



Rizzetta & Company

Sterling Hill Community Development District

**Board of Supervisors' Meeting
May 12, 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 Sandra Manuele Nancy Felio Michael Gebala Darrin Bagnuolo	Chairman Vice Chairman Assistant Secretary Assistant Secretary 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**

May 11, 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, May 12, 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. BUSINESS ITEMS**
 - A. Presentation of Fiscal Year 2026-2027 Proposed Budget Tab 1**
 1. Consideration of Resolution 2026-08; Approving Fiscal Year 2026/2027 Proposed Budget and Setting Public Hearing Tab 2
 - B. Consideration of Quality Sod and Landscape Sod Installation Proposal Tab 3**
- 5. STAFF REPORTS**
 - A. District Engineer**
 - B. Landscape**
 1. Review of Landscape Inspection Reports Tab 4
 2. Review of Juniper Irrigation Reports (*Under Separate Cover*)
 - C. District Counsel**
 - D. Amenity Management**
 1. Review of Amenity Report Tab 5
 - E. District Manager**
 - 1. Review of District Manager Report and Monthly Financials Tab 6**
 2. Review of 1st Quarterly Website Audit Tab 7
 3. Review of Registered Voter Count Tab 8
- 6. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors' Budget Workshop held on April 9, 2026 Tab 9**
 - B. Consideration of Minutes of Board of Supervisors' Meeting held on April 14, 2026 Tab 10**
 - C. Consideration of Operations & Maintenance Expenditures for March 2026 Tab 11**
- 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

Proposed Budget
Sterling Hill Community Development District
 General Fund
 Fiscal Year 2026/2027

Prior Actuals

Comments

Chart of Accounts Classification		Actual YTD through 03/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
38	Financial & Revenue Collections	\$ 2,546	\$ 5,092	\$ 5,093	\$ 1	\$ 6,446	\$ 1,353
39	Legal Advertising	\$ 389	\$ 778	\$ 1,500	\$ 722	\$ 1,500	\$ -
40	Miscellaneous Mailings	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -
41	Public Officials Liability Insurance	\$ 5,290	\$ 5,290	\$ 4,919	\$ (371)	\$ 5,097	\$ 178
42	Tax Collector /Property Appraiser Fees	\$ 85,991	\$ 85,991	\$ 86,122	\$ 131	\$ 86,122	\$ -
43	Website Hosting, Maintenance, Backup & Email	\$ 600	\$ 1,200	\$ 2,858	\$ 1,658	\$ 2,905	\$ 47
44	Legal Counsel						
45	District Counsel	\$ 23,028	\$ 46,056	\$ 23,000	\$ (23,056)	\$ 25,000	\$ 2,000
46	Outside Counsel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
47							
48	Administrative Subtotal	\$ 169,886	\$ 241,898	\$ 221,319	\$ (20,579)	\$ 226,042	\$ 4,723
49							
50	EXPENDITURES - FIELD OPERATIONS						
51							
52	Law Enforcement						
53	Off Duty Deputy	\$ -	\$ -	\$ 20,000	\$ 20,000	\$ 10,000	\$ (10,000)
54	Security Operations						
55	Security Monitoring & Maintenance	\$ 20,222	\$ 40,444	\$ 12,000	\$ (28,444)	\$ 12,000	\$ -
56	Electric Utility Services						
57	Utility - Street Lights	\$ 38,682	\$ 77,364	\$ 79,150	\$ 1,786	\$ 79,150	\$ -
58	Utility Services	\$ 24,207	\$ 48,414	\$ 56,000	\$ 7,586	\$ 56,000	\$ -
59	Garbage/Solid Waste Control Services						
60	Garbage - Recreation Facility	\$ 2,006	\$ 4,012	\$ 10,203	\$ 6,191	\$ 10,203	\$ -
61	Water-Sewer Combination Services						
62	Utility Services	\$ 5,519	\$ 11,038	\$ 9,585	\$ (1,453)	\$ 10,061	\$ 476
63	Stormwater Control						
64	Lake Pond Bank Maint. & Repair	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 3,000	\$ -
65	Other Physical Environment						
66	Entry & Walls Maintenance	\$ -	\$ -	\$ 20,000	\$ 20,000	\$ 20,000	\$ -
67	General Liability Insurance	\$ 7,231	\$ 7,231	\$ 7,623	\$ 392	\$ 7,825	\$ 202
68	Holiday Decorations	\$ 922	\$ 1,844	\$ 1,500	\$ (344)	\$ 1,500	\$ -
69	Irrigation Repairs	\$ 59,802	\$ 119,604	\$ 50,000	\$ (69,604)	\$ 70,000	\$ 20,000
70	Landscape - Annuals/Flowers	\$ 1,994	\$ 3,988	\$ 3,600	\$ (388)	\$ 3,600	\$ -
71	Landscape - Fertilizer	\$ 6,431	\$ 12,862	\$ 22,860	\$ 9,998	\$ 25,000	\$ 2,140
72	Landscape - Mulch	\$ 74,900	\$ 149,800	\$ 60,000	\$ (89,800)	\$ 60,000	\$ -
73	Landscape - Pest Control	\$ 1,787	\$ 3,574	\$ 2,100	\$ (1,474)	\$ 1,200	\$ (900)
74	Landscape Inspection Services	\$ 5,700	\$ 11,400	\$ 11,400	\$ -	\$ 12,600	\$ 1,200

