G \$2.779
TOTAL FUEL \$67.00
TOTAL SALE \$67.00
SALE
Master Card
Card Num : (R)
XXXXXXXXXXXX1615
Contactless

USD\$ 67.00

Mastercard
AID: A0000000041010
TUR: 0000008001
IAD:
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
TSI: E800
ARC: 00
ARQC:
FAF24B05D41CF751

10/07/2025 14:17:08

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

THANK YOU
HAVE A NICE DAY



Sterling Hills Club House
Sterling Hills Club House
4250 Sterling Hill Blvd
Spring Hill, FL 34609

(352) 684-0160
cmnimrod@gmail.com

JOB	#32074
SERVICE DATE	Oct 07, 2025
INVOICE DATE	Oct 07, 2025
PAYMENT TERMS	Upon receipt
DUE DATE	Oct 07, 2025
AMOUNT DUE	\$0.00

CONTACT US

5121 Caribbean Dr
Spring Hill, FL 34606

(352) 293-3316
info@comfortcontrolspecialists.com

Service completed by: David Masters

INVOICE

Invoice	Qty	Unit Price	Amount
Air Conditioner - Diagnostic Service Fee - Commercial	1.0	\$119.00	\$119.00
Expert Troubleshooting & Diagnosis			
Gym - outside AC not working			
Tech Findings:			
Test system in cool.			
Cleaned drain line.			
Checked pressure amps coils and motors.			
Cond fan cap weak (3.3uf)			
Replaced cap. Vacuum drain line			
Clean Drain - STD Rate	1.0	\$0.00	\$0.00
Flush and vacuum drain line and drain pan for unit functionality. To inspect complete drain system to assist in preventing further issues.			
Invoice	Qty	Unit Price	Amount
Capacitor - STD Rate	1.0	\$305.00	\$305.00
Replaced Capacitor (size) 5_ for motor and/or compressor			
System is old 2007, R22 unit. Should be replaced soon			

Subtotal	\$424.00
Total Tax	\$0.00
None (0%)	\$0.00
Job Total	\$424.00
Amount Due	\$0.00

Payment History

Oct 07	Tue 2:43pm	Credit Card	\$424.00
--------	------------	-------------	----------

Thank you for your business!

See our [Terms & Conditions](#)

2 bags

BE

Cleaners & Laundry



**Next Day - BC
R2 - 6**

Wed 10/08/25 5pm

Hills, Sterling

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

25279-716-A



1 Piece 1/1

Item	Price
Commercial Laundry -	64.26
Comm LDY - Wash Dry Fold	
263	
34 Units	
Fold All	
Subtotal	64.26
Total	64.26

Fold All

Best Cleaners & Laundry

352-666-2378

4315 LAMSON AVE

SPRING HILL, FL 34608-3323

Tue 10/07/25 9:43am by Marja K

Order Summary

Order placed October 7, 2025 Order # 112-8933235-4073050

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: \$15.30 Shipping & Handling: \$0.00 Total before tax: \$15.30 Estimated tax to be collected: \$0.00 Grand Total: \$15.30

Delivered October 8

Your package was delivered. It was handed directly to a resident.



Airhead 2 Section Tow Rope, 1-2 Rider Towable Tubes, 60-Feet, 2,375 Break Strength

Sold by: Amazon.com

Supplied by: Other

Return or replace items: Eligible through November 7, 2025

\$15.30

Order Summary

Order placed October 7, 2025 Order # 113-2923133-8647425

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:	\$48.07
		Shipping & Handling:	\$0.00
		Total before tax:	\$48.07
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$48.07

Arriving Thursday

	Rust-Oleum 7791502 Stops Rust Brush Paint, Quart, Satin White Sold by: Amazon.com Supplied by: Other \$11.40
---	---

Arriving tomorrow

	Bates- Paint Brushes, 2.5-Inch, 12 Pack, Angle Brushes, Treated Wood Handle, Wall Paint Brushes for Walls, Stain Brush, Furniture Paint Brush, Paint Brushes for Painting Walls, Painting Brush Sold by: BGGS Supplied by: Other \$19.99
---	---

Arriving Thursday

	Rust-Oleum 7738502 Stops Rust Brush On Paint, Quart, Gloss Hunter Green, 1 Quarts (Pack of 1) Sold by: Amazon.com Supplied by: Other \$16.68
---	---



MARASCO MECHANIC

INVOICE TO:

STERLING HILL CDD

4411 Sterling Hill Blvd.

Spring Hill, Fl. 34609

Phone: 352-686-5161

Email: sterlinghillclub@live.com

Vehicle: 2014 Ram Truck

RECEIPT

Invoice No: #18763

Due Date: October, 6 2025

Invoice Date: October, 6 2025

PAYMENT METHOD

Account No: N/A

Paid With: Mastercard

Last 4: 1615

DESCRIPTION	PRICE	QTY	SUBTOTAL
2014 Ram truck new front rotors and pads	\$275.00	1	\$275.00
2014 Ram truck new rear rotors and pads	\$275.00	1	\$275.00
Install and program of ABS module for brakes	\$200.00	1	\$200.00
Oil Change	\$50.00	1	\$50.00

TERMS AND CONDITIONS

Please send payment within 30 days of receiving this invoice. There will be 10% interest charge per month on late invoice.

THANK YOU FOR YOUR BUSINESS

+352-279-3303

Archiemarasco@yahoo.com

Sub-total : \$800.00

Card Charge: \$23.50

tax (7%) : Exempt

Total : \$823.50

ARCHIE MARASCO
COMPANY OWNER



Payment confirmation details

Acct. 328726901



Payment successful!

\$226.26

Thank you. We also sent an email confirmation with the payment details below.



Confirmation
number

8N97MYW9S01TNFV



Payment date

Oct 9, 2025



Payment method

Card ending in 1615



Payments may not show up online for 24 hours

GOLDEN X PLUMBING S
16190 AVIATION LOOP
SPRINGHILL, FL 34453
352-726-9349

GOLDEN X PLUMBING SUPPLY, INC.

16190 AVIATION LOOP DRIVE
SPRING HILL, FL 34604
352-799-1301

INVOICE

SALE

Number 696177
Date 10/09/2025
Page 1

MID: 2885
TID: 00H00704 REF#: 00000013
Bank ID: 000000
Batch #: 924 RRN: 282376251189
10/09/25 14:13:09

Ship-to: SAME
CONTRACTOR

APPR CODE: 009234
MASTERCARD
*****1615

Chip
/

AMOUNT \$34.64

APPROVED

Mastercard
AID: A0000000041010
TVR: 00 00 00 80 00
TS: E8 00

Shipped	Salesperson	Terms	Card Code	Exp	Freight	Ship Via	
0/09/2025	JAS JOSEPH SAP	Credit Card	FLAHER	T29115	02	PREPAID	PU
	Ordered	Shipped	Backordrd	UM	Price	UM	Extension
H80 NIPPLE	1	1	0	EA	2.3418	EA	2.34
VALVE FIP	1	1	0	EA	17.0055	EA	17.01
PT MIPXS PVC	1	1	0	EA	1.8726	EA	1.87
PXFIP PVC	1	1	0	EA	3.8532	EA	3.85
MIP ADAPTER BRASS	1	1	0	EA	4.1136	EA	4.11
IEGATAPE 1/2X1000	1	1	0	EA	3.3534	EA	3.35

34.64

34.64MC

I AGREE TO PAY ABOVE TOTAL AMOUNT
IN ACCORDANCE WITH CARD ISSUER'S
AGREEMENT
(MERCHANT AGREEMENT IF CREDIT VOUCHER)
RETAIN THIS COPY FOR STATEMENT
VERIFICATION

Thank You
Please Come Again

CUSTOMER COPY

32.53	.00	.00	2.11	.00	.00
-------	-----	-----	------	-----	-----

20% RESTOCK CHARGE, NO RETURNS-ELECTRICAL & TOOLS

Customer Copy



Nuts and Volts Electric LLC

Jason Pond
4411 Sterling Hill Blvd
Spring Hill, FL 34609

(352) 650-7402
sterlinghillclub@live.com

INVOICE	#1837
SERVICE DATE	Oct 08, 2025
PAYMENT TERMS	Upon receipt
DUE DATE	Oct 08, 2025
AMOUNT DUE	\$0.00

CONTACT US

12057 Lark Sparrow Rd
Weeki Wachee, FL 34614

(352) 410-8658
nandvllc@gmail.com

INVOICE

Service	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.	0.0	\$250.00	\$0.00
Troubleshoot irrigation clock: not getting power	1.0	\$0.00	\$0.00

Subtotal	\$150.00
Job Total	\$150.00
Amount Due	\$0.00

Payment History

Oct 09	Thu 9:07am	Credit Card	\$150.00
--------	------------	-------------	----------

Estimate Terms & Conditions

All estimates are valid for 10 days from the date of receipt.

All our workmanship is covered by a 10-year warranty.

Devices supplied by us are covered by a 1-year warranty from the date of job completion.



Nuts and Volts Electric LLC

Jason Pond
4411 Sterling Hill Blvd
Spring Hill, FL 34609

(352) 650-7402
sterlinghillclub@live.com

INVOICE	#1846
SERVICE DATE	Oct 10, 2025
PAYMENT TERMS	Upon receipt
DUE DATE	Oct 13, 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
Problem is still not resolved	1.0	\$0.00	\$0.00
GFCI Outlet Replace non-working GFCI or standard outlet	1.0	\$75.00	\$75.00
Breaker 3 pole 50 amp breaker	1.0	\$250.00	\$250.00

Subtotal	\$325.00
Job Total	\$325.00
Amount Due	\$0.00

Payment History

Oct 14	Tue 8:50am	Credit Card	\$325.00
--------	------------	-------------	----------

Estimate Terms & Conditions

All estimates are valid for 10 days from the date of receipt.

All our workmanship is covered by a 10-year warranty.

Devices supplied by us are covered by a 1-year warranty from the date of job completion.

10/15/202512:53:3
Order Number:2078872
Circle K 2705992
14195 Elgin Blvd
Spring Hill FL 34609
(352) 684-8057

Term: 102
Appr : 015352
UNL-REG
PUMP No. 13
Gallons 25.008
PRICE/G \$2.999
TOTAL FUEL \$75.00
TOTAL SALE \$75.00
SALE
Master Card
Card Num : (R)
XXXXXXXXXXXX1615
Contactless

USD\$ 75.00

Mastercard
AID: A00000000041010
TUR: 0000000001
IAD:
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
TSI: E800
ARC: 00
ARQC:
8027AC230EBE08F9

10/15/2025 12:48:15

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

THANK YOU
HAVE A NICE DAY

Order Summary

Order placed October 17, 2025 Order # 113-6027515-4849043

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:	\$51.90
		Shipping & Handling:	\$2.99
		Free Shipping:	-\$2.99
		Total before tax:	\$51.90
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$51.90

Arriving tomorrow 10 AM – 3 PM



KLEEN HANDLER General Cleaning Mop Heavy Duty Commercial Replacement, Wet Industrial Blue Cotton Looped End String Head Refill (Pack of 3)

Sold by: [BISON LIFE](#)

Supplied by: Other

2 \$25.95



Outlook

Payment confirmation: Invoice #232617-(Ryder's Property Maintenance)

From QuickBooks Payments <quickbooks@notification.intuit.com>

Date Sat 10/18/2025 9:38 AM

To Sterlinghillclub@live.com <Sterlinghillclub@live.com>



[Manage payment](#)



You paid \$350.00

to Ryder's Property Maintenance on 10/18/2025

Payment details

Invoice no.	232617
Invoice amount	\$350.00
Total amount	\$350.00
Status	Paid
Payment method	MASTERCARD****1615
Authorization ID	MQ0289533103

Please don't reply to this email, if you need any help regarding this message, please contact the business directly.

Thank you,

Payment for repair and parts of 2 palm tree uprights

Wawa #5184
12984 Cortez Blvd.
Brooksville FL 34608

10/20/2025 1:39:47 PM
Term: XXXXXXXXX2004
Appr: 020979
Seq#: 056907
Product: Unleaded
Pump Gallons Price
14 24.133 \$2.859
Total Sale \$69.00
Capture

MasterCard
XXXXXXXXXXXX1615
Contactless

USD\$ 69.00

Mastercard
Mode: Issuer
AID: A0000000041010
TUR: 0000000001
IAD:
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
TSI: E800
ARC: 00
ARQC:
FEA08FF0BE5AD83C

10/20/2025 13:36:34

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: 1167722
Store Number: 05184

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



LEARN MORE AT LOWES.COM/MYLOWESREWARDS

LOWE'S HOME CENTERS, LLC
4780 COMMERCIAL WAY
SPRING HILL, FL 34606 (352) 592-0176

- SALE -

SALES#: FSTLAN07 5271529 TRANS#: 686324568 10-21-25

71891 HM #69 MASTER PADLOCK BRA	9.96
2 @ 4.98	
802703 SCT RND FELT PDS BROWN 1-	7.98
202201 HM 1-IN METAL SPLIT KEY R	6.54
3 @ 2.18	
87924 HM CARABINER WITH KEY RIN	6.36
2 @ 3.18	
5422797 KT CMPCT FLDNG HEX KEY SE	16.98
4661823 CM SD BI-MAT PH #1X3-IN(-	8.48
4661824 CM SD BI-MATPH#2X1.5-IN(-	5.98
4661825 CM SD BI-MAT PH #2X4-IN(-	17.96
2 @ 8.98	
576279 PS PINK FLAGGING TAPE	17.92
4 @ 4.48	
6291387 SUNCAST 175-FT HOSE CRT(-	39.98
900618 30 SECOND 5-GAL OUTDOOR -	99.96
2 @ 49.98	
5203839 GE LED PRO 60W A19 5.0K F	24.98
818865 9.0-FL OZ LIQUID NAILS FU	18.16
2 @ 9.08	
4357458 PS COILED SPRING CNTR(-21	9.98
510698 SCOTCH BLUE 1.41-IN TAPE	18.98
116480 SCTCH BLU 1.88 PAINTRS TP	39.48
2626695 100-FT NEVERKINK MAX HOSE	64.98

SUBTOTAL:	414.66
TOTAL TAX:	0.00
INVOICE 93813 TOTAL:	414.66
M/C:	414.66

MC: XXXXXXXXXXX1615 AMOUNT: 414.66 AUTHCD: 021473
TAP REFID: 160523813518 10/21/25 13:44:06
CUSTOMER CODE: NA
TUR: 0000008001
AID: A0000000041010

STORE: 1605 TERMINAL: 23 10/21/25 13:44:21
OF ITEMS PURCHASED: 27
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS

Order Summary

Order placed October 21, 2025 Order # 113-6098565-8392220

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:	\$164.20
		Shipping & Handling:	\$0.00
		Promotion Applied:	-\$9.59
		Total before tax:	\$154.61
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$154.61

Arriving Friday



5 Pack Fairy Lights Battery Operated, 7 Feet 20 Led String Lights with Timer, Waterproof Firefly Lights on Silver Wire for Home Party Wedding Christmas Decorations, Red Green White

Sold by: eLightBulb
Supplied by: Other

\$7.99



Unique Sports Tourna Deluxe Tennis Center Net Strap

Sold by: Tourna Sports
Supplied by: Other

\$17.99



Flex Seal, 14 oz, 2-Pack, Red, Stop Leaks Instantly, Waterproof Rubber Spray On Sealant Coating, Perfect for Gutters, Wood, RV, Campers, Roof Repair, Skylights, Windows, and More

Sold by: Flex Seal Products
Supplied by: Other

\$26.76



Flex Seal, 14 oz, 2-Pack, Blue, Stop Leaks Instantly, Waterproof Rubber Spray On Sealant Coating, Perfect for Gutters, Wood, RV, Campers, Roof Repair, Skylights, Windows, and More

Sold by: Flex Seal Products
Supplied by: Other

\$26.76



Flex Seal, 14 oz, 2-Pack, Green, Stop Leaks Instantly, Waterproof Rubber Spray On Sealant Coating, Perfect for Gutters, Wood, RV, Campers, Roof Repair, Skylights, Windows, and More

Sold by: Flex Seal Products
Supplied by: Other

\$26.76

Invoice**Questions? Call (800) 952 1457**

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.: SMT-901567	Date: October 22, 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: 12" x 18" Part #: K-3121 • HTC Code: 8310.00.0000	\$25.2300/Sign Package: 1 Sign	20 Signs	\$504.60

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 : \$504.60

Shipping Charges: **Free**

Tax: \$32.80

Order Total (in US Dollars): \$537.40



Nuts and Volts Electric LLC

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

(352) 428-4289
cmnimrod@gmail.com

INVOICE	#1890
SERVICE DATE	Oct 22, 2025
PAYMENT TERMS	Upon receipt
DUE DATE	Oct 22, 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.	1.0	\$250.00	\$250.00
New breaker	1.0	\$50.00	\$50.00
Troubleshoot bathroom light flickering	1.0	\$0.00	\$0.00
Discuss with Charles for further information: The splash pad outlet is STILL having issues. Might be the outlet it self. She said she ran a cord to another outlet and everything worked fine. This splash pad has been a continuous problem for them..	1.0	\$0.00	\$0.00
GFCI Outlet Replace non-working GFCI or standard outlet.	3.0	\$75.00	\$225.00

Subtotal \$675.00

Job Total \$675.00

Amount Due \$0.00

Estimate Terms & Conditions

All estimates are valid for 10 days from the date of receipt.

All our workmanship is covered by a 10-year warranty.

Devices supplied by us are covered by a 1-year warranty from the date of job completion.



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

LOWE'S HOME CENTERS, LLC
7117 BROAD STREET
BROOKSVILLE, FL 34601 (352) 754-6320

- SALE -

SALES#: FSTLAN02 3252713 TRANS#: 418684213 10/23/25

77793 16 DURAMAX SEMI UV BASE 1	59.98
5181353 UT LED 65W BR30 5000K FA	36.48
5259693 UT 8-IN BLK CABLE IIE 100	39.98
5385889 MOXIE MED PREM CLEANING G	7.16
2 @ 3.58	

SUBTOTAL:	143.60
TOTAL TAX:	0.00
INVOICE 71164 TOTAL:	143.60
M/C:	143.60

MC: XXXXXXXXXXXX1615 AMOUNT: 143.60 AUTHCD: 023114
TAP REFID:182727164988 10/23/25 13:51:20
CUSTOMER CODE: NA
TUR : 0000008001
AID : A0000000041010

STORE: 1827 TERMINAL: 27 10/23/25 13:51:38

OF ITEMS PURCHASED: 5
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



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

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

*	SHARE YOUR FEEDBACK!	*
*	ENTER FOR A CHANCE TO BE	*
*	ONE OF FIVE \$500 WINNERS DRAWN MONTHLY!	*
*	¡ENTRE EN EL SORTEO MENSUAL	*
*	PARA SER UNO DE LOS CINCO GANADORES DE \$500!	*
*		*
*	ENTER BY COMPLETING A SHORT SURVEY	*

HEI

Receipt

Hernando County Solid Waste
10/23/2025 01:01 PM

INV20251023123351	\$16.35
Service Fee	\$0.48

bill	
CASH	Total Paid: \$16.83
HAUL	

Card Type	MASTERCARD
Card #	1615
Method	CONTACTLESS
Auth Code	023999
Response	CAPTURED
AID	A0000000041010
AL	Mastercard

S
D
TIME
TIME
TR

VOL: 0

MATERIAL: 357 - 3 REQ YDC
RATE: 54.50/TN

TIP FEE:	16.35
SPEC FEE:	0.00
TAX FEE:	0.00
TOTAL FEE:	16.35

NOTE:

Order Summary

Order placed October 23, 2025 Order # 113-5820351-4557836

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: \$2.99 Free Shipping: -\$2.99 Your Coupon Savings: -\$3.48 Total before tax: \$25.51 Estimated tax to be collected: \$0.00 Grand Total: \$25.51



Arriving tomorrow 10 AM – 3 PM

IRWIN Tools VISE-GRIP GrooveLock Pliers Set, V-Jaw, 2 Piece, 2078709

Sold by: Amazon.com

Supplied by: Other

\$28.99



sam's club

352-592-4737

10/27/25 12:26 3251 04818 096 9096

JASUN 101-**** *178 9

2 @ 26.83	
662360 POKER ISSUE	53.66 0
3 @ 33.98	
46974 FOUL	101.94 0
990304472 55 GAL BAGS	24.98 0
980238935 150L TUB	11.48 0
99028555 FARMHOUSE	10.98 0
SUBTOTAL	203.04
TOTAL	203.04
MCARD FEND	203.04
CHANGE DUE	0.00

MASTERCARD- 1615 1 1 APPX027115

203.04 TOTAL PURCHASE

REF # 0714CE057548

AID A0000000041010

TERMINAL # 29776281

*No Signature Required

10/27/25 12:26.09

ITEMS SOLD 8

TEN 2461 6236 2006 7314 6510 7



Yay! You earned \$4.06 Sam's Cash with
Plus. Check all earnings and savings
at [SamsClub.com/Account](https://www.samsclub.com/Account)



You sent \$350.00 USD to Midian Cleto

Transaction Details

Transaction ID	Transaction date
4V643240D0541550G	October 27, 2025

Money sent	\$350.00 USD
------------	--------------

Fee	\$10.45 USD
-----	-------------

Paid with:

MASTER_CARD x-1615	\$360.45 USD
--------------------	--------------

This transaction will appear on your statement as PAYPAL *midj41

You paid	\$360.45 USD
----------	--------------

Midian Cleto will receive	\$350.00 USD
---------------------------	--------------

Your note to Midian Cleto	DJ & Emcee for Sterling Hill Fall Festival
---------------------------	--



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LOWE'S HOME CENTERS, LLC
4780 COMMERCIAL WAY
SPRING HILL, FL 34606 (352) 592-0176

- SALE -

SALES#: S16051J4 4859155 TRANS#: 576567660 10-28-25

5331450 94-LB TITAN PORTLAND TYPE	25.76
2 @ 12.88	
293326 SAKRETE 50-LB PLAY SAND	19.12
4 @ 4.78	
2348601 SIKA SELF-LEVELING UNDERL	123.92
4 @ 30.98	
759031 1-GAL SIKA CON BOND ADH F	40.96
2 @ 20.48	
4853 5-GAL LOWES BUCKET-ENCORE	9.16
2 @ 4.58	

SUBTOTAL:	218.92
TOTAL TAX:	0.00
INVOICE 86156 TOTAL:	218.92
M/C:	218.92

MC: XXXXXXXXXXXX1615 AMOUNT: 218.92 AUTHCD: 028837
TAP REFID:160501156589 10/28/25 09:20:56
CUSTOMER CODE: na
TUR : 000008001
TSI : E800

STORE: 1605 TERMINAL: 01 10/28/25 09:21:07
OF ITEMS PURCHASED: 14
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.
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[LOWES.COM/RETURNS](https://www.lowes.com/returns)
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AT OUR CUSTOMER SERVICE DESK

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

* SHARE YOUR FEEDBACK! *

* ENTER FOR A CHANCE TO BE *

* ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! *

* ENTRE EN EL SORTEO MENSUAL *



Next Day - BC

R2 - 6

Wed 10/29/25 5pm

Hills, Sterling

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

25300-960-A



1 Piece 1/1

Item	Price
Commercial Laundry -	32.13
Comm LDY - Wash Dry Fold	
grg7	

17 Units
Fold All

Subtotal	32.13
Total	32.13

Fold All

Best Cleaners & Laundry

352-666-2378

4315 LAMSON AVE

SPRING HILL, FL 34608-3323

Tue 10/28/25 9:23am by Marja K



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

LOVE'S HOME CENTERS, LLC

4780 COMMERCIAL WAY

SPRING HILL, FL 34606 (352) 592-0176

- SALE -

SALES#: S1605AT1 2251421 TRANS#: 475204640 10-29-25

293326 SAKRETE 50-LB PLAY SAND	19.12
4 @	4.78

SUBTOTAL: 19.12

TOTAL TAX: 0.00

INVOICE 89714 TOTAL: 19.12

M/C: 19.12

MC: XXXXXXXXXXXX1615 AMOUNT: 19.12 AUTHCD: 029570

TAP REFID:160502714196 10/29/25 10:18:40

CUSTOMER CODE: 00

TUR : 0000008001

AID : A0000000041010

STORE: 1605 TERMINAL: 02 10/29/25 10:18:49

OF ITEMS PURCHASED: 4

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



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AT OUR CUSTOMER SERVICE DESK

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

* SHARE YOUR FEEDBACK! *

* ENTER FOR A CHANCE TO BE *

* ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! *

* ENTRE EN EL SORTEO MENSUAL *

* PARA SER UNO DE LOS CINCO GANADORES DE \$500! *

* ENTER BY COMPLETING A SHORT SURVEY *

* WITHIN ONE WEEK AT: www.lowes.com/survey *

* YOUR ID #897141 160583 029948 *

* NO PURCHASE NECESSARY TO ENTER OR WIN. *

* LIMIT ONE ENTRY PER PERSON. MUST BE 18 OR OLDER. SEE RULES FOR DETAILS. *

Receipt from 1st Choice Plumbing #Pv2X

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

Date Wed 10/29/2025 8:30 AM

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

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

Dug 3' deep hole to repair uponor pipe that failed, repaired w/ updated uponor w/ 1 year warranty - located at south clubhouse to @ side of back pavillion.

1st Choice Plumbing



Let 1st Choice Plumbing know how
your experience was

\$615.82

Custom Amount

\$615.82

Total

\$615.82



Order # **SS934847664**

Your order invoice was emailed to sterlinghillclub@live.com.

Item Summary

Item Description

Quantity

Price



180 Degree U-Channel Post Flat Blade Street Name Sign Bracket

Item #: Y3443

^ Full Product Details

Size: Flat Blade Bracket – 5½"

Material: Cast Aluminum

Packaging: Sold Individually - Includes 5/16" set screws for mounting sign to bracket and 5/16 x 5/8" set hex bolts for mounting bracket to post.

Qty: 4

Each: \$11.74
\$46.96



90 Degree Cross Separator For Flat Blade Street Name Sign

Item #: Y3441

^ Full Product Details

Size: Flat Blade Bracket – 5½"

Cast Aluminum

Sold Individually -

Qty: 4

Each: \$11.74
\$46.96

Ordered

October 28, 2025

Status

Processing

Est. Delivery Date

November 4, 2025

Shipping Method

Ground — FedEx

Shipped To

Jason Pond
Sterling Hill CDD
4411 Sterling Hill Boulevard
Spring Hill, FL 34609
13526865161

Payment Method

Mastercard
*****1615

Billed To

Jason Pond
Sterling Hill CDD
3434 Colwell Ave.
Suite 200
Tampa, FL 33614
13526865161

Subtotal\$336.64

Shipping\$14.37

Sales Tax\$22.82

Order Total\$373.83

GET 10% OFF

Includes 5/16" set screws for sign mounting

Your total after deducting sales tax will be \$351.01. We'll apply this adjustment after verifying your tax exemption certificate. You must provide your tax exemption certificate via email (salestax@safetysign.com) or fax (800-279-6897) by October 30, 2025 if you have not already done so. Please include your order number (SS934847664) in the subject line of your email or the cover letter of your fax. Failing to provide your tax exemption certificate will cause your invoice to include sales tax.



Flat Blade Sign with Optional Prefix and Suffix

Qty: 1 \$60.99

Item #: X2807-36-EG

Image shown does not represent finished product. View a sample gallery of our printed signs.

^ Full Product Details

Size: 36 x 9"

Material: .080" Double-Sided Engineering Grade Reflective Aluminum

Laminate: None

Mounting: No holes

Packaging: Sold Individually

Custom Copy 1
Brightstone

Background
Flat Blade No Border

Suffix
Pl

Position
Middle

Color Style
Green/White (MUTCD Color)



Flat Blade Sign with Optional Prefix and Suffix

Qty: 2 Each: \$60.37
\$120.74



INVOICE

Customer ID:**14-49138-12001**

Customer Name:

STERLING HILL CDD

Service Period:

11/01/25-11/30/25

Invoice Date:

10/27/2025

Invoice Number:

1134643-1568-9

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****Nov 26, 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**\$165.17**

If payment is received after
11/26/2025: **\$ 170.17**

RECEIVED
10-28-2025

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
165.82		(165.82)		0.00		165.17		165.17

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)
10/27/2025	1134643-1568-9	14-49138-12001
Payment Terms	Total Due	Amount
Total Due by 11/26/2025	\$165.17	
If Received after 11/26/2025	\$170.17	

*** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED ***
Your bank account will be drafted \$165.17.

1568000144913812001011346430000001651700000016517 0

I0290C07

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	11/01/25		1.00	143.58
Energy Surcharge				21.59
Total Current Charges				165.17

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

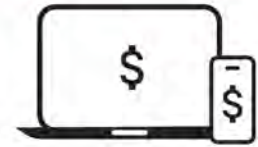
Previous Balance		Payments		Adjustments		Current Invoice Charges		Total Account Balance Due	
\$123.45		(\$123.45)		0.00		\$123.45		\$123.45	

Description	
WM Solid Waste Tax & Fee	
WM STATE SOLID WASTE TAX & FEE	
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)



INVOICE

Customer ID:

15-19762-63003

Customer Name:

STERLING HILL CDD

Service Period:

11/01/25-11/30/25

Invoice Date:

10/27/2025

Invoice Number:

1134734-1568-6

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

Nov 26, 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

\$165.17

If payment is received after
11/26/2025: **\$ 170.17**

RECEIVED
10-28-2025

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
165.82		(165.82)		0.00		165.17		165.17

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)
10/27/2025	1134734-1568-6	15-19762-63003
Payment Terms	Total Due	Amount
Total Due by 11/26/2025	\$165.17	
If Received after 11/26/2025	\$170.17	

*** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED ***
Your bank account will be drafted \$165.17.

1568000151976263003011347340000001651700000016517 4

I0290C07

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	11/01/25		1.00	143.58
Energy Surcharge				21.59
Total Current Charges				165.17

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

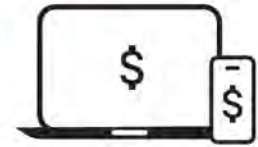
Previous Balance		Payments		Adjustments		Current Invoice Charges		Total Account Balance Due	
\$123.45	+	(\$123.45)	+	0.00	+	\$123.45	=	\$123.45	

Description	
WM Solid Waste Tax & Fee	
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.

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WREC

for Sterling Hill CDD

Summary Electric 10/25

Service Dates 09/18/25 - 10/20/2025

Acct#	Amount	Bill Date	Address	GL Code	Object Code
1415069	\$355.19	10/23/25	4200 STERLING HILL BLVD	53100	4301
1415070	\$208.22	10/23/25	4500 STERLING HILL BLVD	53100	4301
1415071	\$315.27	10/23/25	4341 STERLING HILL BLVD	53100	4301
1415072	\$124.62	10/23/25	4360 STERLING HILL BLVD	53100	4301
1415073	\$6,120.95	10/23/25	Street Lights	53100	4307
1415074	\$1,139.15	10/23/25	4411 STERLING HILL BLVD	53100	4301
1415075	\$54.37	10/23/25	BRACKENWOOD DR	53100	4301
1415076	\$53.61	10/23/25	GLENBURNE DR	53100	4301
1415077	\$53.94	10/23/25	13700 MANDALAY PL	53100	4301
1415078	\$57.70	10/23/25	AMERSHAM WAY	53100	4301
1415079	\$435.23	10/23/25	4405 STERLING HILL BLVD	53100	4301
1415080	\$573.37	10/23/25	4244 STERLING HILL BLVD	53100	4301
1415081	\$60.17	10/23/25	13370 DUNWOODY DR	53100	4301
1415082	\$56.41	10/23/25	14304 ARBORGLADES DR	53100	4301
1415083	\$57.06	10/23/25	4084 BRIGHTSTONE PL	53100	4301
1415084	\$56.94	10/23/25	13584 COVEY RUN PL	53100	4301
1415085	\$54.47	10/23/25	14504 EDMERE DR	53100	4301
1415086	\$55.00	10/23/25	13574 HAVERHILL DR	53100	4301
1415087	\$49.41	10/23/25	4595 STERLING HILL BLVD	53100	4301
1415088	\$49.85	10/23/25	4594 STERLING HILL BLVD	53100	4301
1415089	\$84.49	10/23/25	3920 STERLING HILL BLVD	53100	4301
1415090	\$53.61	10/23/25	8335 WINDANCE AVE	53100	4301
1415091	\$1,077.64	10/23/25	4250 STERLING HILL BLVD	53100	4301
1415092	\$216.83	10/23/25	4411 STERLING HILL BLVD	53100	4301
2118959	\$782.33	10/23/25	Public Lighthing	53100	4307
2161145	\$233.51	10/23/25	3750 STERLING HILL BLVD	53100	4301
2161146	\$55.55	10/23/25	13043 GOLDEN LINE AVE	53100	4301
Total	\$12,434.89		*DUE DATE 11/13/25* / ACH		

Total By Code	4301	\$ 5,531.61
	4307	\$ 6,903.28

RECEIVED
10-27-2025

Grand Total	12,434.89	*Autopay Amount*
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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 **10/23/2025**
Amount Due **355.19**
Current Charges Due **11/13/2025**

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
09/18	5670	10/20	8598				2928

Comparative Usage Information
Average kWh

Period	Days	Per Day
Oct 2025	32	92
Sep 2025	30	94
Oct 2024	30	105

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 **342.59**
Payment **342.59CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 2,928 KWH @ 0.06090 **178.32**
Fuel Adjustment 2,928 KWH @ 0.04400 **128.83**
FL Gross Receipts Tax **8.88**

Total Current Charges **355.19**
Total Due **E.F.T. 355.19**

DO NOT PAY

Total amount will be electronically transferred on or after 11/07/2025.



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: 10/23/2025

District: WH15

Use above space for address change ONLY.

1415069 **WH15**
STERLING HILL COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 11/07/2025
TOTAL CHARGES DUE 355.19
DO NOT PAY

000141506900003551900003551908



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 **10/23/2025**
Amount Due **208.22**
Current Charges Due **11/13/2025**

District Office Serving You
West Hernando

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

See Reverse Side For More Information

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
09/18	7465	10/20	9027				1562

Comparative Usage Information
Average kWh

Period	Days	Per Day
Oct 2025	32	49
Sep 2025	30	48
Oct 2024	30	43

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 **194.55**
Payment **194.55CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 1,562 KWH @ 0.06090 **95.13**
Fuel Adjustment 1,562 KWH @ 0.04400 **68.73**
FL Gross Receipts Tax **5.20**

Total Current Charges **208.22**
Total Due **E.F.T. 208.22**

DO NOT PAY

Total amount will be electronically transferred on or after 11/07/2025.



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: 10/23/2025

District: WH15

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	11/07/2025
TOTAL CHARGES DUE	208.22
DO NOT PAY	

000141507000002082200002082205



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 **10/23/2025**
Amount Due **315.27**
Current Charges Due **11/13/2025**

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
Oct 2025	32	80
Sep 2025	30	70
Oct 2024	30	33

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		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
09/18	87583	10/20	90140				2557

Previous Balance 264.92
Payment 264.92CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 2,557 KWH @ 0.06090 155.72
Fuel Adjustment 2,557 KWH @ 0.04400 112.51
FL Gross Receipts Tax 7.88

Total Current Charges 315.27
Total Due E.F.T. 315.27

DO NOT PAY
Total amount will be electronically transferred on or after 11/07/2025.



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: 10/23/2025

District: WH15

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	11/07/2025
TOTAL CHARGES DUE	315.27
DO NOT PAY	

000141507100003152700003152702



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 **10/23/2025**
Amount Due **124.62**
Current Charges Due **11/13/2025**

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
Oct 2025	32	25
Sep 2025	30	20
Oct 2024	30	34

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



1 0 2 5 1 0 8 5

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

ELECTRIC SERVICE							
From	To	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
09/18	10/20	09/18	93811				785

Previous Balance 104.50
Payment 104.50CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 785 KWH @ 0.06090 47.81
Fuel Adjustment 785 KWH @ 0.04400 34.54
FL Gross Receipts Tax 3.11

Total Current Charges 124.62
Total Due E.F.T. 124.62

DO NOT PAY
Total amount will be electronically transferred on or after 11/07/2025.



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: 10/23/2025

District: WH15

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

Electronic Funds Transfer on or after	11/07/2025
TOTAL CHARGES DUE	124.62
DO NOT PAY	

000141507200001246200001246202



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 **10/23/2025**
Amount Due **6,120.95**
Current Charges Due **11/13/2025**

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	6,131.09
Payment	6,131.09CR
Balance Forward	0.00

Light Energy Charge	605.55
Light Support Charge	503.34
Light Maintenance Charge	782.28
Light Fixture Charge	930.18
Light Fuel Adj 20,745 KWH @ 0.04400	912.78
Poles (QTY 467)	2,335.00
FL Gross Receipts Tax	51.82

Total Current Charges	6,120.95
Total Due	E.F.T. 6,120.95

Lights/Poles	Type/Qty	Type/Qty	Type/Qty
	105 423	205 48	910 467

DO NOT PAY

Total amount will be electronically transferred on or after 11/07/2025.



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: 10/23/2025

District: WH15

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	11/07/2025
TOTAL CHARGES DUE	6,120.95
DO NOT PAY	

000141507300061209500061209500



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 **10/23/2025**
Amount Due **1,139.15**
Current Charges Due **11/13/2025**

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
09/18	76929	10/20	88636		25.43	25	11707

Comparative Usage Information
Average kWh

Period	Days	Per Day
Oct 2025	32	366
Sep 2025	30	347
Oct 2024	30	271

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 **1,050.88**
Payment **1,050.88CR**
Balance Forward **0.00**

Customer Charge **44.16**
Demand Charge 25 KW @ 6.65000 **166.25**
Energy Charge 11,707 KWH @ 0.03290 **385.16**
Fuel Adjustment 11,707 KWH @ 0.04400 **515.11**
FL Gross Receipts Tax **28.47**

Total Current Charges **1,139.15**
Total Due **E.F.T. 1,139.15**

DO NOT PAY

Total amount will be electronically transferred on or after 11/07/2025.



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: 10/23/2025

District: WH15

Use above space for address change ONLY.

1415074 **WH15**
STERLING HILL COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	11/07/2025
TOTAL CHARGES DUE	1,139.15
DO NOT PAY	

000141507400011391500011391509



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 **10/23/2025**
Amount Due **54.37**
Current Charges Due **11/13/2025**

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**

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
09/18	38915	10/20	39047				132

Comparative Usage Information
Average kWh

Period	Days	Per Day
Oct 2025	32	4
Sep 2025	30	4
Oct 2024	30	4

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



1 0 2 5 1 0 8 5

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Previous Balance **52.64**
Payment **52.64CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 132 KWH @ 0.06090 **8.04**
Fuel Adjustment 132 KWH @ 0.04400 **5.81**
FL Gross Receipts Tax **1.36**

Total Current Charges **54.37**
Total Due **E.F.T. 54.37**

DO NOT PAY
Total amount will be electronically transferred on or after 11/07/2025.



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: 10/23/2025

District: WH15

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after 11/07/2025	
TOTAL CHARGES DUE	54.37
DO NOT PAY	

000141507500000543700000543701



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 **10/23/2025**
Amount Due **53.61**
Current Charges Due **11/13/2025**

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				
09/18	48526	10/20	48651				125

Comparative Usage Information
Average kWh

Period	Days	Per Day
Oct 2025	32	4
Sep 2025	30	4
Oct 2024	30	4

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



1 0 2 5 1 0 8 5

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

Previous Balance **52.43**
Payment **52.43CR**
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 11/07/2025.



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: 10/23/2025

District: WH15

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after 11/07/2025
TOTAL CHARGES DUE 53.61
DO NOT PAY

000141507600000536100000536105



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 **10/23/2025**
Amount Due **53.94**
Current Charges Due **11/13/2025**

District Office Serving You
West Hernando

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

See Reverse Side For More Information

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
09/18	1610	10/20	1738				128

Comparative Usage Information
Average kWh

Period	Days	Per Day
Oct 2025	32	4
Sep 2025	30	4
Oct 2024	30	3

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



1 0 2 5 1 0 8 5

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Previous Balance **52.43**
Payment **52.43CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 128 KWH @ 0.06090 **7.80**
Fuel Adjustment 128 KWH @ 0.04400 **5.63**
FL Gross Receipts Tax **1.35**

Total Current Charges **53.94**
Total Due **E.F.T. 53.94**

DO NOT PAY

Total amount will be electronically transferred on or after 11/07/2025.



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: 10/23/2025

District: WH15

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after 11/07/2025
TOTAL CHARGES DUE 53.94
DO NOT PAY

000141507700000539400000539408



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 **10/23/2025**
Amount Due **57.70**
Current Charges Due **11/13/2025**

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
Oct 2025	32	5
Sep 2025	30	5
Oct 2024	30	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
09/18	44353	10/20	44516				163

Previous Balance **56.31**
Payment **56.31CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 163 KWH @ 0.06090 **9.93**
Fuel Adjustment 163 KWH @ 0.04400 **7.17**
FL Gross Receipts Tax **1.44**

Total Current Charges **57.70**
Total Due **E.F.T. 57.70**

DO NOT PAY
Total amount will be electronically transferred on or after 11/07/2025.



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: **10/23/2025**

District: WH15

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

Electronic Funds Transfer on or after 11/07/2025
TOTAL CHARGES DUE 57.70
DO NOT PAY

000141507800000577000000577002



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 **10/23/2025**
Amount Due **435.23**
Current Charges Due **11/13/2025**

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
Oct 2025	32	115
Sep 2025	30	182
Oct 2024	30	60

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
09/18	10/20	48406	52078				3672

Previous Balance 627.82
Payment 627.82CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 3,672 KWH @ 0.06090 223.62
Fuel Adjustment 3,672 KWH @ 0.04400 161.57
FL Gross Receipts Tax 10.88

Total Current Charges 435.23
Total Due E.F.T. 435.23

DO NOT PAY
Total amount will be electronically transferred on or after 11/07/2025.



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: 10/23/2025

District: WH15

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

Electronic Funds Transfer on or after 11/07/2025
TOTAL CHARGES DUE 435.23
DO NOT PAY

000141507900004352300004352304



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 **10/23/2025**
Amount Due **573.37**
Current Charges Due **11/13/2025**

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
Oct 2025	32	155
Sep 2025	30	160
Oct 2024	30	1

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



1 0 2 5 1 0 8 5

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ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
09/18	19562	10/20	24518				4956

Previous Balance 556.16
Payment 556.16CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 4,956 KWH @ 0.06090 301.82
Fuel Adjustment 4,956 KWH @ 0.04400 218.06
FL Gross Receipts Tax 14.33

Total Current Charges 573.37
Total Due E.F.T. 573.37

DO NOT PAY

Total amount will be electronically transferred on or after 11/07/2025.



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: 10/23/2025

District: WH15

1415080 WH15
STERLING HILL COMMUNITY DEVELOPMENT
PUMP & WELL 4
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	11/07/2025
TOTAL CHARGES DUE	573.37
DO NOT PAY	

000141508000005733700005733706



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 **10/23/2025**
Amount Due **60.17**
Current Charges Due **11/13/2025**

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
Oct 2025	32	6
Sep 2025	30	6
Oct 2024	30	6

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				
09/18	50921	10/20	51107				186

Previous Balance **58.55**
Payment **58.55CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 186 KWH @ 0.06090 **11.33**
Fuel Adjustment 186 KWH @ 0.04400 **8.18**
FL Gross Receipts Tax **1.50**

Total Current Charges **60.17**
Total Due **E.F.T. 60.17**

DO NOT PAY
Total amount will be electronically transferred on or after 11/07/2025.



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

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Bill Date: 10/23/2025

District: WH15

1415081 **WH15**
STERLING HILL COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 11/07/2025
TOTAL CHARGES DUE 60.17
DO NOT PAY

000141508100000601700000601709



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 **10/23/2025**
Amount Due **56.41**
Current Charges Due **11/13/2025**

District Office Serving You
West Hernando

See Reverse Side For More Information

Service Address **14304 ARBORGLADES DR**
Service Description **GATE**
Service Classification **General Service Non-Demand**

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
09/18	35554	10/20	35705				151

Comparative Usage Information
Average kWh

Period	Days	Per Day
Oct 2025	32	5
Sep 2025	30	5
Oct 2024	30	4

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



1 0 2 5 1 0 8 5

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Previous Balance **54.69**
Payment **54.69CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 151 KWH @ 0.06090 **9.20**
Fuel Adjustment 151 KWH @ 0.04400 **6.64**
FL Gross Receipts Tax **1.41**

Total Current Charges **56.41**
Total Due **E.F.T. 56.41**

DO NOT PAY

Total amount will be electronically transferred on or after 11/07/2025.



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: 10/23/2025

District: WH15

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after 11/07/2025
TOTAL CHARGES DUE 56.41
DO NOT PAY

000141508200000564100000564101



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 **10/23/2025**
Amount Due **57.06**
Current Charges Due **11/13/2025**

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
Oct 2025	32	5
Sep 2025	30	5
Oct 2024	30	5

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



1 0 2 5 1 0 8 5

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ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
09/18	28370	10/20	28527				157

Previous Balance 55.00
Payment 55.00CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 157 KWH @ 0.06090 9.56
Fuel Adjustment 157 KWH @ 0.04400 6.91
FL Gross Receipts Tax 1.43

Total Current Charges 57.06
Total Due E.F.T. 57.06

DO NOT PAY

Total amount will be electronically transferred on or after 11/07/2025.



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: 10/23/2025

District: WH15

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

Electronic Funds Transfer on or after	11/07/2025
TOTAL CHARGES DUE	57.06
DO NOT PAY	

000141508300000570600000570603



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 **10/23/2025**
Amount Due **56.94**
Current Charges Due **11/13/2025**

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
Oct 2025	32	5
Sep 2025	30	5
Oct 2024	30	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
09/18	28208	10/20	28364				156

Previous Balance **55.33**
Payment **55.33CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 156 KWH @ 0.06090 **9.50**
Fuel Adjustment 156 KWH @ 0.04400 **6.86**
FL Gross Receipts Tax **1.42**

Total Current Charges **56.94**
Total Due **E.F.T. 56.94**

DO NOT PAY

Total amount will be electronically transferred on or after 11/07/2025.



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: 10/23/2025

District: WH15

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after 11/07/2025
TOTAL CHARGES DUE 56.94
DO NOT PAY

000141508400000569400000569404



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 **10/23/2025**
Amount Due **54.47**
Current Charges Due **11/13/2025**

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
Oct 2025	32	4
Sep 2025	30	4
Oct 2024	30	4

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



1 0 2 5 1 0 8 5

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ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
09/18	30720	10/20	30853				133

Previous Balance 53.18
Payment 53.18CR
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 11/07/2025.