Actual FY 24/25	Actual FY 23/24
\$ 5,093.00	\$ 5,093.00
\$ 504.00	\$ 2,607.00
\$ -	\$ 2,498.00
\$ 5,028.00	\$ 4,699.00
\$ 57,695.00	\$ 54,898.00
\$ 4,275.00	\$ 2,737.00
\$ 31,496.00	\$ 44,327.00
\$ 700.00	\$ 61,176.00
\$ 191,452.00	\$ 279,418.00
\$ 2,640.00	\$ 26,650.00
\$ 16,549.00	\$ 13,241.00
\$ 76,644.00	\$ 74,160.00
\$ 50,081.00	\$ 46,624.00
\$ 9,663.00	\$ 9,197.00
\$ 10,080.00	\$ 9,173.00
\$ -	\$ -
\$ 27,000.00	\$ 23,304.00
\$ 6,894.00	\$ 6,448.00
\$ 942.00	\$ 1,352.00
\$ 67,550.00	\$ 75,072.00
\$ 1,800.00	\$ 2,550.00
\$ 24,935.00	\$ 23,627.00
\$ -	\$ 6,880.00
\$ 995.00	\$ 900.00
\$ 9,350.00	\$ 8,400.00

Average of last 2 years + trend = \$1,296
EGIS estimate.
Normally part of debt service chart. Now 3% is invoiced separately.
RTS \$1320 & Campus Suite \$1585
Board's decision
Board's decision
\$17,537 for camera upgrade
March's Bill was \$349.84 which is \$4,198 for the year
Jan's bill was \$1,049 and Feb's bill was \$628, which the avg of both months is 10,061 for the year
Dry Retention Pond Repair
Board's decision
EGIS estimate
Board's decision
Juniper Landscaping
Board's decision
\$51,975 per application/In contract
Board's decision
Per contract

Proposed Budget
Sterling Hill Community Development District
 General Fund
 Fiscal Year 2026/2027

Prior Actuals

Comments

Chart of Accounts Classification		Actual YTD through 03/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
75	Landscape Maintenance	\$ 123,065	\$ 246,130	\$ 275,000	\$ 28,870	\$ 279,250	\$ 4,250
76	Landscape Replacement Plants, Shrubs, Trees	\$ 13,019	\$ 26,038	\$ 40,000	\$ 13,962	\$ 40,000	\$ -
77	Property Insurance	\$ 52,205	\$ 52,205	\$ 57,382	\$ 5,177	\$ 52,382	\$ (5,000)
78	Capital Outlay - Village Entry Enhancements	\$ 975	\$ 1,950	\$ 25,000	\$ 23,050	\$ 92,155	\$ 67,155
79	Well Repairs & Maintenance	\$ 8,503	\$ 17,006	\$ 3,500	\$ (13,506)	\$ 5,000	\$ 1,500
80	Road & Street Facilities						
81	Gate Maintenance & Repair	\$ 70,045	\$ 140,090	\$ 43,700	\$ (96,390)	\$ 45,000	\$ 1,300
82	Gate Phone	\$ 6,858	\$ 13,716	\$ 7,100	\$ (6,616)	\$ 9,610	\$ 2,510
83	Pressure Washing Curbs & Sidewalk	\$ -	\$ -	\$ 8,000	\$ 8,000	\$ -	\$ (8,000)
84	Sidewalk Repair & Maintenance	\$ 9,085	\$ 18,170	\$ 25,000	\$ 6,830	\$ 25,000	\$ -
85	Street Light/Decorative Uplight Maintenance & Repair	\$ 5,780	\$ 11,560	\$ 1,500	\$ (10,060)	\$ 1,500	\$ -
86	Street Sign Repair & Replacement	\$ 1,069	\$ 2,138	\$ 1,500	\$ (638)	\$ 1,500	\$ -
87	Parks & Recreation						
88	Athletic/Park Court/Field Repairs	\$ 5,429	\$ 10,858	\$ 1,000	\$ (9,858)	\$ 1,500	\$ 500
89	Clubhouse Miscellaneous Expense	\$ 7,628	\$ 15,256	\$ 10,081	\$ (5,175)	\$ 12,000	\$ 1,919
90	Contracted Employee Salaries	\$ 209,490	\$ 418,980	\$ 400,000	\$ (18,980)	\$ 430,000	\$ 30,000
91	Fitness Equipment Maintenance & Repairs	\$ 4,543	\$ 9,086	\$ 8,200	\$ (886)	\$ 12,000	\$ 3,800
92	Furniture Repair & Replacement	\$ -	\$ -	\$ 4,000	\$ 4,000	\$ 4,000	\$ -
93	Maintenance & Repair	\$ 19,368	\$ 38,736	\$ 30,000	\$ (8,736)	\$ 30,000	\$ -
94	Amenity Management Contract	\$ 11,500	\$ 23,000	\$ 23,000	\$ -	\$ 24,000	\$ 1,000
95	Office Supplies	\$ 1,966	\$ 3,932	\$ 4,000	\$ 68	\$ 3,500	\$ (500)
96	Pest Control	\$ 1,470	\$ 2,940	\$ 2,940	\$ -	\$ 4,000	\$ 1,060
97	Playground Equipment & Maintenance	\$ 12,329	\$ 24,658	\$ 2,500	\$ (22,158)	\$ 10,000	\$ 7,500
98	Pool Furniture Replacement	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
99	Pool Service Contract - Supplies & Repairs	\$ 24,706	\$ 49,412	\$ 40,000	\$ (9,412)	\$ 40,000	\$ -
100	Telephone, Internet, Cable	\$ 4,879	\$ 9,758	\$ 8,000	\$ (1,758)	\$ 8,000	\$ -
101	Vehicle Maintenance	\$ 4,084	\$ 8,168	\$ 7,736	\$ (432)	\$ 10,000	\$ 2,264
102	Wildlife Management Services	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ (1,000)
103	Special Events						
104	Special Events	\$ 9,529	\$ 19,058	\$ 11,000	\$ (8,058)	\$ 12,000	\$ 1,000
105	Contingency						
106	Capital Outlay	\$ 176,767	\$ 353,534	\$ 122,155	\$ (231,379)	\$ 50,000	\$ (72,155)
107		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
108							
109	Field Operations Subtotal	\$ 1,033,695	\$ 2,007,954	\$ 1,537,315	\$ (470,639)	\$ 1,589,536	\$ 52,221
110							
111	TOTAL EXPENDITURES	\$ 1,203,581	\$ 2,249,852	\$ 1,758,634	\$ (491,218)	\$ 1,815,578	\$ 56,944

Actual FY 24/25	Actual FY 23/24
\$ 245,658.00	\$ 240,955.00
\$ 22,100.00	\$ 24,668.00
\$ 52,863.00	\$ 50,134.00
\$ 17,745.00	\$ 4,630.00
\$ -	\$ -
\$ 43,647.00	\$ 42,629.00
\$ 7,241.00	\$ 7,094.00
\$ -	\$ -
\$ 59,995.00	\$ 20,660.00
\$ 756.00	\$ 598.00
\$ -	\$ -
\$ 2,450.00	\$ 800.00
\$ 15,683.00	\$ 11,773.00
\$ 395,620.00	\$ 371,262.00
\$ 11,573.00	\$ 11,229.00
\$ 111.00	\$ 6,715.00
\$ 24,115.00	\$ 30,035.00
\$ 20,166.00	\$ 5,500.00
\$ 2,975.00	\$ 3,557.00
\$ 5,435.00	\$ 8,589.00
\$ 1,690.00	\$ 417.00
\$ 8,057.00	\$ 3,446.00
\$ 38,717.00	\$ 19,619.00
\$ 7,090.00	\$ 7,315.00
\$ 15,649.00	\$ 6,113.00
\$ -	\$ 300.00
\$ 12,758.00	\$ 8,789.00
\$ 62,657.00	\$ 123,132.00
\$ -	\$ -
\$ 1,379,874	\$ 1,337,537
\$ 1,571,326	\$ 1,616,955