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: 10/23/2025

District: WH15

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

Electronic Funds Transfer on or after 11/07/2025
TOTAL CHARGES DUE 54.47
DO NOT PAY

000141508500000544700000544702



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 **10/23/2025**
Amount Due **55.00**
Current Charges Due **11/13/2025**

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**

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
09/18	29396	10/20	29534				138

Comparative Usage Information
Average kWh

Period	Days	Per Day
Oct 2025	32	4
Sep 2025	30	4
Oct 2024	30	4

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



1 0 2 5 1 0 8 5

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Previous Balance **53.51**
Payment **53.51CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 138 KWH @ 0.06090 **8.40**
Fuel Adjustment 138 KWH @ 0.04400 **6.07**
FL Gross Receipts Tax **1.37**

Total Current Charges **55.00**
Total Due **E.F.T. 55.00**

DO NOT PAY

Total amount will be electronically transferred on or after 11/07/2025.



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

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See Reverse Side For Mailing Instructions

Bill Date: 10/23/2025

District: WH15

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after 11/07/2025	
TOTAL CHARGES DUE	55.00
DO NOT PAY	

000141508600000550000000550000



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 **10/23/2025**
Amount Due **49.41**
Current Charges Due **11/13/2025**

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
Oct 2025	32	3
Sep 2025	30	2
Oct 2024	30	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

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		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
09/18	22796	10/20	22882				86

Previous Balance 46.84
Payment 46.84CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 86 KWH @ 0.06090 5.24
Fuel Adjustment 86 KWH @ 0.04400 3.78
FL Gross Receipts Tax 1.23

Total Current Charges 49.41
Total Due E.F.T. 49.41

DO NOT PAY

Total amount will be electronically transferred on or after 11/07/2025.



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: 10/23/2025

District: WH15

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

Electronic Funds Transfer on or after 11/07/2025
TOTAL CHARGES DUE 49.41
DO NOT PAY

000141508700000494100000494109



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 **10/23/2025**
Amount Due **49.85**
Current Charges Due **11/13/2025**

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
Oct 2025	32	3
Sep 2025	30	3
Oct 2024	30	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
09/18	24682	10/20	24772				90

Previous Balance **48.34**
Payment **48.34CR**
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 11/07/2025.



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

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Bill Date: 10/23/2025

District: WH15

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after 11/07/2025
TOTAL CHARGES DUE 49.85
DO NOT PAY

000141508800000498500000498505



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 **10/23/2025**
Amount Due **84.49**
Current Charges Due **11/13/2025**

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
Oct 2025	32	13
Sep 2025	30	12
Oct 2024	30	13

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				
09/18	14065	10/20	14477				412

Previous Balance **78.99**
Payment **78.99CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 412 KWH @ 0.06090 **25.09**
Fuel Adjustment 412 KWH @ 0.04400 **18.13**
FL Gross Receipts Tax **2.11**

Total Current Charges **84.49**
Total Due **E.F.T. 84.49**

DO NOT PAY
Total amount will be electronically transferred on or after 11/07/2025.



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: **10/23/2025**

District: WH15

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

Electronic Funds Transfer on or after 11/07/2025
TOTAL CHARGES DUE 84.49
DO NOT PAY

000141508900000844900000844901



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 **10/23/2025**
Amount Due **53.61**
Current Charges Due **11/13/2025**

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				
09/18	23657	10/20	23782				125

Comparative Usage Information
Average kWh

Period	Days	Per Day
Oct 2025	32	4
Sep 2025	30	4
Oct 2024	30	4

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



1 0 2 5 1 0 8 5

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Previous Balance **52.32**
Payment **52.32CR**
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 11/07/2025.



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: 10/23/2025

District: WH15

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after 11/07/2025
TOTAL CHARGES DUE 53.61
DO NOT PAY

000141509000000536100000536105



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 **10/23/2025**
Amount Due **1,077.64**
Current Charges Due **11/13/2025**

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 Non-Demand

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
09/18	68612	10/20	78255		23.79	24	9643

Comparative Usage Information
Average kWh

Period	Days	Per Day
Oct 2025	32	301
Sep 2025	30	320
Oct 2024	30	288

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 972.89
Payment 972.89CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 9,643 KWH @ 0.06090 587.26
Fuel Adjustment 9,643 KWH @ 0.04400 424.29
FL Gross Receipts Tax 26.93

Total Current Charges 1,077.64
Total Due E.F.T. 1,077.64

DO NOT PAY

Total amount will be electronically transferred on or after 11/07/2025.



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: 10/23/2025

District: WH15

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	11/07/2025
TOTAL CHARGES DUE	1,077.64
DO NOT PAY	

000141509100010776400010776408



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 **10/23/2025**
Amount Due **216.83**
Current Charges Due **11/13/2025**

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
Oct 2025	32	51
Sep 2025	30	52
Oct 2024	30	28

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
09/18	11874	10/20	13516				1642

Previous Balance 208.22
Payment 208.22CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 1,642 KWH @ 0.06090 100.00
Fuel Adjustment 1,642 KWH @ 0.04400 72.25
FL Gross Receipts Tax 5.42

Total Current Charges 216.83
Total Due E.F.T. 216.83

DO NOT PAY

Total amount will be electronically transferred on or after 11/07/2025.



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: 10/23/2025

District: WH15

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

Electronic Funds Transfer on or after	11/07/2025
TOTAL CHARGES DUE	216.83
DO NOT PAY	

000141509200002168300002168302



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 **10/23/2025**
Amount Due **782.33**
Current Charges Due **11/13/2025**

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 11/07/2025.



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: 10/23/2025

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	11/07/2025
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 **10/23/2025**
Amount Due **233.51**
Current Charges Due **11/13/2025**

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
Oct 2025	32	56
Sep 2025	30	29
Oct 2024	30	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
09/18	38123	10/20	39920				1797

Previous Balance **135.28**
Payment **135.28CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 1,797 KWH @ 0.06090 **109.44**
Fuel Adjustment 1,797 KWH @ 0.04400 **79.07**
FL Gross Receipts Tax **5.84**

Total Current Charges **233.51**
Total Due **E.F.T. 233.51**

DO NOT PAY
Total amount will be electronically transferred on or after 11/07/2025.



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: 10/23/2025

District: WH15

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

Electronic Funds Transfer on or after 11/07/2025
TOTAL CHARGES DUE 233.51
DO NOT PAY

000216114500002335100002335104



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 **10/23/2025**
Amount Due **55.55**
Current Charges Due **11/13/2025**

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
Oct 2025	32	4
Sep 2025	30	5
Oct 2024	30	5

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



1 0 2 5 1 0 8 5

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ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
09/18	5639	10/20	5782				143

Previous Balance 55.55
Payment 55.55CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 143 KWH @ 0.06090 8.71
Fuel Adjustment 143 KWH @ 0.04400 6.29
FL Gross Receipts Tax 1.39

Total Current Charges 55.55
Total Due E.F.T. 55.55

DO NOT PAY
Total amount will be electronically transferred on or after 11/07/2025.



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: 10/23/2025

District: WH15

2161146 **WH15**
STERLING HILL COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 11/07/2025
TOTAL CHARGES DUE 55.55
DO NOT PAY

000216114600000555500000555506

STERLING HILL COMMUNITY DEVELOPMENT DISTRICT

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

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

www.sterlinghillcdd.org

Operation and Maintenance Expenditures November 2025 For Board Approval

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

The total items being presented: **\$ 234,277.05**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Sterling Hill Community Development District

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

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
1st Choice Plumbing, Inc.	300318	655-112425	Maintenance & Repairs 11/25	\$ 1,695.00
Brletic Dvorak, Inc.	300323	2223	Engineering Services 11/25	\$ 5,455.00
Christina Miller	20251219-1	CMiller120425-655	Board of Supervisors Meeting 12/04/25	\$ 200.00
Commercial Energy Specialists, Inc.	300319	286755	Irrigation Repair 10/25	\$ 260.00
DCSI, Inc.	300306	34428	Cloud Cover Music Subscription 11/25	\$ 99.96
DCSI, Inc.	300324	34525	Security Monitoring & Maintenance 12/25	\$ 128.97
DCSI, Inc.	300332	34550	Security Monitoring & Maintenance 12/25	\$ 99.96
DCSI, Inc.	300338	34558	Security Monitoring & Maintenance 12/25	\$ 19,944.50
FitRev, Inc.	300320	36956	Fitness Equipment Maintenance & Repair 11/25	\$ 95.00
FitRev, Inc.	300320	37066	Preventative Maintenance 12/25	\$ 235.00
Hernando County Utilities	20251212-1	SS0000100-112525	Water Services 11/25	\$ 325.19
Hernando County Utilities	20251212-2	SS0001300-112525	Water Services 11/25	\$ 692.44

Sterling Hill Community Development District

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

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Hernando Tax Collector	300321	1532201-121025	Non Ad Valorem Roll FY25/26	\$ 1,155.75
Hernando Tax Collector	300321	1568501-121025	Non Ad Valorem Roll FY25/26	\$ 1,364.83
Juniper Landscaping of Florida, LLC	300307	365779	Landscape Maintenance 11/25	\$ 20,705.16
Juniper Landscaping of Florida, LLC	300307	367624	Irrigation Repair 11/25	\$ 3,123.00
Juniper Landscaping of Florida, LLC	300307	367625	Irrigation Repair 11/25	\$ 1,873.44
Juniper Landscaping of Florida, LLC	300308	367933	Irrigation Repair 11/25	\$ 2,350.80
Juniper Landscaping of Florida, LLC	300325	369429	Landscape - Fertilizer 11/25	\$ 1,026.29
Juniper Landscaping of Florida, LLC	300325	370272	Landscape Maintenance 12/25	\$ 20,705.15
Juniper Landscaping of Florida, LLC	300325	371493	Landscape - Annuals 12/25	\$ 1,994.27
Juniper Landscaping of Florida, LLC	300325	372418	Landscape Replacement 12/25	\$ 586.86
Juniper Landscaping of Florida, LLC	300333	372430	Irrigation Repair 12/25	\$ 1,334.06
Juniper Landscaping of Florida, LLC	300333	373082	Irrigation Repair 12/25	\$ 1,901.50

Sterling Hill Community Development District

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

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Juniper Landscaping of Florida, LLC	300335	373655	Irrigation Repair 12/25	\$ 534.99
Kilinski Van Wyk, PLLC	300309	13552	Legal Services 10/25	\$ 6,111.62
Kilinski Van Wyk, PLLC	300336	13787	Legal Services 11/25	\$ 4,843.50
LLS Tax Solutions, Inc.	300310	003959	Arbitrage Rebate 09/25	\$ 500.00
Michael William Gebala	20251219-3	MGebala120425-655	Board of Supervisors Meeting 12/04/25	\$ 200.00
Mortensen Engineering, Inc.	300322	4355	Project Services 11/25	\$ 4,877.00
Motion Picture Licensing Corporation	300311	504468136	Special Events 11/25	\$ 2,098.57
Nancy E Feliu	20251219-2	NFeliu120425-655	Board of Supervisors Meeting 12/04/25	\$ 200.00
Nuts and Volts Electric, LLC	300326	2058	Athletic Court/Field/Playground Maintenance 11/25	\$ 3,340.00
Outsmart Pest Management, Inc.	300337	46625	Pest Control 12/25	\$ 75.00
Outsmart Pest Management, Inc.	300337	46626	Pest Control 12/25	\$ 75.00
Panzner's Tree Service, Inc.	300312	4715	Tree Services 11/25	\$ 1,950.00

Sterling Hill Community Development District

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

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	300314	INV0000105077	Personnel Reimbursement 11/25	\$ 16,583.58
Rizzetta & Company, Inc.	300315	INV0000105348	Accounting Services 12/25	\$ 5,786.84
Rizzetta & Company, Inc.	300317	INV0000105392	Amenity Management & Oversight 12/25	\$ 17,971.10
Rizzetta & Company, Inc.	300316	INV0000105461	EE Recruiting, Cell Phone 11/25	\$ 117.33
Rizzetta & Company, Inc.	300331	INV0000105846	Personnel Reimbursement 12/25	\$ 15,767.00
Ronald J. & Jackie C. Wood	300327	6325	Clubhouse Floor Cleaning 12/25	\$ 180.00
Sandra Manuele	300328	SManuele120425-655	Board of Supervisors Meeting 12/04/25	\$ 200.00
Shore Pool Services	300329	4228	Pool Maintenance 12/25	\$ 2,622.00
Southern Automated Access Services, LLC	300330	17376	Gate Phones 12/25	\$ 115.00
Southern Automated Access Services, LLC	300334	17411	Gate Phones 12/25	\$ 45.95
Southern Automated Access Services, LLC	300334	17412	Gate Phones 12/25	\$ 45.95
Southern Automated Access Services, LLC	300334	17415	Gate Phones 12/25	\$ 57.95

Sterling Hill Community Development District

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

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Southern Automated Access Services, LLC	300334	17419	Gate Phones 12/25	\$ 57.95
Southern Automated Access Services, LLC	300334	17420	Gate Phones 12/25	\$ 57.95
Southern Automated Access Services, LLC	300334	17421	Gate Phones 12/25	\$ 45.95
Southern Automated Access Services, LLC	300334	17422	Gate Phones 12/25	\$ 45.95
Southern Automated Access Services, LLC	300334	17423	Gate Phones 12/25	\$ 57.95
Southern Automated Access Services, LLC	300334	17424	Gate Phones 12/25	\$ 57.95
Southern Automated Access Services, LLC	300334	17427	Gate Phones 12/25	\$ 45.95
Southern Automated Access Services, LLC	300334	17431	Gate Phones 12/25	\$ 45.95
Southern Automated Access Services, LLC	300334	17433	Gate Phones 12/25	\$ 34.95
Southern Automated Access Services, LLC	300334	17434	Gate Phones 12/25	\$ 45.95
Stephen W. Taylor	300313	219	Project Services 11/25	\$ 38,975.00
Superior Sealers, LLC	20251202	INV-106	Sidewalk Maintenance & Repair 11/25	\$ 1,645.00

Sterling Hill Community Development District

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

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Superior Sealers, LLC	20251223	INV-111	Sidewalk Maintenance & Repair 12/25	\$ 1,125.00
Valley National Bank	20251226	CC113025-655 ACH	Credit Card Expenses 11/25	\$ 8,699.23
Waste Management Inc. of Florida	20251216-2	1146688-1568-0 ACH	Waste Disposal Services 12/25	\$ 167.01
Waste Management Inc. of Florida	20251216-1	1146776-1568-3 ACH	Waste Disposal Services 12/25	\$ 167.01
Withlacoochee River Electric Cooperative, Inc.	20251205-10	112125-1415069 ACH	Electric Services 11/25	\$ 322.90
Withlacoochee River Electric Cooperative, Inc.	20251205-4	112125-1415070 ACH	Electric Services 11/25	\$ 194.46
Withlacoochee River Electric Cooperative, Inc.	20251205-13	112125-1415071 ACH	Electric Services 11/25	\$ 250.39
Withlacoochee River Electric Cooperative, Inc.	20251205-5	112125-1415072 ACH	Electric Services 11/25	\$ 72.25
Withlacoochee River Electric Cooperative, Inc.	20251205-6	112125-1415073 ACH	Electric Services 11/25	\$ 6,078.40
Withlacoochee River Electric Cooperative, Inc.	20251205-12	112125-1415074 ACH	Electric Services 11/25	\$ 928.68
Withlacoochee River Electric Cooperative, Inc.	20251205-11	112125-1415075 ACH	Electric Services 11/25	\$ 53.15
Withlacoochee River Electric Cooperative, Inc.	20251205-8	112125-1415076 ACH	Electric Services 11/25	\$ 53.35

Sterling Hill Community Development District

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

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Withlacoochee River Electric Cooperative, Inc.	20251205-9	112125-1415077 ACH	Electric Services 11/25	\$ 53.15
Withlacoochee River Electric Cooperative, Inc.	20251205-7	112125-1415078 ACH	Electric Services 11/25	\$ 55.36
Withlacoochee River Electric Cooperative, Inc.	20251205-21	112125-1415079 ACH	Electric Services 11/25	\$ 190.55
Withlacoochee River Electric Cooperative, Inc.	20251205-1	112125-1415080 ACH	Electric Services 11/25	\$ 536.51
Withlacoochee River Electric Cooperative, Inc.	20251205-23	112125-1415081 ACH	Electric Services 11/25	\$ 58.00
Withlacoochee River Electric Cooperative, Inc.	20251205-24	112125-1415082 ACH	Electric Services 11/25	\$ 54.61
Withlacoochee River Electric Cooperative, Inc.	20251205-28	112125-1415083 ACH	Electric Services 11/25	\$ 55.36
Withlacoochee River Electric Cooperative, Inc.	20251205-22	112125-1415084 ACH	Electric Services 11/25	\$ 54.94
Withlacoochee River Electric Cooperative, Inc.	20251205-26	112125-1415085 ACH	Electric Services 11/25	\$ 53.68
Withlacoochee River Electric Cooperative, Inc.	20251205-27	112125-1415086 ACH	Electric Services 11/25	\$ 59.16
Withlacoochee River Electric Cooperative, Inc.	20251205-20	112125-1415087 ACH	Electric Services 11/25	\$ 48.71
Withlacoochee River Electric Cooperative, Inc.	20251205-3	112125-1415088 ACH	Electric Services 11/25	\$ 49.14

Sterling Hill Community Development District

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

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Withlacoochee River Electric Cooperative, Inc.	20251205-14	112125-1415089 ACH	Electric Services 11/25	\$ 91.77
Withlacoochee River Electric Cooperative, Inc.	20251205-19	112125-1415090 ACH	Electric Services 11/25	\$ 55.15
Withlacoochee River Electric Cooperative, Inc.	20251205-17	112125-1415091 ACH	Electric Services 11/25	\$ 846.26
Withlacoochee River Electric Cooperative, Inc.	20251205-18	112125-1415092 ACH	Electric Services 11/25	\$ 195.94
Withlacoochee River Electric Cooperative, Inc.	20251205-16	112125-2118959 ACH	Electric Services 11/25	\$ 780.43
Withlacoochee River Electric Cooperative, Inc.	20251205-15	112125-2161145 ACH	Electric Services 11/25	\$ 106.76
Withlacoochee River Electric Cooperative, Inc.	20251205-25	112125-2161146 ACH	Electric Services 11/25	<u>\$ 52.73</u>
Report Total				<u>\$ 234,277.05</u>



1st Choice Plumbing

Family Owned and Operated

352.596.4201 | 727.364.6920

www.1stChoicePlumbingIncFL.com

Name <i>Starling Hills CDD</i>		Date <i>11-24-25</i>	
Address <i>9250 Starling Hill Blvd Connie's side</i>			
Phone No. <i>(352) 586-5161</i>			
CHECK	CASH	CHARGE	TECH NAME
QUANTITY	DESCRIPTION		AMOUNT
	<i>Replace ejection pump and container</i>		
	<i>dig up and replace it and bring it back up.</i>		
	<i>total paid</i>		<i>1695.00</i>
	<i>Send check to:</i>		
	1st Choice Plumbing		
	11503 Trumbull Dr		
	Spring Hill, FL 34609		
	TOTAL		<i>1695.00</i>

ALL claims and returned goods MUST be accompanied by this bill.

Payment: Payment is due at time services are rendered. Failure to the full amount of the charges herein within 30 days of such invoice, the unpaid amounts of such invoice shall accrue interest at a rate of 1.5% per month. Additionally, purchaser agrees to pay all of Contractor's cost of collection, including reasonable attorney's fees, including appellate and bankruptcy fees and costs.

Customer Signature

THANK YOU

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 2223
DATE 11/25/2025
TERMS Net 30
DUE DATE 12/25/2025

PROJECT NAME
Sterling Hill CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager II	[November 03]	1:00	180.00	180.00
Field Manager	[November 03 - November 24]	16:00	135.00	2,160.00
Inspector	[November 03 - November 21]	8:00	80.00	640.00
Project Manager	[November 11 - November 25]	11:30	210.00	2,415.00
Senior Inspector	[November 19]	0:30	120.00	60.00

BALANCE DUE **\$5,455.00**



Sterling Hill COMMUNITY DEVELOPMENT DISTRICT
Nov-25

	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
<u>CDD Activities</u>				
Board Meeting Prep, Attendance, Follow up	4.50	\$210	S. Brletic	\$945.00
Engineer's Reports/Invoicing	1.00	\$180	J. Whited	\$180.00
South Clubhouse Dog Park Redevelopment -	7.00	\$210	S. Brletic	\$1,470.00
Plans, Permitting, Site Visits	16.00	\$135	K. Wagner	\$2,160.00
Barrington Signage Review and Coordination of	8.00	\$80	S. Ferguson	\$640.00
Enforcement Agreement	0.50	\$120	J. Whited	\$60.00
		\$210	S. Brletic	\$0.00
INVOICE TOTAL	37.00			\$5,455.00

Sterling Hill CDD Meeting
Meeting Date: December 4, 2025

SUPERVISOR PAY REQUEST

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

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	12:00pm
Meeting End Time:	12:41pm
Total Meeting Time:	2.41

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

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

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: _____

David Adams



INVOICE

Sterling Hill CDD

Service: South Clubhouse - Splash Pad

Invoice # 286755
Date 10/15/25
Billing Terms Net 30
Date Due 11/14/25
Order # SO-327667
Ordered By Connie Mastroni

Bill To Sterling Hill CDD

4250 Sterling Hill Blvd
Spring Hill, FL 34609

Ship To

South Clubhouse
Connie Mastroni
4250 Sterling Hill Blvd
Spring Hill, FL 34609

Service Requested

Overview of UV, pump is running and no mJ readings

Invoice Items

Line Item Code	Description	Qty	Unit Price	Total
General Service	General Service Call	1	0.00	0.00
SERVICE-HOUR	Service Hourly	1	160.00	160.00
SERVICE-TRAV	Service Travel Time	1	100.00	100.00

Actions Taken

10/10/2025 - Both UVs need a full PM
Quoting to PM;

Subtotal 260.00
Shipping 0.00
Tax 0.00
Grand Total 260.00
Credits/Adjs 0.00
Receipts 0.00
Refunds 0.00
Balance 260.00

Please remit payment to:

Commercial Energy Specialists, LLC
PO Box 71175
Charlotte, NC 28272-1175

Invoices paid by credit card will incur a 3.5% processing fee.
Email all remittances to AR@aquafinity.com
If you wish to pay via Wire/ACH please call 561-354-2707.
***** Please Note Our New Remittance Address *****



Commercial Energy Specialists, LLC * Since 1972 * (800) 940-1557 * www.aquafinity.com
Aquafinity * Jupiter FL * Anderson SC * Addison TX * Phoenix AZ





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
North & South Clubhouse
4411 & 4250 Sterling Hill Blvd.
Spring Hill, FL 34609

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
34428	11/17/2025	\$99.96	12/02/2025	Net 15	

P.O. NUMBER

Install Date:9/17/25

SALES REP

DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Cloud Cover Music Server Subscription STERLING HILL NORTH: Cloud Cover Music is a service that offers clean, commercial free, public performance license, remote control over the internet, and music mixes and scheduling. \$24.99 month per server X 2 = \$49.98 / No contract	2	24.99	49.98
	Cloud Cover Music Server Subscription STERLING HILL SOUTH: Cloud Cover Music is a service that offers clean, commercial free, public performance license, remote control over the internet, and music mixes and scheduling. \$24.99 month per server X 2 = \$49.98 / No contract	2	24.99	49.98

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	99.96
TAX (6.5%)	0.00
TOTAL	99.96
BALANCE DUE	\$99.96

Pay invoice



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
34525	12/10/2025	\$128.97	12/25/2025	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

SUBTOTAL 128.97
TAX (6.5%) 0.00
TOTAL 128.97
BALANCE DUE

\$128.97

Pay invoice



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
North & South Clubhouse
4411 & 4250 Sterling Hill Blvd.
Spring Hill, FL 34609

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
34550	12/17/2025	\$99.96	01/01/2026	Net 15	

P.O. NUMBER

Install Date:9/17/25

SALES REP

DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Cloud Cover Music Server Subscription STERLING HILL NORTH: Cloud Cover Music is a service that offers clean, commercial free, public performance license, remote control over the internet, and music mixes and scheduling. \$24.99 month per server X 2 = \$49.98 / No contract	2	24.99	49.98
	Cloud Cover Music Server Subscription STERLING HILL SOUTH: Cloud Cover Music is a service that offers clean, commercial free, public performance license, remote control over the internet, and music mixes and scheduling. \$24.99 month per server X 2 = \$49.98 / No contract	2	24.99	49.98

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	99.96
TAX (6.5%)	0.00
TOTAL	99.96
BALANCE DUE	\$99.96



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
34558	12/19/2025	\$19,944.50	01/03/2026	Net 15	

P.O. NUMBER
Estimate #: 12377

SALES REP
DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
	This invoice is for installing a Linear E-merge E3 state-of-the-art access control system controllers and readers to the 12 (Twelve) existing doors and gates (6-North CH and 6-South CH) and also to add the Tennis and Basketball Court gates on the North CH, also a pavilion bathroom and new gate that will enter the Dog park/Pickle Ball area at the South CH for a total of sixteen (16) access-controlled Doors/Gates. This system is expandable to control any future doors/gates in the community and will be pre-programmed to allow the use of existing access cards to access the facilities.		0.00	0.00
	Included: Access System (2) EL36-4M- eMerge Elite-36 4-Door Access Control Platform (2) ACM2D- 2-Door ACM Module (2) EXN-2C- 2-Door Expansion Node (4) HID Slimline readers (4) 1200lbs Maglocks (1) Indoor Z-Bracket (3) Chain-link Gate Mounting Brackets (3) Chain Link Gate Closers (6) Request to Exit Aluminum Post (4) Request to exit weatherproof buttons (2) 24V AC power supplies (2) 24V DC power supplies (4) 5 Port Gigabit Switches (1) 18x16x08 Fiberglass Reinf Polyester FRP Weatherproof Outdoor IP24 NEMA 3R Enclosure (1) Internet PTP receiver (2) AL600ULACMCB- Access Power Controllers (2) TL-OMNI1500- 1500VA UPS Battery Backup AVR (2) UPS wall mount brackets (2) 7amp 12V batteries Trenching, Conduit, Wire, Installation and Training Included. *NO ADDITIONAL MONTHLY FEES **Three Year manufacturer warranty on readers and door controllers	0.50	39,889.00	19,944.50

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	19,944.50
TAX (6.5%)	0.00
TOTAL	19,944.50
BALANCE DUE	\$19,944.50



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

Invoice

Date	Invoice #
11/26/2025	36956

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
PM Quarterly	Preventative Maintenance - adjusted, tightened, tested, lubricated and cleaned Fitness Equipment as needed	1	95.00	95.00

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 #
12/9/2025	37066

Bill To
Sterling Hills CDD 3434 Colwell Ave Suite 200 Tampa, Fl 33614

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

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

Item	Description	Qty	Rate	Amount
PM Quarterly	Preventative Maintenance - adjusted, tightened, tested, lubricated and cleaned Fitness Equipment as needed	1	235.00	235.00

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	\$235.00
	Sales Tax (0.0%)	\$0.00
	Total	\$235.00
	Payments/Credits	\$0.00
	Balance Due	\$235.00



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

11/21/25
SS00001-00

SHCDD NORTH PARK REC CTR
PO BOX 32414
CHARLOTTE NC 28232

Current Charges 325.19
Current Charges Due Date 12/11/25
Total Due 325.19

SS0000100 9 000032519 0 0

RECEIVED
12.22.25



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	11/13/2025	10/14/2025	10/24/2025	11/21/2025 30
AVG MONTHLY USAGE		AVG USAGE LAST MONTH		AVG SAME MONTH LAST YEAR		3 YR RESIDENTIAL AVERAGE
30700		30900		32400		
CURRENT READ	PREVIOUS READ	CONSUMPTION	IRR CURRENT READ	IRR PREVIOUS READ	CONSUMPTION - AVG CONSUMPTION	
5609800	5593300	16500				

Water Account			
1	\$2.14	0 - 50,000	35.31
2	\$3.42	50,001 - 100,000	N/A
3	\$5.14	100,001 - 150,000	N/A
4	\$7.38	150,001 - 250,000	N/A
5	\$10.49	250,001 - 375,000	N/A
6	\$14.45	375,001 - and up	N/A

PREVIOUS BALANCE 418.14
PAYMENTS RECEIVED 418.14 CR
BALANCE FORWARD 0.00

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

CURRENT ACTIVITY
WATER USAGE 35.31
WATER BASE CHG 52.70

SEWER USAGE 102.63
SEWER USAGE - Billed at \$6.22/1,000 gallons
based on meter units
SEWER BASE CHG 134.55

TOTAL CURRENT CHARGES 325.19
TOTAL DUE 325.19

HISTORY (GAL)		
OCT	28000	
SEP	28200	
AUG	42400	
JUL	33700	
JUN	38000	
MAY	29000	
APR	43600	
MAR	22300	
FEB	40800	
JAN	11700	
DEC	34300	
NOV	19400	

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

11/21/25
SS00013-00

STERLING HILL COMM DEV COMM
PO BOX 32414
CHARLOTTE NC 28232

Current Charges 692.44
Current Charges Due Date 12/11/25
Total Due 692.44

SS0001300 6 000069244 5 0

RECEIVED
12.22.25



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IMPORTANT MESSAGES

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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	11/13/2025	10/14/2025	10/24/2025	11/21/2025 30
AVG MONTHLY USAGE		AVG USAGE LAST MONTH	AVG SAME MONTH LAST YEAR		3 YR RESIDENTIAL AVERAGE	
47700		44100	26500			
CURRENT READ	PREVIOUS READ	CONSUMPTION	IRR CURRENT READ	IRR PREVIOUS READ	CONSUMPTION - AVG CONSUMPTION	
1998400	1935300	63100				

Water Account			
1	\$2.14	0 - 25,000	53.50
2	\$3.42	25,001 - 50,000	85.50
3	\$5.14	50,001 - 75,000	67.33
4	\$7.38	75,001 - 125,000	N/A
5	\$10.49	125,001 - 187,500	N/A
6	\$14.45	187,501 - and up	N/A

PREVIOUS BALANCE 953.06
PAYMENTS RECEIVED 953.06 CR
BALANCE FORWARD 0.00

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

CURRENT ACTIVITY

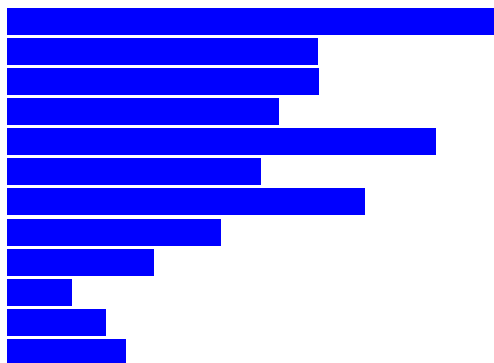
WATER USAGE 206.33
WATER BASE CHG 26.35

SEWER USAGE 392.48
SEWER USAGE - Billed at \$6.22/1,000 gallons
based on meter units
SEWER BASE CHG 67.28

TOTAL CURRENT CHARGES 692.44

TOTAL DUE 692.44

HISTORY (GAL)	
OCT	84800
SEP	53700
AUG	53900
JUL	47000
JUN	74200
MAY	43800
APR	61800
MAR	37000
FEB	25300
JAN	11200
DEC	17100
NOV	20500



SS00013-00

KEY NUMBER	ESCROW CD	MILLAGE CODE
1532201		CWES



STERLING HILL COMM DEV DIST, C/O
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390

RECEIVED
NOV - 6 2025

PARCEL: R09-223-18-3601-0000-0P10
SITUS: 4250 STERLING HILL BLVD
PARCEL STERLING HILL PH 1A TRACT P1
DESC: (PARK SITE)

BY:

**All ownership changes must re-file for exemptions.

AD VALOREM TAXES

TAXING AUTHORITY	TELEPHONE	MILLAGE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
BCC GENERAL FUND	352-754-4004	5.8891		0	0	0.00
BCC TRANSPORTATION TRUST	352-754-4004	0.8091		0	0	0.00
BCC COUNTY HEALTH	352-754-4004	0.1054		0	0	0.00
EMERGENCY MEDICAL SVCS MSTU	352-754-4004	0.9100		0	0	0.00
STORMWATER MANAGEMENT MSTU	352-754-4004	0.1139		0	0	0.00
HERNANDO COUNTY SCHOOL BOARD	352-797-7004	3.0170		0	0	0.00
BPI DISCRETIONARY-SCHOOL	352-797-7004	0.7480		0	0	0.00
BPI CAPITAL OUTLAY-SCHOOL	352-797-7004	1.5000		0	0	0.00
BPI OPERATIONAL VOTED-SCHOOL	352-797-7004	1.0000		0	0	0.00
SWFWMD COUNTY WIDE	352-796-7211	0.1831		0	0	0.00
TOTAL MILLAGE		14.2756	AD VALOREM TAXES		\$0.00	

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	TELEPHONE	AMOUNT
36 H.C. FIRE/RESCUE DISTRICT	352-540-4353	1,191.50
**ALL TAXES BECOME DELINQUENT APRIL 1st.		NON-AD VALOREM ASSESSMENTS
		\$1,191.50

COMBINED TAXES AND ASSESSMENTS 1,191.50 See reverse side for important information

IF PAID > BY	Nov 30	Dec 31	Jan 31	Feb 28	Mar 31
	1,143.84	1,155.75	1,167.67	1,179.58	1,191.50

AMY L. BLACKBURN, CFC
HERNANDO COUNTY TAX COLLECTOR

2025 REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

KEY NUMBER	ESCROW CD	MILLAGE CODE
1532201		CWES

STERLING HILL COMM DEV DIST, C/O
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390

PARCEL: R09-223-18-3601-0000-0P10
SITUS: 4250 STERLING HILL BLVD
PARCEL STERLING HILL PH 1A TRACT P1
DESC: (PARK SITE)

Pay in U.S. funds to Hernando County Tax Collector 20 N. Main St. Room 112 Brooksville FL 34601-2892

IF PAID > BY	Nov 30	Dec 31	Jan 31	Feb 28	Mar 31
	1,143.84	1,155.75	1,167.67	1,179.58	1,191.50

1 01532201 2025 4

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DO NOT WRITE ON BOTTOM PORTION

RETURN WITH PAYMENT

AMY L. BLACKBURN, CFC
HERNANDO COUNTY TAX COLLECTOR

2025 REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

KEY NUMBER	ESCROW CD	MILLAGE CODE
1568501		CWES
PAY ONLINE @ HERNANDO.COUNTY-TAXES.COM		

STERLING HILL COMM DEV DIST, C/O
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390

PARCEL: R10-223-18-3604-0000-0P10
SITUS: 4411 STERLING HILL BLVD
PARCEL STERLING HILL PHASE 2B TRACT P1
DESC: PARK SITE

4032
2 of 2

****All ownership changes must re-file for exemptions.**

AD VALOREM TAXES						
TAXING AUTHORITY	TELEPHONE	MILLAGE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
BCC GENERAL FUND	352-754-4004	5.8891		0	0	0.00
BCC TRANSPORTATION TRUST	352-754-4004	0.8091		0	0	0.00
BCC COUNTY HEALTH	352-754-4004	0.1054		0	0	0.00
EMERGENCY MEDICAL SVCS MSTU	352-754-4004	0.9100		0	0	0.00
STORMWATER MANAGEMENT MSTU	352-754-4004	0.1139		0	0	0.00
HERNANDO COUNTY SCHOOL BOARD	352-797-7004	3.0170		0	0	0.00
BPI DISCRETIONARY-SCHOOL	352-797-7004	0.7480		0	0	0.00
BPI CAPITAL OUTLAY-SCHOOL	352-797-7004	1.5000		0	0	0.00
BPI OPERATIONAL VOTED-SCHOOL	352-797-7004	1.0000		0	0	0.00
SWFWMD COUNTY WIDE	352-796-7211	0.1831		0	0	0.00
TOTAL MILLAGE		14.2756	AD VALOREM TAXES		\$0.00	

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	TELEPHONE	AMOUNT
36 H.C. FIRE/RESCUE DISTRICT	352-540-4353	1,407.04
**ALL TAXES BECOME DELINQUENT APRIL 1st.		NON-AD VALOREM ASSESSMENTS
		\$1,407.04

COMBINED TAXES AND ASSESSMENTS		1,407.04	See reverse side for important information			
IF PAID > BY	Nov 30 1,350.76	Dec 31 1,364.83	Jan 31 1,378.90	Feb 28 1,392.97	Mar 31 1,407.04	

AMY L. BLACKBURN, CFC
HERNANDO COUNTY TAX COLLECTOR

2025 REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

KEY NUMBER	ESCROW CD	MILLAGE CODE
1568501		CWES
PAY ONLINE @ HERNANDO.COUNTY-TAXES.COM		

STERLING HILL COMM DEV DIST, C/O
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390

PARCEL: R10-223-18-3604-0000-0P10
SITUS: 4411 STERLING HILL BLVD
PARCEL STERLING HILL PHASE 2B TRACT P1
DESC: PARK SITE

Pay in U.S. funds to Hernando County Tax Collector 20 N. Main St. Room 112 Brooksville FL 34601-2892

IF PAID > BY	Nov 30 1,350.76	Dec 31 1,364.83	Jan 31 1,378.90	Feb 28 1,392.97	Mar 31 1,407.04
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1 01568501 2025 5

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Invoice 365779

Bill To
Sterling Hill CDD c/o Community Development District P.O. Box 32414 Charlotte, NC 28232

Date	Due Date
11/01/25	12/1/2025
Account Owner	PO#
JORGE LEDESMA	

Item	Amount
#348417 - Sterling Hill 2025-2026 Single Ticket Maintenance Renewal November 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)
\$34,225.75	\$0.00	\$0.00	\$0.00	\$0.00

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Invoice 367624

Bill To
Sterling Hill CDD c/o Rizzetta & Company P.O. Box 32414 Charlotte, NC 28232

Date	Due Date
11/11/25	12/11/2025
Account Owner	PO#
JORGE LEDESMA	

Item	Qty/UOM	Rate	Ext. Price	Amount
#363572 - Irrigation Repairs - Clock H Repairs				\$3,123.00
<i>Control Components - 11/05/2025</i>				
Irrigation Diagnostic Labor	30.00HR	\$100.00	\$3,000.00	
Valve Box 12" Rectangle Deep Installed	1.00EA	\$123.00	\$123.00	

Update 8-26-25 Clock H Completed wiring at cluster of 5 valves and installed new 12" rectangular deep valve box and set correctly to grade.

Went to valve at exit side entrance of Windance: opened to find many bad splices and missing wire nuts.

Tracked common and found on entrance side entrance of Windance a 10" junction box buried. Unburied and found 3 sets of -10 multi strand wire.

Upon inspection found many of the wires either cracked or missing wire nuts.

This Junction box has 27 field wires but clock only has 16 wires connected.

On next visit will track multistrand wire heading to clock and see if causing distortion to rest which would mean needs replacing.

Update 8-27-25 Clock H

Reconnected all wires in the field since according to Crescencio there is water.

Reconnected common wire at clock and attempted to turn on any zone and nothing turned on. Tested valve box with my station master and the solenoid and valve are good.

System has been down since main line break from a couple months ago per Jason.

Tracked multi strand heading to clock and found the 1" conduit with 3 sets of multi strand wire on the entrance side of Windance entrance pedestrian gate.

Also found at clock the 3 sets of multi strand wire and it leads to a concrete base to which wires are glued too.

There are 3 options to which 2 will require jack and boring.

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1- Jack and bore current track of 1" conduit and replace wire with new 15- multi strand wire and reconnect

2- Jack and Bore and install 2-wire then change configuration on ICC2 clock to 2-wire and install decoders.

3- Install BOC at all valves.

Unfortunately, the multi strand wire is so distorted that no wonder when I first came to the clock all zones ohmed good.

Grand Total \$3,123.00

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$34,666.39	\$0.00	\$0.00	\$0.00	\$0.00

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Invoice 367625

Bill To
Sterling Hill CDD c/o Rizzetta & Company P.O. Box 32414 Charlotte, NC 28232

Date	Due Date
11/11/25	12/11/2025
Account Owner	PO#
JORGE LEDESMA	

Item	Qty/UOM	Rate	Ext. Price	Amount
#365488 - September 2025 Irrigation Repair Zone 31&26-Valve Replacement				\$1,873.44

Lateral Components - 11/06/2025

Irrigation Tech Labor	12.00HR	\$75.00	\$900.00
2" Valve	2.00EA	\$278.48	\$556.96
Expansion Coupling 2"	2.00EA	\$66.15	\$132.29
PVC Pipe 2" - 2.5" - sch 40 by the foot	4.00FT	\$2.40	\$9.60
2" - 2.5" Misc Fittings	10.00EA	\$22.26	\$222.56
DBRY Gel Cap	8.00EA	\$6.50	\$52.03

Grand Total \$1,873.44

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$34,666.39	\$0.00	\$0.00	\$0.00	\$0.00

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Invoice 367933

Bill To
Sterling Hill CDD c/o Rizzetta & Company P.O. Box 32414 Charlotte, NC 28232

Date	Due Date
11/17/25	12/17/2025
Account Owner	PO#
JORGE LEDESMA	

Item	Qty/UOM	Rate	Ext. Price	Amount
#370271 - Irrigation Repair-Clock D-Main Line Repair				\$2,350.80

Control Components - 11/13/2025

Irrigation Tech Labor	25.00HR	\$75.00	\$1,875.00
Harco Ductile Iron IPS Repair Coupling 4 in.	1.00EA	\$150.08	\$150.08
Harco Ductile Iron Fitting to Pipe Style A Joint Restraint 4 in.	2.00EA	\$162.86	\$325.72

Main Line East Elgin Blvd. Clock D: Repair main line that is chipped at the bell pipe.



Grand Total \$2,350.80

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$37,017.19	\$0.00	\$0.00	\$0.00	\$0.00

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Invoice 369429

Bill To
Sterling Hill CDD c/o Rizzetta & Company P.O. Box 32414 Charlotte, NC 28232

Date	Due Date
11/26/25	12/26/2025
Account Owner	PO#
JORGE LEDESMA	

Item	Amount
#348417 - Sterling Hill 2025-2026 Single Ticket Maintenance Renewal	
<i>Palm Fertilization NOVEMBER - 11/18/2025</i>	\$630.65
<i>Insect and Disease Control - 11/18/2025</i>	\$395.64

Grand Total \$1,026.29

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$29,078.69	\$0.00	\$0.00	\$0.00	\$0.00

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Invoice 370272

Bill To
Sterling Hill CDD c/o Rizzetta & Company P.O. Box 32414 Charlotte, NC 28232

Date	Due Date
12/01/25	12/31/2025
Account Owner	PO#
JORGE LEDESMA	

Item	Amount
#348417 - Sterling Hill 2025-2026 Single Ticket Maintenance Renewal December 2025	\$20,705.15

Grand Total \$20,705.15

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$49,783.84	\$0.00	\$0.00	\$0.00	\$0.00

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Invoice 371493

Bill To
Sterling Hill CDD c/o Rizzetta & Company P.O. Box 32414 Charlotte, NC 28232

Date	Due Date
12/02/25	1/1/2026
Account Owner	PO#
JORGE LEDESMA	

Item	Amount
#374695 - Q4 annuals for December 2025	\$1,994.27

Plant Material - 12/01/2025

Q1 Annual rotation for March 2024

Grand Total **\$1,994.27**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$31,072.95	\$20,705.16	\$0.00	\$0.00	\$0.00

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Invoice 372418

Bill To
Sterling Hill CDD c/o Rizzetta & Company P.O. Box 32414 Charlotte, NC 28232

Date	Due Date
12/08/25	1/7/2026
Account Owner	PO#
JORGE LEDESMA	

Item	Qty/UOM	Rate	Ext. Price	Amount
#346195 - Edgemere entrance-Between gates area enhancement				\$586.86

Landscape Material - 12/04/2025

Enhancement Labor	2.00HR	\$60.00	\$120.00
Cocobrown Mulch, 02CF bag - 02CF	4.0002CF	\$7.25	\$29.00
Confederate Jasmine Bush, 03 gallon - 03G	1.0003g	\$32.50	\$32.50
Bush Jatropha, 15 gallon - 15G	1.0015g	\$225.00	\$225.00

Irrigation - 08/29/2025

Irrigation Technician Labor	0.50HR	\$75.00	\$37.50
Misc Irrigation Parts	1.00EA	\$142.86	\$142.86

Grand Total **\$586.86**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$31,659.81	\$20,705.16	\$0.00	\$0.00	\$0.00

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Invoice 372430

Bill To
Sterling Hill CDD c/o Rizzetta & Company P.O. Box 32414 Charlotte, NC 28232

Date	Due Date
12/08/25	1/7/2026
Account Owner	PO#
JORGE LEDESMA	

Item	Qty/UOM	Rate	Ext. Price	Amount
#375470 - November 2025 Irrigation Repairs- Clock E & H- Valve Repairs				\$1,334.06
<i>Control Components - 12/04/2025</i>				
Irrigation Tech Labor	8.00HR	\$75.00	\$600.00	
Hunter Globe Valve ICV Glass Filled Nylon 2 in. w/ Flow Control and Filter Sentry FIPT x FIPT	2.00EA	\$325.30	\$650.60	
2" - 2.5" Misc Fittings	6.00EA	\$13.91	\$83.46	
Grand Total				\$1,334.06

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$32,993.87	\$20,705.16	\$0.00	\$0.00	\$0.00

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Invoice 373082

Bill To
Sterling Hill CDD c/o Rizzetta & Company P.O. Box 32414 Charlotte, NC 28232

Date	Due Date
12/12/25	1/11/2026
Account Owner	PO#
JORGE LEDESMA	

Item	Qty/UOM	Rate	Ext. Price	Amount
#375703 - November 2025 Irrigation Repair- Club House- Wire Replacement				\$1,901.50
<i>Control Components - 12/11/2025</i>				
Irrigation Tech Labor	20.00HR	\$75.00	\$1,500.00	
Single Strand 12 GU Wire per ft.	420.00FT	\$0.38	\$159.60	
DBRY Gel Cap	15.00EA	\$4.07	\$61.00	
Irritrol R811-24VACG Replacement Solenoid 24VAC	5.00EA	\$36.18	\$180.90	
Grand Total				\$1,901.50

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$29,898.93	\$25,701.60	\$0.00	\$0.00	\$0.00

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Invoice 373655

Bill To
Sterling Hill CDD c/o Rizzetta & Company P.O. Box 32414 Charlotte, NC 28232