3rd year & 4th contract is \$270,875.(2025/2026). 5th year is \$279,250 (2027).
Average of last 2 years + trend =\$24,267
Per EGIS
Board's decision
Board's decision
Last year was \$43,647
Average of last 2 years + trend =\$9,350. Phone services and circuit boards being replaced.
Board's decision
Board's decision
Board's decision
Board's decision
Board's decision
Cost of living adjustments for staff and increase in cost to some benefits such as health insurance. Board's decision.
Board's decision
Average of last 2 years + trend =\$30,962.
Per contract
Average of last 2 years + trend =\$3,488.
Board's decision
Playground Mulch was \$6,095. Board's decision.
Average of last 2 years + trend =\$3,834
Service/Chemicals/Repairs-Pool Service is \$31,464 and then you have service calls.
Average of last 2 years + trend =\$8,054
Board's decision
Board's decision
Board's decision

Proposed Budget
Sterling Hill Community Development District
Reserve Fund
Fiscal Year 2026/2027

Comments

Chart of Accounts Classification	Actual YTD through 03/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	
1							
2	ASSESSMENT REVENUES						
3							
4	<i>Special Assessments</i>						
5	Tax Roll	\$ 95,382	\$ 95,382	\$ 178,562	\$ (83,180)	\$ 193,133	\$ 14,571
6							
7	Assessment Revenue Subtotal	\$ 95,382	\$ 95,382	\$ 178,562	\$ (83,180)	\$ 193,133	\$ 14,571
8							
9	OTHER REVENUES						
10							
11	<i>Interest Earnings</i>						
12	Interest Earnings	\$ 26,549	\$ 53,098	\$ -	\$ 53,098	\$ -	\$ -
13							
14	Other Revenue Subtotal	\$ 26,549	\$ 53,098	\$ -	\$ 53,098	\$ -	\$ -
15							
16	TOTAL REVENUES	\$ 121,931	\$ 148,480	\$ 178,562	\$ (30,082)	\$ 193,133	\$ 14,571
17							
18	EXPENDITURES						
19							
20	<i>Contingency</i>						
21	Capital Reserve (Asset Reserve)	\$ -	\$ -	\$ 83,180	\$ 83,180	\$ 83,180	\$ -
22	Road Reserve	\$ -	\$ -	\$ 95,382	\$ 95,382	\$ 109,953	\$ 14,571
23							
24	TOTAL EXPENDITURES	\$ -	\$ -	\$ 178,562	\$ 178,562	\$ 193,133	\$ 14,571

Barrington Added

STERLING HILL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 ROAD RESERVE ASSESSMENT SCHEDULE

TOTAL ROAD RESERVE BUDGET		\$109,952.73
COLLECTION COST @	2.0%	\$2,339.42
EARLY PAYMENT DISCOUNT @	4.0%	\$4,678.84
TOTAL ROAD RESERVE ASSESSMENT		\$116,970.99

ROAD RESERVE ASSESSMENT

VILLAGE	PARCEL	PHASE	BLOCK	# LOTS	RR BUDGET	TOTAL PER LOT ⁽¹⁾
Single Family 60 - Covey Run	A	2A	1-3	109	\$7,701.41	\$70.66
Single Family 60 - Glenburne	E	1A	12-17	150	\$8,264.97	\$55.10
Single Family 60 - Haverhill	B	2A	4-6	92	\$7,137.95	\$77.59
Single Family 60 - Mandalay Place	C	1A	7-9	123	\$10,894.76	\$88.58
Single Family 65 - Arborglades	I	2B	35-37	169	\$11,646.10	\$68.91
Single Family 65 - Dunwoody	D	1A	10-11	102	\$7,325.74	\$71.82
Single Family 70 - Amersham Isles	J	1B	38-42	169	\$8,264.97	\$48.91
Single Family 70 - Edgemere	H	2B	32-34	96	\$7,701.41	\$80.22
Single Family 80 - Brackenwood	F	1B	18-26	115	\$13,897.59	\$120.85
Single Family 80 - Brightstone Place	G	2B	27-31	124	\$12,585.24	\$101.49
Villas - Windance		3 & 4		8	\$672.17	\$84.02
Single Family 70 - Windance		3 & 4		64	\$5,377.40	\$84.02
Single Family 50 - Barrington				110	\$7,612.23	\$69.20
Single Family 60 - Barrington				114	\$7,889.04	\$69.20
				1545	\$116,970.99	

(1) Annual assessment that will appear on November 2026 Hernando County property tax bill in addition to Debt Service and Operations & Maintenance. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).

Sterling Hill Community Development District

Debt Service

Fiscal Year 2026/2027

Chart of Accounts Classification	Series 2003A	Budget for 2026/2027
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$784,750.58	\$784,750.58
TOTAL REVENUES	\$784,750.58	\$784,750.58
EXPENDITURES		
Administrative		
Debt Service Obligation	\$784,750.58	\$784,750.58
Administrative Subtotal	\$784,750.58	\$784,750.58
TOTAL EXPENDITURES	\$784,750.58	\$784,750.58
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

Hernando County Collection Costs (2%) and Early Payment Discounts (4%):

6.0%

GROSS ASSESSMENTS

\$834,841.04

Notes:

Tax Roll Collection Costs (2%) and Early Payment Discounts (4%) are a total 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received

STERLING HILL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Budget:		\$1,988,711.00	2025/2026 O&M Budget:	\$1,829,891.53
Collection Costs:	2%	\$42,313.00	2026/2027 O&M Budget:	\$1,988,711.00
Early Payment Discount:	4%	\$84,626.00		
2026/2027 Total:		\$2,115,650.00	Total Difference:	\$158,819.47

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
Single Family 60' - Covey Run	Series 2003A Debt Service	\$701.05	\$701.05	\$0.00	0.00%
	Operations/Maintenance	\$1,194.32	\$1,293.64	\$99.32	8.32%
	Road Reserve	\$70.66	\$70.66	\$0.00	0.00%
	Total	\$1,966.03	\$2,065.35	\$99.32	5.05%
Single Family 60' - Glenburne	Series 2003A Debt Service	\$701.05	\$701.05	\$0.00	0.00%
	Operations/Maintenance	\$1,194.32	\$1,293.64	\$99.32	8.32%
	Road Reserve	\$55.10	\$55.10	\$0.00	0.00%
	Total	\$1,950.47	\$2,049.79	\$99.32	5.09%
Single Family 60' - Haverhill	Series 2003A Debt Service	\$701.05	\$701.05	\$0.00	0.00%
	Operations/Maintenance	\$1,194.32	\$1,293.64	\$99.32	8.32%
	Road Reserve	\$77.59	\$77.59	\$0.00	0.00%
	Total	\$1,972.96	\$2,072.28	\$99.32	5.03%
Single Family 60' - Mandalay Place	Series 2003A Debt Service	\$701.05	\$701.05	\$0.00	0.00%
	Operations/Maintenance	\$1,194.32	\$1,293.64	\$99.32	8.32%
	Road Reserve	\$88.58	\$88.58	\$0.00	0.00%
	Total	\$1,983.95	\$2,083.27	\$99.32	5.01%
Single Family 65' - Arborglades	Series 2003A Debt Service	\$757.13	\$757.13	\$0.00	0.00%
	Operations/Maintenance	\$1,194.32	\$1,293.64	\$99.32	8.32%
	Road Reserve	\$68.91	\$68.91	\$0.00	0.00%
	Total	\$2,020.36	\$2,119.68	\$99.32	4.92%
Single Family 65' - Dunwoody	Series 2003A Debt Service	\$757.13	\$757.13	\$0.00	0.00%
	Operations/Maintenance	\$1,194.32	\$1,293.64	\$99.32	8.32%
	Road Reserve	\$71.82	\$71.82	\$0.00	0.00%
	Total	\$2,023.27	\$2,122.59	\$99.32	4.91%
Single Family 70' - Amersham Isles	Series 2003A Debt Service	\$820.22	\$820.22	\$0.00	0.00%
	Operations/Maintenance	\$1,194.32	\$1,293.64	\$99.32	8.32%
	Road Reserve	\$48.91	\$48.91	\$0.00	0.00%
	Total	\$2,063.45	\$2,162.77	\$99.32	4.81%
Single Family 70' - Edgemere	Series 2003A Debt Service	\$820.22	\$820.22	\$0.00	0.00%
	Operations/Maintenance	\$1,194.32	\$1,293.64	\$99.32	8.32%
	Road Reserve	\$80.22	\$80.22	\$0.00	0.00%
	Total	\$2,094.76	\$2,194.08	\$99.32	4.74%
Single Family 80' - Brackenwood	Series 2003A Debt Service	\$932.39	\$932.39	\$0.00	0.00%
	Operations/Maintenance	\$1,194.32	\$1,293.64	\$99.32	8.32%
	Road Reserve	\$120.85	\$120.85	\$0.00	0.00%
	Total	\$2,247.56	\$2,346.88	\$99.32	4.42%
Single Family 80' - Brighstone Place	Series 2003A Debt Service	\$932.39	\$932.39	\$0.00	0.00%
	Operations/Maintenance	\$1,194.32	\$1,293.64	\$99.32	8.32%
	Road Reserve	\$101.49	\$101.49	\$0.00	0.00%
	Total	\$2,228.20	\$2,327.52	\$99.32	4.46%
Villas - Windance	Operations/Maintenance	\$1,194.32	\$1,293.64	\$99.32	8.32%
	Road Reserve	\$84.02	\$84.02	\$0.00	0.00%
	Total	\$1,278.34	\$1,377.66	\$99.32	7.77%
Single Family 70' - Windance	Operations/Maintenance	\$1,194.32	\$1,293.64	\$99.32	8.32%
	Road Reserve	\$84.02	\$84.02	\$0.00	0.00%
	Total	\$1,278.34	\$1,377.66	\$99.32	7.77%