Date	Due Date
12/19/25	1/18/2026
Account Owner	PO#
JORGE LEDESMA	

Item	Qty/UOM	Rate	Ext. Price	Amount
#376395 - December 2025 Irrigation Repair-Lateral Line Repair				\$534.99

Lateral Components - 12/10/2025

Irrigation Tech Labor	6.00HR	\$75.00	\$450.00
1" - 1.5" Misc Fittings	6.00EA	\$5.14	\$30.82
Expansion Coupling 1.5"	1.00EA	\$48.83	\$48.83
PVC Pipe 1" - 1.5" - sch 40 by the foot	3.00FT	\$1.78	\$5.34

Grand Total **\$534.99**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$28,083.12	\$28,052.40	\$0.00	\$0.00	\$0.00

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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 # 13552
Date: 11/22/2025
Due On: 12/22/2025

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$2,503.87	+ \$3,607.75	) - (\$0.00	) = \$6,111.62

STHCDD-01

Sterling Hill CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	SD	10/01/2025	Compare and revise Amended and Restated Rules of Procedure. Confer with District Staff regarding further actions.	0.30	\$190.00	100.0%	\$0.00
Service	LM	10/07/2025	Review tentative agenda and items for discussion and action by the Board	0.40	\$285.00	-	\$114.00
Service	LM	10/08/2025	Review business items within final agenda package re: amenity services agreement, amenity rules, camera and internet proposals	0.40	\$285.00	-	\$114.00
Service	LG	10/09/2025	Follow up on traffic control agreement amendment; confer with engineer regarding same; review agenda and prepare for Board meeting.	0.70	\$365.00	-	\$255.50
Service	LM	10/09/2025	Confer with District Staff	0.20	\$285.00	100.0%	\$0.00

			and Hernando County re: updating traffic enforcement agreement				
Service	LM	10/10/2025	Continue to prepare for Board meeting re: review camera and wifi proposals, review landscape report, review draft minutes, etc.	0.90	\$285.00	-	\$256.50
Service	LG	10/10/2025	Review letter relating to alleged sidewalk injury.	0.30	\$365.00	-	\$109.50
Service	LM	10/13/2025	Confer with District Staff re: prepare for Board meeting, vending machine update, rules of procedure update	0.40	\$285.00	-	\$114.00
Service	LM	10/14/2025	Prepare for and attend Board meeting	2.10	\$285.00	50.0%	\$299.25
Service	LG	10/14/2025	Attend Board meeting.	2.00	\$365.00	50.0%	\$365.00
Service	LG	10/14/2025	Prepare guidance memo regarding best practices for responding to public records requests.	0.10	\$365.00	-	\$36.50
Service	LG	10/16/2025	Confer with Adams regarding vending machine license agreement; prepare form of agreement for same; finalize and send resolution setting hearing on Rules of Procedure.	1.50	\$365.00	-	\$547.50
Service	LM	10/17/2025	Revise Amenity Policies to include recent adoption of rules for pickleball courts and multi-purpose fields	0.60	\$285.00	-	\$171.00
Service	JK	10/17/2025	Monitor and report on bills affecting special districts.	0.20	\$365.00	-	\$73.00
Service	LG	10/20/2025	Review status of legal action items.	0.20	\$365.00	-	\$73.00
Service	LG	10/22/2025	Provide update to supervisors regarding vending machine license agreement; send updated amenity policies to Rizzetta for files; confer	0.80	\$365.00	-	\$292.00

			with Adams regarding status of pickleball project.				
Service	LG	10/24/2025	Provide information regarding formal bidding thresholds; analyze deposit invoice from Superior Sealers and confer with district staff regarding same.	0.80	\$365.00	-	\$292.00
Service	LM	10/27/2025	Confer with T. Preston re: financial statements for September	0.10	\$285.00	100.0%	\$0.00
Service	LM	10/28/2025	Confer with N. Betancourt and review tentative agenda	0.20	\$285.00	-	\$57.00
Service	LG	10/28/2025	Preliminary discussions with Pond regarding parking/towing policy.	0.40	\$365.00	-	\$146.00
Service	LG	10/29/2025	Prepare resolution setting hearing on parking and towing policy; review draft agenda and send revisions; prepare resolution amending FY 25 budget.	0.80	\$365.00	-	\$292.00
Line Item Discount Subtotal							-\$806.75
Total							\$3,607.75

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

Please pay within 30 days.



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 # 13787
Date: 12/16/2025
Due On: 01/15/2026

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$4,843.50	) - (\$0.00	) = \$4,843.50

STHCDD-01

Sterling Hill CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	LM	11/06/2025	Confer with D. Adams re: possible towing policies	0.10	\$285.00	-	\$28.50
Service	LM	11/06/2025	Confer with J. Pond re: considerations for any parking and towing policy.	0.10	\$285.00	-	\$28.50
Service	JK	11/07/2025	Memorandum to District Management regarding implementation of Amendment 2 and impacts on CDD property for enforcement of fishing and hunting regulations; confirm same.	0.20	\$365.00	-	\$73.00
Service	LG	11/09/2025	Prepare sample parking and towing policies; send email to Board regarding same; review October minutes and provide revisions to same.	1.20	\$365.00	-	\$438.00
Service	LG	11/09/2025	Review agenda and prepare for board	0.40	\$365.00	-	\$146.00

meeting.							
Service	LM	11/10/2025	Confer with N. Betancourt and review revised final agenda; Prepare for Board meeting; Review legal demand	0.80	\$285.00	-	\$228.00
Service	LG	11/10/2025	Review claim letter regarding stormwater tract maintenance; confer with Adams regarding same; research legal action items for meeting.	0.70	\$365.00	-	\$255.50
Service	SH	11/10/2025	Monitor and report on bills affecting special districts.	0.20	\$285.00	-	\$57.00
Service	LG	11/11/2025	Attend board meeting.	2.60	\$365.00	-	\$949.00
Service	LM	11/11/2025	Prepare for and attend Board meeting	2.20	\$285.00	100.0%	\$0.00
Service	CD	11/12/2025	Review November 11, 2025 meeting Notes; Prepare Notices of Rule Development and Notice of Rulemaking regarding Towing Policies; Calculate and calendar deadline for notice to be sent to District Manager; Email Proposed Notices for Rule Development and Rulemaking to District Staff. Finalize Notices and Email to District Manager.	0.70	\$190.00	-	\$133.00
Service	LG	11/12/2025	Review rulemaking notices for parking policies.	0.20	\$365.00	-	\$73.00
Service	LG	11/12/2025	Respond to inquiry from Bagnuolo regarding legal meaning of agency.	0.50	\$365.00	-	\$182.50
Service	LG	11/13/2025	Finalize vending machine contract and send for signatures.	0.30	\$365.00	-	\$109.50
Service	LG	11/13/2025	Update parking and towing policy per board instructions; confer with Brletic regarding status of pickleball project and contract amendment.	1.50	\$365.00	-	\$547.50

Service	LG	11/14/2025	Confer with Brletic regarding status of pickleball project, terms of amendment, and map exhibit for parking policies; provide update to management regarding same.	0.90	\$365.00	-	\$328.50
Service	CD	11/14/2025	Review and respond to email from District staff regarding Notices for Parking/Towing Policy being heard in February 2026. Calendar Status update check for December 2025.	0.30	\$190.00	-	\$57.00
Service	LG	11/17/2025	Prepare third amendment to Pickleball Agreement for grading and sodding; confer with Mozcynski regarding legal action items for next agenda.	0.60	\$365.00	-	\$219.00
Service	LM	11/17/2025	Confer with District Staff re: pending tasks and action items for Board meeting	0.20	\$285.00	-	\$57.00
Service	LM	11/18/2025	Confer with S. Brletic and D. Adams re: proposed increase for cost of materials from fencing company	0.10	\$285.00	100.0%	\$0.00
Service	LM	11/19/2025	Confer with J. Pond re: hours for fitness centers to update amenity policies	0.10	\$285.00	-	\$28.50
Service	LG	11/19/2025	Advise regarding postponing notice of towing hearing.	0.20	\$365.00	-	\$73.00
Service	LG	11/20/2025	Confer with Brletic regarding status of pickleball grading and fence installation; prepare amendment to fence contract.	0.70	\$365.00	-	\$255.50
Service	LM	11/20/2025	Confer with J. Pond re: fitness center hours	0.10	\$285.00	-	\$28.50
Service	LG	11/25/2025	Review draft agenda and status of legal action items; respond to inquiry	0.60	\$365.00	-	\$219.00

			from Bagnuolo regarding district policies and procedures.				
Service	LM	11/25/2025	Review tentative agenda	0.10	\$285.00	100.0%	\$0.00
Service	LG	11/26/2025	Prepare resolution resetting parking policy hearing; review draft agenda.	0.60	\$365.00	-	\$219.00
Service	LG	11/26/2025	Respond to email from Bagnuolo.	0.30	\$365.00	-	\$109.50
Line Item Discount Subtotal							-\$684.00
Total							\$4,843.50

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

Please pay within 30 days.

LLS Tax Solutions Inc.

1645 Sun City Center Plz # 5027
Sun City Center, FL 335718003
+18507540311
liscott@llstax.com



INVOICE

BILL TO

Sterling Hill Community
Development District
c/o Rizzetta & Company,
Inc.
3434 Colwell Avenue,
Suite 200
Tampa, FL 33614

INVOICE # 003959

DATE 11/13/2025

DUE DATE 12/13/2025

TERMS Net 30

DESCRIPTION	AMOUNT
Total Billing for Arbitrage Services in connection with the \$39,000,000 Sterling Hill Community Development District Capital Improvement Revenue Bonds, Series 2003A and Series 2003B – Rebate Amount Calculation for the period ended September 30, 2025.	500.00
BALANCE DUE	\$500.00

Thank You For Your Business

Mortensen Engineering Inc.

6408 W Linebaugh Ave, Suite 111
Tampa, FL 33625-4909 US
soconnell@meitampa.com



INVOICE

BILL TO
Sterling Hill CDD

INVOICE 4335
DATE 11/21/2025
TERMS Net 30
DUE DATE 12/21/2025

PROJECT NO. 11042.1
PROJECT NAME South Clubhouse

ACTIVITY	QTY	DUE	RATE	AMOUNT
Limerock Bearing Ratio test	3	825.00 of 825.00	275.00	825.00
Senior field technician observations, testing, sampling	24	2,040.00 of 2,040.00	85.00	2,040.00
Services	14	322.00 of 322.00	23.00	322.00
Mobilization/demobilization of pavement/concrete coring equipment	1	250.00 of 250.00	250.00	250.00
Base Cores	4	240.00 of 240.00	60.00	240.00
Project manager	8	880.00 of 880.00	110.00	880.00
Senior project engineer (P.E.)	2	320.00 of 320.00	160.00	320.00

100% complete

BALANCE DUE \$4,877.00

Estimate Summary	
Estimate 11042.1	4,877.00
This invoice 4335	\$4,877.00
Total invoiced	4,877.00



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

11/20/2025

Property Manager
Sterling Hill Community Development District
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Customer No. MPLCUS5995046

Dear Property Manager,

Attached below is your new MPLC Certificate of License. Your Blanket License® has automatically renewed in accordance with our underlying agreement. The license fee is \$2,098.57. An invoice is enclosed for your review and payment.

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

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

Sincerely,

Member Services
info@mplc.com



License Number: 504468136

MPLC Blanket License Certificate

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

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

This Certificate of License expires on: 01/19/2027

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

Authorised on behalf of Motion Picture Licensing Corporation



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

11/20/2025

Invoice No. 504468136

BILL TO: Sterling Hill Community Development District
3434 Colwell Ave
Suite 200
Tampa, FL
33614

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

PO No.

CUSTOMER SERVICE: 866-552-MPLC (6752)

QUANTITY	DESCRIPTION	AMOUNT
1	MPLC Blanket License covering the term: 01/20/2026 to 01/19/2027	\$2,098.57
TERMS: PAYABLE 30 DAYS FROM DATE OF INVOICE		
Total		\$2,098.57



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



Please include Invoice Number on check, payable to MPLC.

DETACH AND RETURN BOTTOM PORTION WITH PAYMENT

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



PO BOX 66970
Los Angeles, CA 90066-6970

PLEASE REMIT CHECK PAYMENT TO:

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

BILL TO:

Property Manager
Sterling Hill Community Development District
3434 Colwell Ave
Suite 200
Tampa, FL 33614

PIN # (enter #'s only)	Invoice No	Date	Amount	Amount Due	Paid Amount
MPLCUS5995046	504468136	11/20/2025	\$2,098.57	\$2,098.57	\$0.00



Nuts and Volts Electric LLC

Sterling Hill CBD
Jason Pond
4411 Sterling Hill Blvd
Spring Hill, FL 34609

(352) 650-7402
sterlinghillclub@live.com

INVOICE	#2058
SERVICE DATE	Nov 26, 2025
PAYMENT TERMS	Upon receipt
DUE DATE	Nov 28, 2025
AMOUNT DUE	\$3,340.00

CONTACT US

12057 Lark Sparrow Rd
Weeki Wachee, FL 34614

(352) 410-8658
nandvllc@gmail.com

INVOICE

Services	qty	unit price	amount
retrofit lights with lights supplied by EC	1.0	\$0.00	\$0.00
lift rental Lift, Trailer, ins. pick up and drop off	1.0	\$600.00	\$600.00
LED ballast bypass multi color and wattage selectable.	16.0	\$115.00	\$1,840.00
Labor	4.0	\$225.00	\$900.00

Subtotal \$3,340.00

Job Total \$3,340.00

Amount Due \$3,340.00

Estimate Terms & Conditions

All estimates are valid for 10 days from the date of receipt.

All our workmanship is covered by a 10-year warranty.

Devices supplied by us are covered by a 1-year warranty from the date of job completion.

Customer-supplied materials are not covered under any warranty.

Permitting Notice – Florida Residents

Under Florida law, most electrical work requires a permit, depending on your local jurisdiction's building department regulations.



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

Service Slip/Invoice

INVOICE: 46625
DATE: 12/19/2025
ORDER: 46625

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
12/19/2025	12:00 AM				
Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	12/19/2025			

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

* 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: 46626
DATE: 12/19/2025
ORDER: 46626

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
12/19/2025	12:00 AM			
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	12/19/2025		

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

* 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

4715

INVOICE

352 PHONE 650-7402
NAME Sterling Hill CDD
ADDRESS 4411 Sterling Hill Blvd
CITY Spring Hill STATE FL ZIP 34609

11-18-25

DESCRIPTION

- Remove 2 Pines in median South of Glenburne.
- Remove another dead pine in median a little further South
- Remove 1 pine along wall just SO. Howard
- Remove 1 pine south of Hwy on
- Remove 1 Across from No. Clubhouse
- Remove 1 along wall before Arbolglades
- Remove 1 dead pine in median just past Arbolglades heading towards light.

PRICE

INVOICE COPY

THANK YOU!

* Remove 2 Across from Glenburne that were already paid for

SUB TOTAL

TAX

TOTAL

950

TECHNICIAN

CUSTOMER SIGNATURE

DATE OF ESTIMATE

DATE OF SERVICE

11-18-25
Not Pd

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

Invoice

Date	Invoice #
11/21/2025	INV0000105077

Bill To:

Sterling Hill CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

[illegible]

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

Invoice

Date	Invoice #
12/2/2025	INV0000105348

Bill To:

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

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

[illegible]

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

Invoice

Date	Invoice #
12/5/2025	INV0000105392

Bill To:

Sterling Hill CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

[illegible]

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

Invoice

Date	Invoice #
12/1/2025	INV0000105461

Bill To:

Sterling Hill CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

[illegible]

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

Invoice

Date	Invoice #
12/19/2025	INV0000105846

Bill To:

Sterling Hill CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
December	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
 3434 Colwell Ave
 Ste 200
 Tampa, FL 33614

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
6325	12/08/2025	\$180.00	12/08/2025	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!

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

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

Invoice details

Invoice no.: 4228
Terms: Net 30
Invoice date: 12/01/2025
Due date: 12/31/2025

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

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

Shore Pool Pros
PO Box 13067
Tampa, FL 33681



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
12/3/2025	17376

Bill To

Sterling Hill CDD
P.O. Box 32414
Charlotte, NC 28232

			Job Name	Terms
			GLENBURNE	Due on receipt
Quantity	Description	Rate	Serviced	Amount
1	Data transfers failing. Cellular board was offline. Unable to get it to rejoin the network. Installed a SIM card holder and unit resumed normal operation. Received data successfully. 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



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
12/17/2025	17412

Bill To
Sterling Hill CDD P.O. Box 32414 Charlotte, NC 28232

			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 #
12/17/2025	17415

Bill To

Sterling Hill CDD
P.O. Box 32414
Charlotte, NC 28232

			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 #
12/17/2025	17419

Bill To

Sterling Hill CDD
P.O. Box 32414
Charlotte, NC 28232

			Job Name	Terms
			BRIGHTSTONE	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	Phone number 352 200 9243	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 #
12/17/2025	17420

Bill To

Sterling Hill CDD
P.O. Box 32414
Charlotte, NC 28232

Job Name	Terms
AMERSHAM ISLES	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Phone number 352 515 8644	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 #
12/17/2025	17421

Bill To

Sterling Hill CDD
P.O. Box 32414
Charlotte, NC 28232

			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 #
12/17/2025	17422

Bill To

Sterling Hill CDD
P.O. Box 32414
Charlotte, NC 28232

			Job Name	Terms
			DUNWOODY	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	Phone number 352 200 9285	45.95	12/13/2025	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 #
12/17/2025	17423

Bill To

Sterling Hill CDD
P.O. Box 32414
Charlotte, NC 28232

			Job Name	Terms
			HAVERHILL	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	Cellular usage Phone number 352 488 8717	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 #
12/17/2025	17424

Bill To
Sterling Hill CDD P.O. Box 32414 Charlotte, NC 28232

Job Name	Terms
ARBORGLADES	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Phone number 352 403 6878	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 #
12/17/2025	17427

Bill To

Sterling Hill CDD
P.O. Box 32414
Charlotte, NC 28232

			Job Name	Terms
			COVEY RUN	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	Phone number 352 403 6824	45.95	12/13/2025	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 #
12/17/2025	17431

Bill To

Sterling Hill CDD
P.O. Box 32414
Charlotte, NC 28232

			Job Name	Terms
			BRACKENWOOD	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	Phone number 813-527-1521	45.95	12/13/2025	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 #
12/17/2025	17433

Bill To

Sterling Hill CDD
P.O. Box 32414
Charlotte, NC 28232

			Job Name	Terms
			STORAGE LOT	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	Phone number 352-238-5488	34.95	12/13/2025	34.95
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	\$34.95
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 #
12/17/2025	17434

Bill To

Sterling Hill CDD
P.O. Box 32414
Charlotte, NC 28232

			Job Name	Terms
			EDGEMERE	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	Phone number 813-503-0957	45.95	12/13/2025	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 #219
NOVEMBER 20, 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	paid
	25% After 60 days	due
	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:

Invoice

Concrete-North Clubhouse



From

Superior Sealers, LLC
8160 Nuzum Rd.
Weeki Wachee, FL, 34613
United States

Invoice No.
INV-106

Date
Nov 21 2025

To

Sterling Hill CDD
4411 Sterling Hill Blvd
Spring Hill, FL, 34609
United States

Invoice Due
Nov 21 2025

Description	Quantity	Rate	Amount
Removal & replacement of sidewalk panel 1 at north clubhouse	1	950.00	USD 950.00
Removal & replacement of sidewalk panel 2 at north clubhouse	1	695.00	USD 695.00
Sub Total			1,645.00
Total			USD 1,645.00
Paid to Date			USD 0.00
Balance			USD 1,645.00

Email: superiorsealersfl@gmail.com



Invoice

S.H. Stop Bar/Stop Signs



From
Superior Sealers, LLC
8160 Nuzum Rd.
Weeki Wachee, FL, 34613
United States

Invoice No.
INV-111

Date
Dec 19 2025

To
Sterling Hill CDD
4411 Sterling Hill Blvd
Spring Hill, FL, 34609
United States

Invoice Due
Dec 19 2025

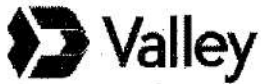
Description	Quantity	Rate	Amount
Paint white stop bars in the correct locations (both clubhouses)	1	575.00	USD 575.00
Painting of 1 white crosswalk at N clubhouse (both clubhouse entrances)	1	250.00	USD 250.00
Installation of 2 brand new poles & reflective stop signs (for clubhouse entrances)	1	400.00	USD 400.00
Credit for not blacking out stop bars	1	-100.00	USD -100.00
Sub Total			1,125.00
Total			USD 1,125.00
Paid to Date			USD 0.00
Balance			USD 1,125.00

Invoice Note

Pricing also includes removal & disposal of 2 stop signs and poles.

Email: superiorsealersfl@gmail.com





RECEIVED
DEC - 8 2025

CC113025-655

00

NY:

ACCOUNT SUMMARY

Credit Limit \$30,000.00
Credit Available \$21,300.00
Statement Closing Date November 30, 2025
Days in Billing Cycle 30
Previous Balance \$7,637.49
Payments & Credits \$7,759.84
Purchases & Other Charges \$8,821.58
Balance Transfer \$0.00
FEES CHARGED \$0.00
INTEREST CHARGED \$0.00
New Balance \$8,699.23
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 \$8,699.23
Minimum Payment Due \$8,699.23
Payment Due Date December 25, 2025

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			\$7,637.49-	
11/25	11/25	F151500A900CHGDDA	AUTOMATIC PAYMENT - THANK YOU	7,637.49-
		MICHELLE WHITE	\$0.00	
		JASON POND	\$8,699.23	
11/03	11/03	55432869K5V17PV2G	LOWES #01605* SPRING HILL FL	374.90
			MCC: 5200 MERCHANT ZIP: 346061925	
11/03	11/03	55432869L5V3MW5GJ	CIRCLE K 05992 SPRING HILL FL	74.00
			MCC: 5542 MERCHANT ZIP:	
11/04	11/04	55432869L5V8Y9KK9	SPECTRUM 855-707-7328 MO	199.97
			MCC: 4899 MERCHANT ZIP: 06902	
11/04	11/04	55432869M5VDX0H6H	CIRCLE K 05992 SPRING HILL FL	85.92
			MCC: 5542 MERCHANT ZIP:	
11/05	11/05	55432869M5VLPHV7F	SPI*DIRECTV SERVICE 800-531-5000 CA	156.00
			MCC: 4899 MERCHANT ZIP:	

Transactions continued on next page

1080 0001 TVH 001 7 31 251130 0 PAGE 1 of 3 10 1515 0000 BASE 702

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 December 25, 2025
New Balance \$8,699.23
Minimum Payment Due \$8,699.23
Past Due Amount \$0.00
Amount Enclosed: \$

Make Check
Payable to:

00
STERLING HILL COMMUNITY DEVELOPMEN
3434 COLWELL AVE SUITE 200
TAMPA FL 33614



702

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716



00869923008699236

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.