STERLING HILL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Budget:		\$1,988,711.00	2025/2026 O&M Budget:	\$1,829,891.53
Collection Costs:	2%	\$42,313.00	2026/2027 O&M Budget:	\$1,988,711.00
Early Payment Discount:	4%	\$84,626.00		
2026/2027 Total:		\$2,115,650.00	Total Difference:	\$158,819.47

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
<i>Single Family 50' - Barrington</i>	Operations/Maintenance	\$1,194.32	\$1,293.64	\$99.32	8.32%
	Road Reserve ⁽¹⁾	\$0.00	\$69.20	\$69.20	N/A
	Total	\$1,194.32	\$1,362.84	\$168.52	14.11%
<i>Single Family 60' - Barrington</i>	Operations/Maintenance	\$1,194.32	\$1,293.64	\$99.32	8.32%
	Road Reserve ⁽¹⁾	\$0.00	\$69.20	\$69.20	N/A
	Total	\$1,194.32	\$1,362.84	\$168.52	14.11%

Notes: Series 2006AB bonds canceled which were previously levied in Phases 3 & 4.

⁽¹⁾Barrington Road Reserves expense starting in FY 2026-2027.

STERLING HILL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

O&M Budget		\$1,878,758.27	Road Reserve Budget		\$109,952.73
Collection Cost @	2%	\$39,973.58	Collection Cost @	2%	\$2,339.42
Early Payment Discount @	4%	\$79,947.16	Early Payment Discou	4%	\$4,678.84
Total O&M Assessment		\$1,998,679.01	Total Road Reserves		\$116,970.99

UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT				ALLOCATION OF ROAD RESERVE ASSESSMENT			PER LOT ANNUAL ASSESSMENT			
LOT SIZE / Subdivision	O&M	SERIES 2003A DEBT SERVICE ⁽¹⁾	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	O/M PER PARCEL	TOTAL UNITS	ROAD RESERVE PER UNIT	ROAD RESERVE PER PARCEL	O&M	ROAD RESERVES	SERIES 2003A DEBT SERVICE ⁽²⁾	TOTAL ^{(3) (4)}
Single Family 60 - Covey Run	109	26	1.00	109.00	7.06%	\$141,007.13	109.00	\$70.66	\$7,701.41	\$1,293.64	\$70.66	\$701.05	\$2,065.35
Single Family 60 - Glenburne	150	150	1.00	150.00	9.71%	\$194,046.51	150.00	\$55.10	\$8,264.97	\$1,293.64	\$55.10	\$701.05	\$2,049.79
Single Family 60 - Haverhill	92	85	1.00	92.00	5.95%	\$119,015.19	92.00	\$77.59	\$7,137.95	\$1,293.64	\$77.59	\$701.05	\$2,072.28
Single Family 60 - Mandalay Place	123	119	1.00	123.00	7.96%	\$159,118.13	123.00	\$88.58	\$10,894.76	\$1,293.64	\$88.58	\$701.05	\$2,083.27
Single Family 65 - Arborglades	169	166	1.00	169.00	10.94%	\$218,625.73	169.00	\$68.91	\$11,646.10	\$1,293.64	\$68.91	\$757.13	\$2,119.68
Single Family 65 - Dunwoody	102	95	1.00	102.00	6.60%	\$131,951.62	102.00	\$71.82	\$7,325.74	\$1,293.64	\$71.82	\$757.13	\$2,122.59
Single Family 70 - Amersham Isles	169	165	1.00	169.00	10.94%	\$218,625.73	169.00	\$48.91	\$8,264.97	\$1,293.64	\$48.91	\$820.22	\$2,162.77
Single Family 70 - Edgemere	96	95	1.00	96.00	6.21%	\$124,189.76	96.00	\$80.22	\$7,701.41	\$1,293.64	\$80.22	\$820.22	\$2,194.08
Single Family 80 - Brackenwood	115	112	1.00	115.00	7.44%	\$148,768.99	115.00	\$120.85	\$13,897.59	\$1,293.64	\$120.85	\$932.39	\$2,346.88
Single Family 80 - Brightstone Place	124	57	1.00	124.00	8.03%	\$160,411.78	124.00	\$101.49	\$12,585.24	\$1,293.64	\$101.49	\$932.39	\$2,327.52
Villas - Windance	8	0	1.00	8.00	0.52%	\$10,349.15	8.00	\$84.02	\$672.17	\$1,293.64	\$84.02	\$0.00	\$1,377.66
Single Family 70 - Windance	64	0	1.00	64.00	4.14%	\$82,793.18	64.00	\$84.02	\$5,377.40	\$1,293.64	\$84.02	\$0.00	\$1,377.66
Single Family 50 - Barrington	110	0	1.00	110.00	7.12%	\$142,300.77	110.00	\$69.20	\$7,612.23	\$1,293.64	\$69.20	\$0.00	\$1,362.84
Single Family 60 - Barrington	114	0	1.00	114.00	7.38%	\$147,475.34	114.00	\$69.20	\$7,889.04	\$1,293.64	\$69.20	\$0.00	\$1,362.84
TOTAL	1545	1070		1545.00	100.00%	\$1,998,679.01	1545.00		\$116,970.99				

LESS: Hernando County Collection Costs (2%) and Early Payment Discounts (4%):

(\$119,920.74)

(\$7,018.26)

Net Revenue to be Collected:

\$1,878,758.27

\$109,952.73

⁽¹⁾ Reflects the number of total lots with Series 2003A debt outstanding.

⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2003A bond issue. Annual assessment includes principal, interest, Hernando County collection costs and early payment discounts.

⁽³⁾ The Property Appraiser fee is now billed separately to the District, therefore it is being incorporated into the general fund budget.

⁽⁴⁾ Annual assessment that will appear on November 2026 Hernando County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).

Tab 2

**OPTION 1:
ASSESSMENT INCREASE**

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STERLING HILL COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2027; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 190, 197, AND/OR 170, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Sterling Hill Community Development District (“**District**”) prior to June 15, 2026, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 190, 197, and/or 170, *Florida Statutes* (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon;

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the “**District’s Office**,” 3434 Colwell Ave, Suite 200, Tampa, FL 33614. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. If levied pursuant to Chapter 170, *Florida Statutes*, the Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2026; if levied pursuant to the *Uniform Method* as set forth in Chapter 197, *Florida Statutes*, the Assessments shall be collected on the tax roll of Hernando County, Florida, and paid as directed therein.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: _____, 2026
HOUR: 10:00 a.m.
LOCATION: Sterling Hill North Clubhouse
4411 Sterling Hill Blvd.
Spring Hill, FL 34609

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budget to Hernando County at least sixty (60) days prior to the hearing set above.

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two (2) days before the budget hearing date as set forth in Section 3, and to ensure the Proposed Budget remains on the website for at least forty-five (45) days.

6. PUBLICATION OF NOTICE. Notice of the public hearings shall be published in the manner prescribed in Florida law.

7. 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.

8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 12th DAY OF MAY, 2026.

ATTEST:

**STERLING HILL COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget

**OPTION 2:
NO ASSESSMENT INCREASE**

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STERLING HILL COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Sterling Hill Community Development District (“**District**”) prior to June 15, 2026, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	_____	, 2026
HOUR:	10:00	a.m.
LOCATION:	Sterling Hill North Clubhouse 4411 Sterling Hill Blvd. Spring Hill, FL 34609	

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hernando County at least sixty (60) days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two (2) days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least forty-five (45) days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **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.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 12th DAY OF MAY, 2026.