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
11/05	11/05	55432869M5VLPJTYZ	SPI*DIRECTV SERVICE 800-531-5000 CA MCC: 4898 MERCHANT ZIP:	189.43
11/06	11/06	55432869N5VZFHOV	AMAZON MKTPL*NK8AX7742 SEATTLE WA MCC: 5942 MERCHANT ZIP:	115.12
11/06	11/06	55436879N8GZ4WAVA	KRISTAL SPORTS LLO COLLEYVILLE TX MCC: 5941 MERCHANT ZIP: 76034	2,408.00
11/07	11/07	55432869P5W7XZ7D7	AMAZON MKTPL*BT22A4GM0 SEATTLE WA MCC: 5942 MERCHANT ZIP:	284.00
11/09	11/09	55432869T5WZ1G674	AMAZON MKTPL*BT6OH2281 SEATTLE WA MCC: 5942 MERCHANT ZIP:	297.90
11/11	11/11	55432869V5XLX0ZAR	ATT*BILL PAYMENT DALLAS TX MCC: 4899 MERCHANT ZIP: 33814	226.26
11/11	11/11	82117559VEHNDJSEE	BESTCLEANERSANDLAUNDRY SPRING HILL FL MCC: 7216 MERCHANT ZIP:	34.02
11/11	11/11	51043239V1YKR8YHV	PAYPAL*STONERFAMIL ST 4029357733 FL MCC: 5719 MERCHANT ZIP: 34669	243.50
11/12	11/12	55432869W5XP94MDD	AMAZON MKTPL*B85N25JD1 SEATTLE WA MCC: 5942 MERCHANT ZIP:	49.95
11/12	11/12	55432869W5XX9D7G4	AMAZON MKTPL*B80OS80T1 SEATTLE WA MCC: 5942 MERCHANT ZIP:	189.99
11/12	11/12	55432869X5Y00SBYK	CIRCLE K 05992 SPRING HILL FL MCC: 5542 MERCHANT ZIP:	73.00
11/13	11/13	55432869X5Y2S4V4P	AMAZON MKTPL*B84644GT0 SEATTLE WA MCC: 5942 MERCHANT ZIP:	69.88
11/13	11/13	55432869X5Y2XPTDL	AMAZON MKTPL*B82WR1G30 SEATTLE WA MCC: 5942 MERCHANT ZIP:	72.98
11/13	11/13	55432869X5Y2ZPMZB	AMAZON MKTPL*B89WN1GN0 SEATTLE WA MCC: 5942 MERCHANT ZIP:	27.98
11/13	11/13	55432869X5Y3A0T9A	AMAZON MKTPL*B82KU2GV1 SEATTLE WA MCC: 5942 MERCHANT ZIP:	13.99
11/13	11/13	55432869X5Y6XG0JX	AMAZON MKTPL*PLACE PMTS SEATTLE WA CREDIT MCC: 5942 MERCHANT ZIP:	37.03
11/13	11/13	55432869X5Y7YWXGJ	AMAZON MKTPL*B82AB3002 SEATTLE WA MCC: 5942 MERCHANT ZIP:	79.48
11/13	11/13	05436849YBLJ4WVQB	WM SUPERCENTER #1213 BROOKSVILLE FL MCC: 5411 MERCHANT ZIP: 34613	427.55
11/14	11/14	55432869Z5YM6P9MT	SQ*WICKED COOKIES ORLANDO FL MCC: 5814 MERCHANT ZIP: 32808	165.00
11/14	11/14	75369439ZN8Q0GW0G	FOOD TRUCK COTEE RIVER NEW PRT RCHY FL MCC: 5814 MERCHANT ZIP:	154.24
11/17	11/17	5543286A15ZGW12NQ	AMAZON MKTPL*PLACE PMTS SEATTLE WA CREDIT MCC: 5942 MERCHANT ZIP:	28.40
11/18	11/18	5543286A25ZLKBZTK	AMAZON MKTPL*B89FD5WJ2 SEATTLE WA MCC: 5942 MERCHANT ZIP:	27.98
11/18	11/18	0230537A35SQ02HL2	HOBBY-LOBBY #613 BROOKSVILLE FL MCC: 5945 MERCHANT ZIP: 73179	340.71
11/19	11/19	5543286A35ZZ061ZA	AMAZON MKTPL*B09X500E1 SEATTLE WA MCC: 5942 MERCHANT ZIP:	82.98
11/19	11/19	5543286A3805VJH9B	AMAZON MKTPL*B05R06XN1 SEATTLE WA MCC: 5942 MERCHANT ZIP:	747.94
11/21	11/21	5543286A680YS3N96	CIRCLE K 05992 SPRING HILL FL MCC: 5542 MERCHANT ZIP:	79.00
11/22	11/22	5543286A6615E3H6B	AMAZON MKTPL*PLACE PMTS SEATTLE WA CREDIT	56.92

Transactions continued on next page

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
11/24	11/24	5543286A861N8XE08	MCC: 5942 MERCHANT ZIP: AMAZON MKTPL*B20ZB2OE0 SEATTLE WA	879.98
11/26	11/26	5543286AA62JGVN6E	MCC: 5942 MERCHANT ZIP: LOWES #01827* BROOKSVILLE FL	305.58
11/26	11/26	0543684ABBLJPJWHY	MCC: 5200 MERCHANT ZIP: 346015536 WM SUPERCENTER #1213 BROOKSVILLE FL MCC: 5411 MERCHANT ZIP: 34613	344.35

IMPORTANT ACCOUNT INFORMATION

\$0 - \$8,699.23 WILL BE DEDUCTED FROM YOUR ACCOUNT AND
CREDITED AS YOUR AUTOMATIC PAYMENT ON 12/25/25. THE
AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS
POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	\$77.39	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$21.75	\$0-\$500,000 = 0.25%
New Cashback Balance	\$99.14	\$500,001-\$1,500,000 = 0.60%
Your cashback will be award on	Feb 2026	\$1,500,001-\$4,000,000 = 0.75%
		\$4,000,001-\$12,500,000 = 0.90%
		\$12,500,001+ = 1.00%

INTEREST CHARGE CALCULATION

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

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

(v) = variable (f) = fixed

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

Sterling Hill CDD
Clubhouse Credit Card
11/01/25-11/30/25

				Holiday Decorations	Maintenance & Repair	Fitness Equipment Maintenance & Repair	Vehicle Maintenance	Playground Equipment & Maintenance	Special Events	Clubhouse Misc. Expenses	Telephone, Internet, Cable
				53900-4680	57200-4647	57200-4914	57200-4660	57200-4638	57400-4775	57200-4733	57200-4103
Date	Vendor Name	Reason for Expenditure	Amount								
11/3/2025	Lowe's	Paint & Supplies	(374.90)		(374.90)						
11/03/25	Circle K	Gas for Work Truck	(74.00)				(74.00)				
11/04/25	Spectrum	Phone & Internet for Souht Clubhouse	(199.97)								(199.97)
11/04/25	Circle K	Gas for Blowers, Pressure Washer, SXS	(85.92)				(85.92)				
11/06/25	Direct TV	Direct TV for South Clubhouse	(156.00)								(156.00)
11/05/25	Direct TV	Direct TV for North Clubhouse	(189.43)								(189.43)
11/06/25	Amazon	Garage Hooks, Basket Ball Net	(115.12)					(115.12)			
11/06/25	Lristal Sports LLC	Acrylic Backboards & Hardware	(2,408.00)					(2,408.00)			
11/07/25	Amazon	Basket Ball Pole & Safety Pads	(284.00)					(284.00)			
11/09/25	Amazon	Gym Equipment Wipes	(297.90)			(297.90)					
11/11/25	AT&T	Phine & Internet	(226.26)								(226.26)
11/11/25	Best Cleaners	Wash, Dry Fold Rags	(34.02)						(34.02)		
11/11/25	Stoner Family Spa	Trim Rings & Installation	(243.50)		(243.50)						
11/12/25	Amazon	Gym Equipment Wipes	(49.95)			(49.95)					
11/12/25	Amazon	Xbox 360 Console	(189.99)						(189.99)		
11/12/25	Circle K	Gas for Work Truck	(73.00)				(73.00)				
11/13/25	Amazon	Batteries, Xbox 360 Controllers	(69.88)						(69.88)		
11/13/25	Amazon	Veterans Day Banner & Flags	(72.98)						(72.98)		
11/13/25	Amazon	Veterans Day Banner & Flags	(27.98)						(27.98)		
11/13/25	Amazon	Veterans Day Banner & Flags	(13.99)						(13.99)		
11/13/25	Amazon	REFUND - Just Dance video game	37.03						37.03		
11/13/25	Amazon	Xbox Games for Community Party	(79.48)						(79.48)		
11/13/25	Walmart	Christmas Lights, Gift Wrap	(427.55)						(427.55)		
11/14/25	Wicked Cookies	Deserts for Veterans/First Responders	(165.00)						(165.00)		
11/14/25	Cotee River Coffee	Meals for Veterans/First Responders	(154.24)						(154.24)		
11/17/25	Amazon	REFUND - Wireless Xbox Game Controller	28.40						28.40		
11/18/25	Amazon	Flag Pole Rope	(27.98)							(27.98)	
11/18/25	Hobby Lobby	Christmas Garland for Gates	(340.71)	(340.71)							
11/19/25	Amazon	Christmas Robbons & Costume	(82.98)	(82.98)							
11/19/25	Amazon	(6) Aluminum Lamp Posts	(747.94)		(747.94)						
11/21/25	Circle K	Gas for Work Truck	(79.00)				(79.00)				
11/22/25	Amazon	REFUND - Just Dance video game	56.92						56.92		
11/24/25	Amazon	(6) LED Lights & Fixtures	(879.98)		(879.98)						
11/26/25	Lowe's	(3) Spinklers & Hoses	(305.58)		(305.58)						
11/26/25	Walmart	Bows, Ribbons, Christmas Lights	(344.35)	(344.35)							
	TOTAL	001-10102	(8,699.23)	(768.04)	(2,551.90)	(347.85)	(311.92)	(2,807.12)	(1,112.76)	(27.98)	(771.66)

Sterling Hill CDD Credit Card Log

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

Date	Vendor Name	Reason For Expenditure	Amount
11/3/25	Circle K	Gas for work trucks	74.00
11/3/25	Lowe's	(5) gallons outdoor paint, 30 second cleaner, outdoor paint primer, binding	374.90
11/4/25	Circle K	Gas for side by sides, blowers, and pressure washer	85.92
11/5/25	Spectrum Business	Internet & phone for South clubhouse	199.97
11/5/25	Directv	Directv for South clubhouse	156.00
11/5/25	Directv	Directv for North clubhouse	189.43
11/6/25	Amazon.com	(2) Basketball pole protective safety pads	284.00
11/6/25	Amazon.com	Garage hooks, basketball nets (4), leaf rake, door stoppers	115.12
11/6/25	Amazon.com	Zogies wellness cleaning wipes (2) 4-packs	297.90
11/6/25	American Super Sports	(2) FF200 First team 60" Acrylic Backboards & hardware	2408.00
11/7/25	Stoner Family Spa	Trim rings for South clubhouse pool & installation	243.50
11/10/25	Amazon.com	Zogies wall mount dispenser for gym wipes	49.95
11/12/25	Best Cleaners	Wash dry & fold tags	34.02
11/12/25	Circle K	Gas for work truck	73.00
11/12/25	Amazon.com	Hip hop dance, dance paradise, Jist dance for xbox360 (community party)	79.48
11/12/25	Amazon.com	Xbox 360 console w/ Kinect	189.99
11/12/25	Amazon.com	(3) Veterans Day DIY Band key chain craft	41.97
11/12/25	Amazon.com	AA Batteries, D Batteries, 360 controllers (2-pack) wireless	69.88
11/12/25	Amazon.com	Veterans Day 71x43" Banner & (50) 12x18 American Flags	72.98
11/13/25	Walmart	Christmas lights, gift wrap, candles, decor	427.55

Submitted By: _____

Date: 11/18/25

Total Amount:

Approved By: _____

Date: _____



PS. 2

[illegible]

Date: 11/18/25

7,800.96

Date: _____



11/3/20257:44:37
 Order Number:2107929
 Circle K 2705992
 14195 Elgin Blvd
 Spring Hill FL 34609
 (352) 684-8057

Term: 102
 Appr : 003757
 UNL-REG
 PUMP No. 09
 Gallons 25.177
 PRICE/G \$2.939
 TOTAL FUEL \$74.00
 TOTAL SALE \$74.00
 SALE

Master Card
 Card Num : (R)
 XXXXXXXXXXXXXXX1615
 Contactless

USD\$ 74.00

Mastercard
 AID: A00000000041010
 TVR: 0000000001
 IAD:
 XXXXXXXXXXXXXXXXXXXX
 XXXXXXXXXXXXXXXXXXXX
 TSI: E800
 ARC: 00
 ARQC:
 C9DF3D301067ED1C

11/03/2025 07:41:03

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

THANK YOU
 HAVE A NICE DAY



LEARN MORE AT LOWES.COM/MYLOWESREWARDS

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

- SALE -

SALES#: S1605FBU 3849883 TRANS#: 986602008 11-03-25

49817 124-FL OZ VAL LX SAT POR/	175.00
5 @ 35.00	
589517 30 SECOND 320-OZ OUTDOOR	29.98
906618 30 SECOND 5-GAL OUTDOOR -	109.96
2 @ 54.98	
288795 128 FL OZ VAL CNCRT BNDNG	59.96
2 @ 29.98	
SUBTOTAL:	374.90
TOTAL TAX:	0.00
INVOICE 78718 TOTAL:	374.90
M/C:	374.90

MC: XXXXXXXXXXXX1615 AMOUNT: 374.90 AUTHCD: 003444

TAP REFID:160510718286 11/03/25 14:37:41

CUSTOMER CODE: 03

TVR : 0000000001

TSI : E800

STORE: 1605 TERMINAL: 10 11/03/25 14:37:56
 # OF ITEMS PURCHASED: 10
 EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.
 FOR FULL DETAILS ON OUR RETURN POLICY, VISIT
 LOWES.COM/RETURNS
 A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE
 AT OUR CUSTOMER SERVICE DESK

MY LOWE'S REWARDS CREDIT CARDHOLDERS GET MORE.
 FOR DETAILS VISIT LOWES.COM/MYLOWESREWARDS

 * SHARE YOUR FEEDBACK! *
 * ENTER FOR A CHANCE TO BE *
 * ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! *
 * ENTRE EN EL SORTEO MENSUAL *
 * PARA SER UNO DE LOS CINCO GANADORES DE \$500! *
 * *
 * ENTER BY COMPLETING A SHORT SURVEY *

11/4/202511:51:0
Order Number:2109774
Circle K 2705992
14195 Elgin Blvd
Spring Hill FL 34609
(352) 684-8057

Term: 102
Appr : 004114
UNL-REG
PUMP No. 15
Gallons 29.638
PRICE/G \$2.899
TOTAL FUEL \$85.92
TOTAL SALE \$85.92
SALE

Master Card
Card Num : (R)
XXXXXXXXXXXX1615
Contactless

USD\$ 85.92

Mastercard
AID: A00000000041010
TVR: 0000008001
IAD:
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
TSI: E800
ARC: 00
ARQC:
7C2815FE6DEA3388

11/04/2025 11:45:12

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

THANK YOU
HAVE A NICE DAY

Thanks for Your Payment

From Spectrum Business <MyAccount@spectrumemails.com>

Date Wed 11/5/2025 2:03 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 \$199.97 was drafted on November 3, 2025.



Thank You for Your Recent Payment

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

Draft Date:
November 3, 2025

Method of Payment:
Auto Pay

Account Number:
Ending in 4730

Payment Amount:
\$199.97

Payment Method:
Card ending in 1615



ACCOUNT NUMBER
002627992

DATE DUE
No Payment Due

AMOUNT DUE
No Payment Due

INVOICE NUMBER
002627992X251105

To contact us call 1-888-388-4249

Summary

Statement Date: 11/05/25

Page 1 of 1 for:

STERLING HILL CDD

For Service at:

JASON POND

4411 STERLING HILL BLVD

SPRING HILL, FL 34609-0866

Previous Balance	0.00
Payments	-189.43
Current Charges & Fees	169.99
Adjustments & Credits	0.00
Taxes	19.44
Amount Due	\$0.00

Activity

Start	End	Description	Amount
		Previous Balance	0.00
11/05		Payment - Thank You - MasterCard	-189.43
Current Charges for Service Period 11/04/25 - 12/03/25			
11/04	12/03	Business Ent Pack 1of2 Monthly	89.99
11/04	12/03	Business Ent Pack 2of2 Monthly	20.00
11/04	12/03	TV Access Fee Quantity 6	60.00
Communications Service Tax			19.44
AMOUNT DUE			\$0.00



everpass

Call to order

1.888.928.4468

View & pay your bill online

Sign in at directv.com/BusinessSupport

Get \$25 off your next bill

Switch your auto bill payment method to EFT/ACH to get a bill credit. Call 888.216.2045.

No payment is due at this time.

This statement is for your information only.

001880 1/1



2

PLEASE FOLD ALONG PERFORATION, DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT



INVOICE NUMBER
002627992X251105

DATE DUE
No Payment Due

ACCOUNT NUMBER
002627992

AMOUNT DUE
No Payment Due

PAYMENT ENCLOSED

☐ Note my change of address on reverse side.
DO NOT WRITE OTHER COMMENTS ON THIS FORM

CONFIRMATION of Auto Bill Pay Enrollment by CREDIT CARD.
Payment was charged on bill statement date. See above.

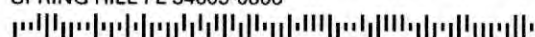
----- manifest line -----

STERLING HILL CDD

JASON POND

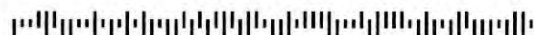
4411 STERLING HILL BLVD

SPRING HILL FL 34609-0866



DIRECTV
PO BOX 5006

CAROL STREAM IL 60197-5006



000000000000000000002627992 7 0028 00000000 00000000 4

Order Summary

Order placed November 6, 2025 Order # 113-2132132-6102666

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:	\$284.00
		Shipping & Handling:	\$0.00
		Total before tax:	\$284.00
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$284.00

Arriving November 14 - November 18



2

Basketball Pole Pad, Heavy Duty Safety Pole Pads for Player Protection, 72" Tall
Weatherproof Protective Padding for 4, 4.5 Inch Sq. or Round Pole, Basement
Garage Playground Poles Protector
Sold by: PHENEPUS
Supplied by: Other
\$142.00

[Back to top](#)

Order Summary

Order placed November 6, 2025 Order # 113-9846092-3890620

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:	\$122.92
		Shipping & Handling:	\$0.00
		Promotion Applied:	-\$7.80
		Total before tax:	\$115.12
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$115.12

Arriving Saturday



2 Nacal 16 Pack Garage Hooks Heavy Duty, Utility Steel Garage Storage Hook with 2 Storage Straps, Utility Garage Wall Mount Hooks for Hanging Bike, Ladder and Garden Tools, Perfect for Father Day Gifts

Sold by: Nacal
Supplied by: Other
\$25.99



4 NEIJIANG Basketball Net Replacement, 2025 Upgrade Thick Professional Basketball Nets Heavy Duty Outdoor, All Weather Anti Whip Color Never Fade -12 Loops (Red White Blue) (1Pc)

Sold by: KUNKUNHAN
Supplied by: Other
\$7.99



JAOTREL Adjustable Metal Leaf Rake Long Handle, 72 inch Garden Rakes for Lawns Heavy Duty Leaves with Expandable Head 8-17", Yard Women Kids Rake for Gardening RV Camping

Sold by: JAOTREL
Supplied by: Other
\$18.99



Liberty Premium Door Stoppers Metal Solid Rigid Door Stop Brushed 3" (Satin Nickel, 8 Pack)

Sold by: 21SUPPLY
Supplied by: Other
\$19.99

[Back to top](#)

Order Summary

Order placed November 6, 2025 Order # 113-2646595-4257005

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:	\$297.90
		Shipping & Handling:	\$0.00
		Total before tax:	\$297.90
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$297.90



2

Arriving Wednesday

Zogics Wellness Center Cleaning Wipes – Gym Equipment Wipes for Cleaning Surfaces and Equipment, Durable and Safe Pre-Saturated (4,600 Count, 4 Rolls of 1150)

Sold by: [Zogics, LLC](#)

Supplied by: Other

\$148.95

[Back to top](#)

Order Confirmation from AmericanSuperSports.com

From Customer Service <sales@americansupersports.com>

Date Thu 11/6/2025 4:35 PM

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

DATE: 6-Nov-2025

ORDER NUMBER: 16360

SOLD TO:

=====

Jason Pond
Sterling Hill Community
4411 Sterling Hill Blvd
Spring Hill FL 34609

SHIP TO:

=====

Jason Pond
Sterling Hill Community
4411 Sterling Hill Blvd
Spring Hill FL 34609

=====

Ordered: 2 FT220 First Team FT220 60 Inch Acrylic Backboard \$886.00 ea;

Ordered: 2 FT1900TU Braces, T-Clamp & Hardware for 4 1/2" Dia. Post (nosecone not included)
\$318.00 ea

=====

Product Total: \$2408.00

Sales Tax: \$0.00

Shipping: \$0.00

Grand Total: \$2408.00

INVOICE



Bill To

Connie Sterling Hills
(352) 428-4289

Stoner Family Spa And Pool

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

Payment terms Due upon receipt
Invoice # 1749581
Date 11/07/2025

Description	Total
Escutcheon	\$62.17
Trim rings for around the base of the ladder and handrail.	
Service \$175 per hour	\$181.33
Subtotal	\$243.50
Total	\$243.50

Payment Summary

11/11/2025 - Credit Card or PayPal	\$243.50
Paid Total	\$243.50
Remaining Amount	\$0.00

Order Summary

Order placed November 10, 2025 Order # 113-7847130-0969825

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:	\$49.95
		Shipping & Handling:	\$0.00
		Total before tax:	\$49.95
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$49.95

Arriving Thursday



Zogics Wall Mounted Dispenser for Gym Wipes – No-Touch Sanitizing Wipes Dispenser, Mounts Easily to Wall for Quick Access to Disinfecting Wet Wipes (1 Unit)
Sold by: [Zogics, LLC](#)
Supplied by: Other
\$49.95

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BEST

Cleaners & Laundry

**Next Day - BC
R2 - 6**

Wed 11/12/25 5pm

Hills, Sterling4411 Sterling Hills Blvd
Spring Hill, FL 34609
(352) 650-7402**25315-837-A****1 Piece 1/1**

Item	Price
Commercial Laundry -	34.02
Comm LDY - Wash Dry Fold	
yk03	
18 Units	
Fold All	
Subtotal	34.02
Total	34.02

Fold All**Best Cleaners & Laundry**

332-666-2378

4315 LAMSON AVE

SPRING HILL, FL 34608-3323

Tue 11/11/25 9:29am by Randy P

11/12/20257:45:07

Order Number:2121230

Circle K 2705992

14195 Elgin Blvd

Spring Hill FL 34609

(352) 684-8057

Term: 102

Appr : 012916

UNL-REG

PUMP No. 13

Gallons 24.342

PRICE/G \$2.999

TOTAL FUEL \$73.00

TOTAL SALE \$73.00

SALE

Master Card

Card Num : (R)

XXXXXXXXXXXX1615

Contactless

USD\$ 73.00

Mastercard

AID: A0000000041010

TUR: 0000008001

IAD:

XXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXX

TSI: E800

ARC: 00

ARQC:

409B4DA3EE2F7DC4

11/12/2025 07:41:20

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

THANK YOU
HAVE A NICE DAY

Order Summary

Order placed November 12, 2025 Order # 113-8718874-6119412

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:	\$79.48
		Shipping & Handling:	\$0.00
		Total before tax:	\$79.48
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$79.48

Arriving Friday



The Hip Hop Dance Experience - Xbox 360 (Renewed)

Sold by: MMMERCH-CR

Supplied by: Other

\$13.99

Dance Paradise - Xbox 360 (Renewed)

Sold by: RetroRefresh

Supplied by: Other

\$8.57

Just Dance Greatest Hits - Xbox 360

Sold by: ~SATURN MEDIA~

Supplied by: Other

\$56.92

[Back to top](#)

Order Summary

Order placed November 12, 2025 Order # 113-8436701-4600222

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:	\$189.99
		Shipping & Handling:	\$0.00
		Total before tax:	\$189.99
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$189.99

Arriving Friday



Xbox 360 4GB Console with Kinect Holiday Value (Renewed)

Sold by: GameSwift

Supplied by: Other

\$189.99

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Order Summary

Order placed November 12, 2025 Order # 113-2796680-1568229

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:	\$41.97
		Shipping & Handling:	\$0.00
		Total before tax:	\$41.97
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$41.97

Arriving November 13 - November 14



Shknlzsm 30 Set Veterans Day Gifts DIY Bead Keychain Kit Making Keyrings Craft with Letter Beads Cards Thank You Veteran Memorial Patriotic USA Military Retirement Appreciation Keychain Favors

Sold by: KeLongLaiUS

Supplied by: Other

\$13.99

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Order Summary

Order placed November 12, 2025 Order # 113-0703107-5384203

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:	\$69.88
		Shipping & Handling:	\$2.99
		Free Shipping:	-\$2.99
		Total before tax:	\$69.88
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$69.88

Arriving tomorrow 10 AM – 3 PM

- 

[Energizer AA Batteries Alkaline Power, 32 Count Alkaline Double A Battery Pack](#)
Sold by: Amazon.com
Supplied by: Other
\$19.99
- 

[Energizer Alkaline Power D Batteries 12 Count \(Pack of 1\), Long-Lasting Alkaline Size D Batteries](#)
Sold by: Amazon.com
Supplied by: Other
\$21.49

Arriving tomorrow 10 AM – 3 PM

- 

[Gamrombo 2 Pack Replacement for Xbox 360 Controller, Wireless Controllers Gamepad Upgraded Joystick Compatible with 360 & Slim, Windows 11/10/8/7 PC Controller](#)
Sold by: Xinyuan-US
Supplied by: Other
\$28.40

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Order Summary

Order placed November 12, 2025 Order # 113-0226933-1977073

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:	\$72.98
		Shipping & Handling:	\$0.00
		Total before tax:	\$72.98
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$72.98

Arriving Friday



Happy Veterans Day Banner Backdrop for Veterans Day Decorations, 71x43inch
Sold by: [AUSENKE LLC](#)
Supplied by: Other
\$12.99

Arriving tomorrow



50 Pcs 12x18 Inch American Flags on Stick, American Flags, USA Stick Flag with Handheld and Grounded Multi-Purpose Flagpole, Design for Memorial Day, 4th of July, Veterans Day
Sold by: [Uelfbaby shop](#)
Supplied by: Other
\$59.99

[Back to top](#)

Give us feedback @ survey.walmart.com
Thank you! ID #:7VRBYPF497B



WM Supercenter
352-597-3807 Mgr. MARK
13300 CORTEZ BLVD
BROOKSVILLE FL 34613
SI# 01213 OP# 000518 TE# 26 TR# 03813

ITEMS SOLD 21
TC# 9564 3311 4553 5771 7816 3



11.5TREEARC 191245183640	109.00 N
LED240DOME C 764878760190	24.24 N
LED240DOME C 764878760190	24.24 N
LED240DOME C 764878760190	24.24 N
LED240DOME C 764878760190	24.24 N
LED240DOME C 764878760190	24.24 N
LED240DOME C 764878760190	24.24 N
LED240DOME C 764878760190	24.24 N
LED240DOME C 764878760190	24.24 N
LED240DOME C 764878760190	24.24 N
LED240DOME C 764878760190	24.24 N
** VOIDED ENTRY **	
LED240DOME C 764878760190	
GIFT WRAP 196610329090	5.32 N
CMAS TLE GW 013286400060	5.32 N
RG SZN GW 013286400340	5.32 N
SNP RD WRP 840070994230	5.83 N
GIFT WRAP 196610329130	5.32 N
GIFT WRAP 196610329110	5.32 N
GIFT WRAP 196610329490	5.32 N
SNDDP STOOP 840070994260	24.86 N
MS PUMP SPIC 047485215660	6.77 N
MS PUMP SPIC 047485215660	6.77 N

SUBTOTAL 427.55
TOTAL 427.55

MCARD TEND 427.55
CHANGE DUE 0.00

MASTERCARD- 1615 I 1 APPR#013914
427.55 TOTAL PURCHASE
REF # U717YM096014
AID A0000000041010
TERMINAL # 55546814
*No Signature Required
11/13/25 12:56:32

Tax ID: 858012843610c6
GOVERNMENT
GOVERNMENT, LOCAL

Single Purchase Exemption

Your refund was issued



We have issued your refund

\$37.03 will be credited to your MasterCard by Nov 20

Nov 12



Initiated

Nov 13



Dropped off

Nov 13



Refund Issued

Nov 20



Refund
Credited

Total refund

\$37.03

Refund subtotal

\$37.03

Total refund

\$37.03



\$37.03 refunded to your MasterCard ending in 1615

[View invoice](#)

Kohl's Return Instructions

[Continue shopping](#)

Your feedback matters!

- You recently returned an Amazon order through your preferred return shipping option. How likely are you to recommend this service to a friend or a colleague?

Not at all likely

Extremely likely



Products related to your return



Just Dance 3

709

~~\$13.50~~

[Add to Cart](#)

[Buy Now](#)



Microsoft XBOX 360

218

~~\$19.64~~

[Add to Cart](#)



Just Dance 4

1,122

~~\$19.95~~

[Add to Cart](#)

[Buy Now](#)



Kinect Sensor with Kinect

501

~~\$25.06~~

[Add to Cart](#)

Buy it again [View All & Manage](#)

FOOD TRUCK COTEE RIVER CREAMERY AND DESSERTS

6345 GRAND BLVD
NEW PRT RCHY, FL 34652
(231) 835-0245
Nov 14, 2025 at 7:55 PM

Order #1035

Sterling Hill

Wicked Cookies

November 14, 2025
8:32 PM

Receipt: tm0E

Authorization: 014512

Mastercard

AID A0 00 00 00 04 10 10

Custom Amount \$165.00

Total \$165.00

Mastercard 1615 \$165.00
(Contactless)

ToGo ** Wrap It Up **
Charlotte

Tacos	4 x \$10.00	40.00
Smash Burger	4 x \$10.00	40.00
Loaded Quesadilla	3 x \$11.00	33.00
Dairy, Cone		5.50
Lavendar Honey		
Hot Dog		7.00
Chicken Tenders		13.75
Chicken Tender Add: **Combo Fries**		
Dipping Sauces: Ketchup		

Subtotal	139.25
Tax	9.06
Total (Non-Cash)	154.24

Mastercard ...1615	154.24
--------------------	--------

Total Tender	154.24
Change	0.00

Receipt Code: 0014998435108

Thank you for visiting!
Come back soon!

Order Summary

Order placed November 17, 2025 Order # 113-7440580-9441042

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:	\$0.00
		Total before tax:	\$27.98
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$27.98

Arriving Friday



GOLDEN COCK Polyester Heavy Duty Braided Rope, 3/16 inch x 82 Feet White, Outdoor Flag Pole Rope, Clothesline, Swing, Camping, Tie, Pull, Swing, and More

Sold by: [SIAM BROTHERS VIET NAM](#)

Supplied by: Other

2

\$13.99

[Back to top](#)

Your return was dropped off



Your return is in-transit

Refund will be issued by Nov 18

Most refunds are issued shortly after drop off. Once issued, funds typically become available in your account within 7 days, depending on your financial institution.

Nov 17



Initiated

Nov 17



Dropped off

Nov 18



Refund Issued

Nov 25



Refund
Credited



Track package



Refund invoice

Total estimated refund



\$28.40 will be refunded to your MasterCard ending in 1615

The total refund amount may vary based on Amazon return policy. [Learn more.](#)

[View invoice](#)

UPS Dropoff Return Instructions

\$28.40

Continue shopping

Your feedback matters!

- You recently returned an Amazon order through your preferred return shipping option. How likely are you to recommend this service to a friend or a colleague?

Not at all likely

Extremely likely



Products related to your return



KEKUCULL

365

\$18.99

Add to Cart

Buy Now



2Pack 4800mAh

2,687

\$17.99

Add to Cart

Buy Now



Puning Power Supply

472

\$15.99

Add to Cart

Buy Now



Charging Cable for

4,163

\$8.98

Make your home smarter

Order Summary

Order placed November 18, 2025 Order # 113-8554823-5714627

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:	\$82.98
		Shipping & Handling:	\$0.00
		Total before tax:	\$82.98
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$82.98

Arriving Thursday



Hoteam 48 Pcs Large Red Christmas Velvet Bows - 10 x 16 Inch Green Christmas Wreath Hanging Bow Xmas Tree Topper for Indoor Outdoor Decor Wrapping Crafts DIY Decor Boutique Use (Red)
Sold by: [Geeanun](#)
Supplied by: Other
\$42.99

Arriving tomorrow



IRETG Inflatable red-nosed moose Christmas Costume for Adults Funny Blow Up Costume for Christmas Holiday Party
Sold by: [IRETG CO.](#)
Supplied by: Other
\$39.99

[Back to top](#)

Order Summary

Order placed November 18, 2025 Order # 113-6946783-3750662

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:	\$767.94
		Shipping & Handling:	\$0.00
		Your Coupon Savings:	-\$20.00
		Total before tax:	\$747.94
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$747.94

Arriving Thursday



6

79" Textured Black Cast Aluminum Lamp Post | with Surface Mount Base & 2.36" Fitter Cap | Powder Coated Matte Finish | Fits Threaded & Non-Threaded Lights | for Porch, Yard, Garden, Driveway

Sold by: TRAYIU

Supplied by: Other

\$127.99

[Back to top](#)

Order Summary

Order placed November 18, 2025 Order # 113-1798732-7523468

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:	\$879.98
		Shipping & Handling:	\$0.00
		Total before tax:	\$879.98
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$879.98

Arriving November 26 - December 2



KINSNG 2Pack LED Post Top Light with Photocell, 80W 64W 48W Adjustable, 12000LM Adjustable CCT 3000/4000/5000K Outdoor Pole Lights, IP65 Waterproof
[Commercial LED Post Light Fixture ETL DLC Listed](#)

Sold by: [KINSNG](#)
Supplied by: Other

\$289.99



KINSNG 4Pack LED Post Top Light with Photocell, 80W 64W 48W Adjustable, 12000LM Adjustable CCT 3000/4000/5000K Outdoor Pole Lights, IP65 Waterproof
[Commercial LED Post Light Fixture ETL DLC Listed](#)

Sold by: [KINSNG](#)
Supplied by: Other

\$589.99

[Back to top](#)

HOBBY LOBBY

Super Savings, Super Selection!

12950 Cortez Blvd

Brooksville, FL 34613
(352) 597-8544

S-613 R-4 T-5633 AREYANNA R SALE

104000000 Christmas 319.92
Christmas 50% (\$79.99 - \$40.00)
8 @ 39.99 each

SUBTOTAL 319.92
TAX TOTAL 20.79

TOTAL 340.71

M/C 340.71

ACCOUNT #: *****1615

AUTH#: 018037

ACCT: MASTERCARD INSERTED
Mastercard

CARD # *****1615 EXP **/**

REF # AUTH # RESP 00

130311181042 018037 ISO 00

AID: A0000000041010

TSI: E800 ARC: CUR:0840

TVR: 0000008000

APP: Mastercard

IAD: 0110A040012200000000000000000000
00FF

CHANGE DUE 0.00

Number of Items Purchased: 8

Total Savings: 320.00

THANK YOU
PLEASE COME AGAIN

Visit our website at www.hobbylobby.com



061300405633118257

11/18/25 01:03 PM

RETURN POLICY

**Hobby Lobby values customer satisfaction,
with or without the receipt.**

WITH ORIGINAL SALES RECEIPT:

Within 90 days of purchase, we will gladly exchange the merchandise, give a store credit, or issue a refund based on the original method of payment. There will be a wait of 10 calendar days on check purchases, or merchandise credit can be issued.

WITHOUT ORIGINAL SALES RECEIPT:

You may exchange the merchandise or be issued a merchandise credit based on the lowest selling price in the last 60 days. Valid ID is required.

*Returns or exchanges of Cricut® Machines and Sewing Machines (except Singer Stitch Quick) are prohibited unless customer presents original receipt and products are in new unopened condition.

Warranty claims must be submitted directly to manufacturer.

We reserve the right to limit or refuse to accept the return of certain products and non-receipted items.



Sterling Hill CDD Credit Card Log

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

Date	Vendor Name	Reason For Expenditure	Amount
11/21/25	Circle K	Gas for work truck	79.00
11/26/25	Lowe's	(3) 100' hoses, hardware & wire, sprinkler, terminal post	305.58
11/26/25	Walmart	Bows, ribbon, christmas lights	344.35
11/26/25	Amazon.com	Refund for 'Just Dance Greatest Hits	+56.92

11/21/20257:47:05
Order Number:2135544
Circle K 2705992
14195 Elgin Blvd
Spring Hill FL 34609
(352) 684-8057



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

Term: 102
Appr : 021114
UNL-REG
PUMP No. 13
Gallons 25.166
PRICE/G \$3.139
TOTAL FUEL \$79.00
TOTAL SALE \$79.00

SALE
Master Card
Card Num : (R)
XXXXXXXXXXXX1615
Contactless

USD\$ 79.00

- SALE -
SALES#: S1827TEZ 5271530 TRANS#: 709950909 11-26-25

Mastercard
AID: A0000000041010
TUR: 0000008001
IAD:
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
TSI: E800
ARC: 00
ARQC:
4846CD4DF0E4305B

2626697 100-FT NEVERKINK HOSE	149.94
3 @ 49.98	
1290651 3167BC 1/4 QUICK LINK SS	17.56
2 @ 8.78	
656068 15-FT X 10MM LOOPED END C	58.96
2 @ 29.48	
3757085 ST EYE BT W/ 1/2-13X6 BLK	11.92
4 @ 2.98	
272015 2-3/8 DC CAP BLK	14.32
4 @ 3.58	
1137718 MELNOR 4000-SQFT SPRINKL+	39.96
2 @ 19.98	
1296009 2 3/8-IN X7-FT TERMINAL P	12.92

SUBTOTAL: 305.58
TOTAL TAX: 0.00
INVOICE 79793 TOTAL: 305.58
M/C: 305.58

11/21/2025 07:42:58

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

THANK YOU
HAVE A NICE DAY

MC: XXXXXXXXXXXX1615 AMOUNT: 305.58 AUTHCD: 026377
CHIP REFID:182725793316 11/26/25 10:30:17
CUSTOMER CODE: NA
TUR : 0000008000
TSI : E800 AID : A0000000041010

STORE: 1827 TERMINAL: 25 11/26/25 10:30:40
OF ITEMS PURCHASED: 18
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



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

MY LOWE'S REWARDS CREDIT CARDHOLDERS GET MORE.

Give us feedback @ survey.walmart.com
Thank you! ID #:7VRD9JF47X9

Walmart

WM Supercenter
312-597-3677 Mgr. MARK
13310 CORTEZ BLVD
ORLANDO, FL 32813
1211 GPF 000022 TE# 23 TR# 02541

ITEMS SOLD 18
IL# 7536 8987 6799 7665 7758 9



BOWS	091869423690	5.56 N
BOWS	091869423720	5.56 N
3PK HERITAGE	196610331050	8.57 N
2PK STRP/GRN	196610330950	8.57 N
GRN HOOKS	764878211890	0.97 N
LED240DOME C	764878760190	24.24 N
LED240DOME C	764878760190	24.24 N
LED240DOME C	764878760190	24.24 N
LED240DOME C	764878760190	24.24 N
LED240DOME C	764878760190	24.24 N
LED240DOME C	764878760190	24.24 N
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LED240DOME C	764878760190	24.24 N
LED240DOME C	764878760190	24.24 N
LED240DOME C	764878760190	24.24 N

SUBTOTAL 344.35

TOTAL ~~344.35~~

MCARD TEND 344.35

CHANGE DUE 0.00

MASTERCARD- 1615 L1 APPR#026994

344.35 TOTAL PURCHASE

REF # U41238839932

AID A0000000041010

TERMINAL # 25331825

*No Signature Required

11/26/25 09:51:25

Tax ID: 858012843610c6

GOVERNMENT

GOVERNMENT, LOCAL

Single Purchase Exemption

Consumer's Certificate of Exemption

DR-14

Issued Pursuant to Chapter 212,

Florida Statute

Certificate Number: 858012843610c6

Expiration Date: 2028-05-31



Return summary

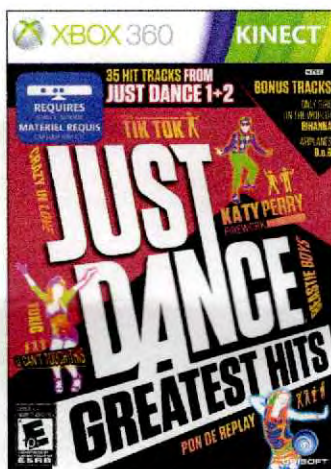
Order #113-8718874-6119412

Refund subtotal	\$56.92
Total refund	\$56.92

Refund will appear on your Master Card in 3-5 business days.

[Learn more about refunds](#)

Item returned: 1



[Just Dance Greatest Hits - Xbox 360](#)

Quantity: 1

[View refund status](#)

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Please note that product prices and availability are subject to change. Prices and availability may differ from those you see when you visit

Learn more about [Our Returns Policy](#)

This email was sent from a notification-only address that cannot accept incoming email. Please do not reply to this message.



INVOICE

Customer ID:**14-49138-12001**

Customer Name:

STERLING HILL CDD

Service Period:

12/01/25-12/31/25

Invoice Date:

11/25/2025

Invoice Number:

1146688-1568-0

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****Dec 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**\$167.01**

If payment is received after
12/25/2025: **\$ 172.01**

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
165.17		(165.17)		0.00		167.01		167.01

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)
11/25/2025	1146688-1568-0	14-49138-12001
Payment Terms	Total Due	Amount
Total Due by 12/25/2025	\$167.01	
If Received after 12/25/2025	\$172.01	

*** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED ***
Your bank account will be drafted \$167.01.

1568000144913812001011466880000001670100000016701 7

I0290C17

STERLING HILL CDD
PO Box 32414
CHARLOTTE NC 28232

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	12/01/25		1.00	143.58
Energy Surcharge				23.43
Total Current Charges				167.01

GREENER WAYS TO PAY

Please choose one of these sustainable payment options:

**AutoPay**

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

**Online**

Use wm.com for quick and easy payments

**By Phone**

Pay 24/7 by calling
866-964-2729

HOW TO READ YOUR INVOICE

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

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

DESCRIPTION	
DIS Collection Total	
NM STATE SOLID WASTE TAX @ 2.75%	
(CURRENT ENVIRONMENTAL CHARGE)	

- 1** Your Total Due is the total amount of current charges and any previous unpaid Balances combined. This also states the date payment is due to WM, anything beyond that date may incur additional charges.
- 2** Previous balance is the total due from your previous invoice. We subtract any Payments Received/Adjustments and add your Current Charges from this billing cycle to get a Total Due on this invoice. If you have not paid all or a portion of your previous balance, please pay the entire Total Due to avoid a late charge or service interruption.
- 3** Service location details the total current charges of this invoice.

New Payment Platform

Here are more details about our enhanced online bill-pay system. Powered by Paymentus, the platform will provide more options and flexibility when managing and paying your bills.

**Expanded payment options.**

Pay with PayPal, Apple Pay, or Google Pay; via secure direct debit from a bank account; or by credit or debit card.

Anytime, anywhere payments.

Same great 24/7 availability so you can make payments when convenient or set it and forget it with AutoPay.

Complete Hub for account activity.

Continue to view and manage your bills directly from **My WM** (wm.com/mywm).

If your service is suspended for non-payment, you may be charged a Resume charge to restart your service. For each returned check, a charge will be assessed on your next invoice equal to the maximum amount permitted by applicable state law.

☐ Check Here to Change Contact Info		☐ Check Here to Sign Up for Automatic Payment Enrollment	
List your new billing information below. For a change of service address, please contact WM .		If I enroll in Automatic Payment services, I authorize WM to pay my invoice by electronically deducting money from my bank account. I can cancel authorization by notifying WM at wm.com or by calling the customer service number listed on my invoice. Your enrollment could take 1-2 billing cycles for Automatic Payments to take effect. Continue to submit payment until page one of your invoice reflects that your payment will be deducted.	
Address 1		Email	
Address 2		Date	
City		Bank Account Holder Signature	
State			
Zip			
Email			
Date Valid			

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

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

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



INVOICE

Customer ID:

15-19762-63003

Customer Name:

STERLING HILL CDD

Service Period:

12/01/25-12/31/25

Invoice Date:

11/25/2025

Invoice Number:

1146776-1568-3

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

Dec 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

\$167.01

If payment is received after
12/25/2025: **\$ 172.01**

Previous Balance

165.17

+

Payments

(165.17)

+

Adjustments

0.00

+

Current Invoice Charges

167.01

=

Total Account Balance Due

167.01

IMPORTANT MESSAGES

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----- 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)
11/25/2025	1146776-1568-3	15-19762-63003
Payment Terms	Total Due	Amount
Total Due by 12/25/2025	\$167.01	
If Received after 12/25/2025	\$172.01	

*** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED ***
Your bank account will be drafted \$167.01.

1568000151976263003011467760000001670100000016701 7

I0290C17

STERLING HILL CDD
PO BOX 32414
CHARLOTTE NC 28232-2414

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	12/01/25		1.00	143.58
Energy Surcharge				23.43
Total Current Charges				167.01

GREENER WAYS TO PAY

Please choose one of these sustainable payment options:



AutoPay

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



Online

Use wm.com for quick and easy payments



By Phone

Pay 24/7 by calling
866-964-2729

HOW TO READ YOUR INVOICE

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

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

Description
050 Colton Twp
MW STATE SOLID WASTE TAX @ 2.75%
CURRENT ENVIRONMENTAL CHARGE

- 1** Your Total Due is the total amount of current charges and any previous unpaid Balances combined. This also states the date payment is due to WM, anything beyond that date may incur additional charges.
- 2** Previous balance is the total due from your previous invoice. We subtract any Payments Received/Adjustments and add your Current Charges from this billing cycle to get a Total Due on this invoice. If you have not paid all or a portion of your previous balance, please pay the entire Total Due to avoid a late charge or service interruption.
- 3** Service location details the total current charges of this invoice.

New Payment Platform

Here are more details about our enhanced online bill-pay system. Powered by Paymentus, the platform will provide more options and flexibility when managing and paying your bills.



Expanded payment options.

Pay with PayPal, Apple Pay, or Google Pay; via secure direct debit from a bank account; or by credit or debit card.

Anytime, anywhere payments.

Same great 24/7 availability so you can make payments when convenient or set it and forget it with AutoPay.

Complete Hub for account activity.

Continue to view and manage your bills directly from **My WM** (wm.com/mywm).

If your service is suspended for non-payment, you may be charged a Resume charge to restart your service. For each returned check, a charge will be assessed on your next invoice equal to the maximum amount permitted by applicable state law.

☐ Check Here to Change Contact Info		☐ Check Here to Sign Up for Automatic Payment Enrollment	
List your new billing information below. For a change of service address, please contact WM .		If I enroll in Automatic Payment services, I authorize WM to pay my invoice by electronically deducting money from my bank account. I can cancel authorization by notifying WM at wm.com or by calling the customer service number listed on my invoice. Your enrollment could take 1-2 billing cycles for Automatic Payments to take effect. Continue to submit payment until page one of your invoice reflects that your payment will be deducted.	
Address 1		Email	
Address 2		Date	
City		Bank Account Holder Signature	
State			
Zip			
Email			
Date Valid			

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

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

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



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 **11/21/2025**
Amount Due **322.90**
Current Charges Due **12/16/2025**

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		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
10/20	8598	11/17	11277				2679

Comparative Usage Information
Average kWh

Period	Days	Per Day
Nov 2025	28	96
Oct 2025	32	92
Nov 2024	31	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 **355.19**
Payment **355.19CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 2,679 KWH @ 0.06090 **163.15**
Fuel Adjustment 2,679 KWH @ 0.04200 **112.52**
FL Gross Receipts Tax **8.07**

Total Current Charges **322.90**
Total Due **E.F.T. 322.90**

DO NOT PAY

Total amount will be electronically transferred on or after 12/05/2025.



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: 11/21/2025

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	12/05/2025
TOTAL CHARGES DUE	322.90
DO NOT PAY	

000141506900003229000003229000



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 **11/21/2025**
Amount Due **194.46**
Current Charges Due **12/16/2025**

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
Nov 2025	28	52
Oct 2025	32	49
Nov 2024	31	40

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
10/20	9027	11/17	10489				1462

Previous Balance **208.22**
Payment **208.22CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 1,462 KWH @ 0.06090 **89.04**
Fuel Adjustment 1,462 KWH @ 0.04200 **61.40**
FL Gross Receipts Tax **4.86**

Total Current Charges **194.46**
Total Due **E.F.T. 194.46**

DO NOT PAY

Total amount will be electronically transferred on or after 12/05/2025.



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

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Bill Date: 11/21/2025

District: WH15

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

Electronic Funds Transfer on or after 12/05/2025
TOTAL CHARGES DUE 194.46
DO NOT PAY

000141507000001944600001944605



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 **11/21/2025**
Amount Due **250.39**
Current Charges Due **12/16/2025**

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
Nov 2025	28	71
Oct 2025	32	80
Nov 2024	31	45

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
10/20	90140	11/17	92132				1992

Previous Balance 315.27
Payment 315.27CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 1,992 KWH @ 0.06090 121.31
Fuel Adjustment 1,992 KWH @ 0.04200 83.66
FL Gross Receipts Tax 6.26

Total Current Charges 250.39
Total Due E.F.T. 250.39

DO NOT PAY
Total amount will be electronically transferred on or after 12/05/2025.



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: 11/21/2025

District: WH15

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

Electronic Funds Transfer on or after	12/05/2025
TOTAL CHARGES DUE	250.39
DO NOT PAY	

000141507100002503900002503906



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 **11/21/2025**
Amount Due **72.25**
Current Charges Due **12/16/2025**

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
Nov 2025	28	11
Oct 2025	32	25
Nov 2024	31	38

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				
10/20	94596	11/17	94900				304

Previous Balance 124.62
Payment 124.62CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 304 KWH @ 0.06090 18.51
Fuel Adjustment 304 KWH @ 0.04200 12.77
FL Gross Receipts Tax 1.81

Total Current Charges 72.25
Total Due E.F.T. 72.25

DO NOT PAY
Total amount will be electronically transferred on or after 12/05/2025.



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

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Bill Date: 11/21/2025

District: WH15

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

Electronic Funds Transfer on or after	12/05/2025
TOTAL CHARGES DUE	72.25
DO NOT PAY	

000141507200000722500000722508



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 **11/21/2025**
Amount Due **6,078.40**
Current Charges Due **12/16/2025**

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 6,120.95
Payment 6,120.95CR
Balance Forward 0.00

Light Energy Charge	605.55
Light Support Charge	503.34
Light Maintenance Charge	782.28
Light Fixture Charge	930.18
Light Fuel Adj 20,745 KWH @ 0.04200	871.29
Poles (QTY 467)	2,335.00
FL Gross Receipts Tax	50.76

Total Current Charges	6,078.40
Total Due	E.F.T. 6,078.40

Lights/Poles	Type/Qty	Type/Qty	Type/Qty
	105 423	205 48	910 467

DO NOT PAY

Total amount will be electronically transferred on or after 12/05/2025.



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: 11/21/2025

District: WH15

1415073 WH15
STERLING HILL COMMUNITY DEVELOPMENT
PO BOX 32414
CHARLOTTE NC 28232-2414

Electronic Funds Transfer on or after	12/05/2025
TOTAL CHARGES DUE	6,078.40
DO NOT PAY	

000141507300060784000060784008



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 **11/21/2025**
Amount Due **928.68**
Current Charges Due **12/16/2025**

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		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
10/20	88636	11/17	97472		30.22	30	8836

Comparative Usage Information
Average kWh

Period	Days	Per Day
Nov 2025	28	316
Oct 2025	32	366
Nov 2024	31	205

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 **1,139.15**
Payment **1,139.15CR**
Balance Forward **0.00**

Customer Charge **44.16**
Demand Charge 30 KW @ 6.65000 **199.50**
Energy Charge 8,836 KWH @ 0.03290 **290.70**
Fuel Adjustment 8,836 KWH @ 0.04200 **371.11**
FL Gross Receipts Tax **23.21**

Total Current Charges **928.68**
Total Due **928.68** E.F.T.

DO NOT PAY

Total amount will be electronically transferred on or after 12/05/2025.



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

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Bill Date: 11/21/2025

District: WH15

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1415074 **WH15**
STERLING HILL COMMUNITY DEVELOPMENT
PO BOX 32414
CHARLOTTE NC 28232-2414

Electronic Funds Transfer on or after	12/05/2025
TOTAL CHARGES DUE	928.68
DO NOT PAY	

000141507400009286800009286809



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 **11/21/2025**
Amount Due **53.15**
Current Charges Due **12/16/2025**

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
Nov 2025	28	4
Oct 2025	32	4
Nov 2024	31	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				
10/20	39047	11/17	39170				123

Previous Balance **54.37**
Payment **54.37CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 123 KWH @ 0.06090 **7.49**
Fuel Adjustment 123 KWH @ 0.04200 **5.17**
FL Gross Receipts Tax **1.33**

Total Current Charges **53.15**
Total Due **E.F.T. 53.15**

DO NOT PAY
Total amount will be electronically transferred on or after 12/05/2025.



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

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Bill Date: 11/21/2025

District: WH15

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

Electronic Funds Transfer on or after 12/05/2025
TOTAL CHARGES DUE 53.15
DO NOT PAY

000141507500000531500000531507



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 **11/21/2025**
Amount Due **53.35**
Current Charges Due **12/16/2025**

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				
10/20	48651	11/17	48776				125

Comparative Usage Information
Average kWh

Period	Days	Per Day
Nov 2025	28	4
Oct 2025	32	4
Nov 2024	31	4

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



1 0 2 5 1 0 8 5

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Previous Balance **53.61**
Payment **53.61CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 125 KWH @ 0.06090 **7.61**
Fuel Adjustment 125 KWH @ 0.04200 **5.25**
FL Gross Receipts Tax **1.33**

Total Current Charges **53.35**
Total Due **E.F.T. 53.35**

DO NOT PAY

Total amount will be electronically transferred on or after 12/05/2025.



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

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Bill Date: 11/21/2025

District: WH15

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

Electronic Funds Transfer on or after 12/05/2025
TOTAL CHARGES DUE 53.35
DO NOT PAY

000141507600000533500000533507



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 **11/21/2025**
Amount Due **53.15**
Current Charges Due **12/16/2025**

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
Nov 2025	28	4
Oct 2025	32	4
Nov 2024	31	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
10/20	1738	11/17	1861				123

Previous Balance 53.94
Payment 53.94CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 123 KWH @ 0.06090 7.49
Fuel Adjustment 123 KWH @ 0.04200 5.17
FL Gross Receipts Tax 1.33

Total Current Charges 53.15
Total Due E.F.T. 53.15

DO NOT PAY

Total amount will be electronically transferred on or after 12/05/2025.



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

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See Reverse Side For Mailing Instructions

Bill Date: 11/21/2025

District: WH15

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	12/05/2025
TOTAL CHARGES DUE	53.15
DO NOT PAY	

000141507700000531500000531502



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 **11/21/2025**
Amount Due **55.36**
Current Charges Due **12/16/2025**

District Office Serving You
West Hernando

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

See Reverse Side For More Information

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
10/20	44516	11/17	44660				144

Comparative Usage Information
Average kWh

Period	Days	Per Day
Nov 2025	28	5
Oct 2025	32	5
Nov 2024	31	5

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



1 0 2 5 1 0 8 5

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Previous Balance **57.70**
Payment **57.70CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 144 KWH @ 0.06090 **8.77**
Fuel Adjustment 144 KWH @ 0.04200 **6.05**
FL Gross Receipts Tax **1.38**

Total Current Charges **55.36**
Total Due **E.F.T. 55.36**

DO NOT PAY

Total amount will be electronically transferred on or after 12/05/2025.



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: 11/21/2025

District: WH15

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after 12/05/2025
TOTAL CHARGES DUE 55.36
DO NOT PAY

000141507800000553600000553602



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 **11/21/2025**
Amount Due **190.55**
Current Charges Due **12/16/2025**

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
Nov 2025	28	51
Oct 2025	32	115
Nov 2024	31	127

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
10/20	52078	11/17	53503				1425

Previous Balance 435.23
Payment 435.23CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 1,425 KWH @ 0.06090 86.78
Fuel Adjustment 1,425 KWH @ 0.04200 59.85
FL Gross Receipts Tax 4.76

Total Current Charges 190.55
Total Due E.F.T. 190.55

DO NOT PAY

Total amount will be electronically transferred on or after 12/05/2025.



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: 11/21/2025

District: WH15

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	12/05/2025
TOTAL CHARGES DUE	190.55
DO NOT PAY	

000141507900001905500001905506



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 **11/21/2025**
Amount Due **536.51**
Current Charges Due **12/16/2025**

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
Nov 2025	28	168
Oct 2025	32	155
Nov 2024	31	1

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



1 0 2 5 1 0 8 5

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ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
10/20	24518	11/17	29221				4703

Previous Balance 573.37
Payment 573.37CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 4,703 KWH @ 0.06090 286.41
Fuel Adjustment 4,703 KWH @ 0.04200 197.53
FL Gross Receipts Tax 13.41

Total Current Charges 536.51
Total Due E.F.T. 536.51

DO NOT PAY
Total amount will be electronically transferred on or after 12/05/2025.



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: 11/21/2025

District: WH15

1415080 WH15
STERLING HILL COMMUNITY DEVELOPMENT
PUMP & WELL 4
PO BOX 32414
CHARLOTTE NC 28232-2414

Electronic Funds Transfer on or after	12/05/2025
TOTAL CHARGES DUE	536.51
DO NOT PAY	

000141508000005365100005365104



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 **11/21/2025**
Amount Due **58.00**
Current Charges Due **12/16/2025**

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
Nov 2025	28	6
Oct 2025	32	6
Nov 2024	31	6

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
10/20	51107	11/17	51276				169

Previous Balance **60.17**
Payment **60.17CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 169 KWH @ 0.06090 **10.29**
Fuel Adjustment 169 KWH @ 0.04200 **7.10**
FL Gross Receipts Tax **1.45**

Total Current Charges **58.00**
Total Due **E.F.T. 58.00**

DO NOT PAY

Total amount will be electronically transferred on or after 12/05/2025.



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: 11/21/2025

District: WH15

1415081 **WH15**
STERLING HILL COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after **12/05/2025**
TOTAL CHARGES DUE 58.00
DO NOT PAY

000141508100000580000000580007



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 **11/21/2025**
Amount Due **54.61**
Current Charges Due **12/16/2025**

District Office Serving You
West Hernando

See Reverse Side For More Information

Service Address 14304 ARBORGLADES DR
Service Description GATE
Service Classification General Service Non-Demand

Comparative Usage Information
Average kWh

Period	Days	Per Day
Nov 2025	28	5
Oct 2025	32	5
Nov 2024	31	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
10/20	35705	11/17	35842				137

Previous Balance 56.41
Payment 56.41CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 137 KWH @ 0.06090 8.34
Fuel Adjustment 137 KWH @ 0.04200 5.75
FL Gross Receipts Tax 1.36

Total Current Charges 54.61
Total Due E.F.T. 54.61

DO NOT PAY
Total amount will be electronically transferred on or after 12/05/2025.



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: 11/21/2025

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	12/05/2025
TOTAL CHARGES DUE	54.61
DO NOT PAY	

000141508200000546100000546109



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 **11/21/2025**
Amount Due **55.36**
Current Charges Due **12/16/2025**

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
Nov 2025	28	5
Oct 2025	32	5
Nov 2024	31	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
10/20	28527	11/17	28671				144

Previous Balance 57.06
Payment 57.06CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 144 KWH @ 0.06090 8.77
Fuel Adjustment 144 KWH @ 0.04200 6.05
FL Gross Receipts Tax 1.38

Total Current Charges 55.36
Total Due E.F.T. 55.36

DO NOT PAY

Total amount will be electronically transferred on or after 12/05/2025.



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: 11/21/2025

District: WH15

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

Electronic Funds Transfer on or after	12/05/2025
TOTAL CHARGES DUE	55.36
DO NOT PAY	

000141508300000553600000553607



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 **11/21/2025**
Amount Due **54.94**
Current Charges Due **12/16/2025**

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
Nov 2025	28	5
Oct 2025	32	5
Nov 2024	31	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
10/20	28364	11/17	28504				140

Previous Balance 56.94
Payment 56.94CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 140 KWH @ 0.06090 8.53
Fuel Adjustment 140 KWH @ 0.04200 5.88
FL Gross Receipts Tax 1.37

Total Current Charges 54.94
Total Due E.F.T. 54.94

DO NOT PAY

Total amount will be electronically transferred on or after 12/05/2025.



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: 11/21/2025

District: WH15

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	12/05/2025
TOTAL CHARGES DUE	54.94
DO NOT PAY	

000141508400000549400000549400



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 **11/21/2025**
Amount Due **53.68**
Current Charges Due **12/16/2025**

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
Nov 2025	28	5
Oct 2025	32	4
Nov 2024	31	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
10/20	30853	11/17	30981				128

Previous Balance 54.47
Payment 54.47CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 128 KWH @ 0.06090 7.80
Fuel Adjustment 128 KWH @ 0.04200 5.38
FL Gross Receipts Tax 1.34

Total Current Charges 53.68
Total Due E.F.T. 53.68

DO NOT PAY
Total amount will be electronically transferred on or after 12/05/2025.



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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: 11/21/2025

District: WH15

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

Electronic Funds Transfer on or after	12/05/2025
TOTAL CHARGES DUE	53.68
DO NOT PAY	

000141508500000536800000536808



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 **11/21/2025**
Amount Due **59.16**
Current Charges Due **12/16/2025**

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
Nov 2025	28	6
Oct 2025	32	4
Nov 2024	31	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
10/20	29534	11/17	29714				180

Previous Balance **55.00**
Payment **55.00CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 180 KWH @ 0.06090 **10.96**
Fuel Adjustment 180 KWH @ 0.04200 **7.56**
FL Gross Receipts Tax **1.48**

Total Current Charges **59.16**
Total Due **E.F.T. 59.16**

DO NOT PAY
Total amount will be electronically transferred on or after 12/05/2025.



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: 11/21/2025

District: WH15

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

Electronic Funds Transfer on or after 12/05/2025
TOTAL CHARGES DUE 59.16
DO NOT PAY

000141508600000591600000591606



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 **11/21/2025**
Amount Due **48.71**
Current Charges Due **12/16/2025**

District Office Serving You
West Hernando

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

See Reverse Side For More Information

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
10/20	22882	11/17	22963				81

Comparative Usage Information
Average kWh

Period	Days	Per Day
Nov 2025	28	3
Oct 2025	32	3
Nov 2024	31	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 **49.41**
Payment **49.41CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 81 KWH @ 0.06090 **4.93**
Fuel Adjustment 81 KWH @ 0.04200 **3.40**
FL Gross Receipts Tax **1.22**

Total Current Charges **48.71**
Total Due **E.F.T. 48.71**

DO NOT PAY

Total amount will be electronically transferred on or after 12/05/2025.



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: 11/21/2025

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 12/05/2025
TOTAL CHARGES DUE 48.71
DO NOT PAY

000141508700000487100000487107



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 **11/21/2025**
Amount Due **49.14**
Current Charges Due **12/16/2025**

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
Nov 2025	28	3
Oct 2025	32	3
Nov 2024	31	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
10/20	24772	11/17	24857				85

Previous Balance **49.85**
Payment **49.85CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 85 KWH @ 0.06090 **5.18**
Fuel Adjustment 85 KWH @ 0.04200 **3.57**
FL Gross Receipts Tax **1.23**

Total Current Charges **49.14**
Total Due **E.F.T. 49.14**

DO NOT PAY
Total amount will be electronically transferred on or after 12/05/2025.



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: **11/21/2025**

District: WH15

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

Electronic Funds Transfer on or after **12/05/2025**
TOTAL CHARGES DUE 49.14
DO NOT PAY

000141508800000491400000491403



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 **11/21/2025**
Amount Due **91.77**
Current Charges Due **12/16/2025**

District Office Serving You
West Hernando

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

See Reverse Side For More Information

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
10/20	14477	11/17	14966				489

Comparative Usage Information
Average kWh

Period	Days	Per Day
Nov 2025	28	17
Oct 2025	32	13
Nov 2024	31	13

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 **84.49**
Payment **84.49CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 489 KWH @ 0.06090 **29.78**
Fuel Adjustment 489 KWH @ 0.04200 **20.54**
FL Gross Receipts Tax **2.29**

Total Current Charges **91.77**
Total Due **E.F.T. 91.77**

DO NOT PAY

Total amount will be electronically transferred on or after 12/05/2025.



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: 11/21/2025

District: WH15

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after 12/05/2025
TOTAL CHARGES DUE 91.77
DO NOT PAY

000141508900000917700000917709



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 **11/21/2025**
Amount Due **55.15**
Current Charges Due **12/16/2025**

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						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
10/20	23782	11/17	23924				142

Comparative Usage Information
Average kWh

Period	Days	Per Day
Nov 2025	28	5
Oct 2025	32	4
Nov 2024	31	4

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



1 0 2 5 1 0 8 5

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Previous Balance **53.61**
Payment **53.61CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 142 KWH @ 0.06090 **8.65**
Fuel Adjustment 142 KWH @ 0.04200 **5.96**
FL Gross Receipts Tax **1.38**

Total Current Charges **55.15**
Total Due **E.F.T. 55.15**

DO NOT PAY

Total amount will be electronically transferred on or after 12/05/2025.



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: 11/21/2025

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 12/05/2025
TOTAL CHARGES DUE 55.15
DO NOT PAY

000141509000000551500000551509



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 **11/21/2025**
Amount Due **846.26**
Current Charges Due **12/16/2025**

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 Non-Demand**

Comparative Usage Information
Average kWh

Period	Days	Per Day
Nov 2025	28	273
Oct 2025	32	301
Nov 2024	31	282

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
10/20	78255	11/17	85893		38.73	39	7638

Previous Balance **1,077.64**
Payment **1,077.64CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 7,638 KWH @ 0.06090 **465.15**
Fuel Adjustment 7,638 KWH @ 0.04200 **320.80**
FL Gross Receipts Tax **21.15**

Total Current Charges **846.26**
Total Due **E.F.T. 846.26**

DO NOT PAY

Total amount will be electronically transferred on or after 12/05/2025.



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: **11/21/2025**

District: WH15

Use above space for address change ONLY.

1415091 **WH15**
STERLING HILL COMMUNITY DEVELOPMENT
PO BOX 32414
CHARLOTTE NC 28232-2414

Electronic Funds Transfer on or after 12/05/2025
TOTAL CHARGES DUE 846.26
DO NOT PAY

000141509100008462600008462606



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 **11/21/2025**
Amount Due **195.94**
Current Charges Due **12/16/2025**

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
Nov 2025	28	53
Oct 2025	32	51
Nov 2024	31	41

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
10/20	13516	11/17	14992				1476

Previous Balance 216.83
Payment 216.83CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 1,476 KWH @ 0.06090 89.89
Fuel Adjustment 1,476 KWH @ 0.04200 61.99
FL Gross Receipts Tax 4.90

Total Current Charges 195.94
Total Due E.F.T. 195.94

DO NOT PAY

Total amount will be electronically transferred on or after 12/05/2025.



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: 11/21/2025

District: WH15

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	12/05/2025
TOTAL CHARGES DUE	195.94
DO NOT PAY	

000141509200001959400001959408



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 **11/21/2025**
Amount Due **780.43**
Current Charges Due **12/16/2025**

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 @ 0.04200	36.29
Poles (QTY 48)	240.00
FL Gross Receipts Tax	1.71
State Tax	50.48
Hernando County Tax	3.63

Total Current Charges	780.43
Total Due	E.F.T. 780.43

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

DO NOT PAY

Total amount will be electronically transferred on or after 12/05/2025.



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

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Bill Date: 11/21/2025

District: WH15

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2118959 WH15
STERLING HILL COMMUNITY DEVELOPMENT
PO BOX 32414
CHARLOTTE NC 28232-2414

Electronic Funds Transfer on or after	12/05/2025
TOTAL CHARGES DUE	780.43
DO NOT PAY	

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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 **11/21/2025**
Amount Due **106.76**
Current Charges Due **12/16/2025**

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
Nov 2025	28	23
Oct 2025	32	56
Nov 2024	31	6

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
10/20	39920	11/17	40551				631

Previous Balance **233.51**
Payment **233.51CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 631 KWH @ 0.06090 **38.43**
Fuel Adjustment 631 KWH @ 0.04200 **26.50**
FL Gross Receipts Tax **2.67**

Total Current Charges **106.76**
Total Due **E.F.T. 106.76**

DO NOT PAY

Total amount will be electronically transferred on or after 12/05/2025.



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

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Bill Date: **11/21/2025**

District: WH15

Use above space for address change ONLY.

2161145 **WH15**
STERLING HILL COMMUNITY DEVELOPMENT
PO BOX 32414
CHARLOTTE NC 28232-2414

Electronic Funds Transfer on or after	12/05/2025
TOTAL CHARGES DUE	106.76
DO NOT PAY	

000216114500001067600001067600



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 **11/21/2025**
Amount Due **52.73**
Current Charges Due **12/16/2025**

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
Nov 2025	28	4
Oct 2025	32	4
Nov 2024	31	5

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



1 0 2 5 1 0 8 5

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ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
10/20	5782	11/17	5901				119

Previous Balance 55.55
Payment 55.55CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 119 KWH @ 0.06090 7.25
Fuel Adjustment 119 KWH @ 0.04200 5.00
FL Gross Receipts Tax 1.32

Total Current Charges 52.73
Total Due E.F.T. 52.73

DO NOT PAY
Total amount will be electronically transferred on or after 12/05/2025.



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

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Bill Date: 11/21/2025

District: WH15

Use above space for address change ONLY.

2161146 **WH15**
STERLING HILL COMMUNITY DEVELOPMENT
PO BOX 32414
CHARLOTTE NC 28232-2414

Electronic Funds Transfer on or after	12/05/2025
TOTAL CHARGES DUE	52.73
DO NOT PAY	

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