ATTEST:

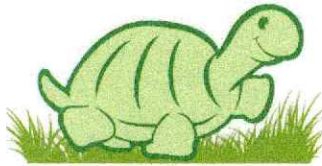
**STERLING HILL COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget

Tab 3



Proposal #224071

Date: 4/24/2026

PO #

Steven Krolak

BILL TO

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

Property:

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

Bahia install Medians North and South Sides - Tear out shrubs and Install Bahia sod and repair

Default Group \$36,823.50

Items	Quantity	Unit	Price/Unit	Price
Sod Installation				
Bahia Sod Installed - South Side	3,856.00	Sq Ft	\$0.55	\$2,120.80
Bahia Sod Installed - North Side	9,914.00	Sq Ft	\$0.55	\$5,452.70
Mulch and Shrub Removal	1.00	Dollars	\$13,000.00	\$13,000.00
Irrigation - 13 Islands converting drip lines to spray zones where plant beds are being converted to sod	13.00	ea	\$1,250.00	\$16,250.00

Sale	\$36,823.50
Sales Tax	\$0.00
Total	\$36,823.50

By _____
 Steven Krolak

Date 4/24/2026 _____

By _____

Date _____
 Sterling Hill CDD

Tab 4

STERLING HILL

Community Asset Management Report



April 24, 2026

Rizzetta & Company

Dylan Campbell – Community Asset Manager



Rizzetta & Company
Professionals in Community Management

Summary, North Park Clubhouse, Elgin Blvd

General Updates, Recent & Upcoming Maintenance Events

- The next scheduled application of fertilizer will be in June, which will be applied to all the following:
 - **Palms:** *All Palms shall receive 1.5 pounds of 8N-2P205-12K20+4Mg with micronutrients per 100 SF of palm canopy 100% of the N, K & Mg.*
 - **Bahia Sod:** SRN application to all Bahia sod (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF).
 - **Shrubs, Trees, Groundcovers:** *A complete fertilizer (formula will vary according to soil test results) at a rate of 4-6 lbs. N/1000 sq. ft./year. (A minimum 50% Nitrogen shall be in a slow-release form)*

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. **North Park Clubhouse:** The dead plant material referenced in the previous report within the clubhouse plant beds has been largely addressed, and the area now presents a much cleaner appearance.
2. **North Park Clubhouse:** Crape myrtles are showing new blooms and foliage following pruning, contributing to a cleaner and more refreshed landscape appearance.
3. **North Park Clubhouse:** Palm saplings were observed establishing within the plant beds behind the pool area; prompt removal is recommended to reduce competition with surrounding plantings before they become established. (Pic 3>)



4. **Elgin Blvd:** Low-hanging limbs were observed over the sidewalk paths along Elgin Boulevard on the south side of the community; pruning is recommended to maintain proper clearance. (Next Page, Pic 4>)



Sterling Hill Blvd, Elgin Blvd



7. **Sterling Hill Blvd:** The median plant bed located just outside the Arborglades entryway is presently devoid of plant material. The board may wish to consider a proposal for new plantings once irrigation restrictions are lifted. (Pic 7)



5. **Elgin Blvd:** Palm saplings were observed throughout multiple mulched plant beds along Elgin; removal is recommended to limit competition with established plantings before they take hold. (Pic 5)



7. **Sterling Hill Blvd:** Several dry areas were observed throughout the turf along the roadway. Considering current irrigation restrictions, this is understandable; however, irrigation coverage should be evaluated to confirm all turf areas are receiving proper coverage.



6. **Elgin Blvd:** The annual beds at the intersection of Sterling Hill Blvd and Elgin Blvd appear healthy and well maintained; however, turf weeds are growing through the annuals and should be hand pulled. (Pic 6>)

Sterling Hill Blvd, Arborglades, Edgemere

8. Arborglades: Dead turf was observed on the rear side of the Arborglades entryway median plant bed; inspection is recommended to determine contributing factors to the decline. (Pic 8)



11. Sterling Hill Blvd: Thin mulch coverage and exposed sand were observed within the median planting beds between Arborglades and Edgemere; remulching is recommended to improve overall landscape appearance. (Pic 11)



9. Arborglades: Exposed sand and missing turf were observed around a mulched crape myrtle near the subdivision exit, leaving the surrounding area largely barren. (Pic 9)



12. Edgemere: The entryway and monument sign plant beds are well detailed and maintained, contributing to a clean and welcoming overall appearance for the community entrance.



10. Sterling Hill Blvd: Exposed soil and significant turf loss were observed north of Arborglades on the right-hand side of the roadway; visible tire ruts suggest the damage is likely caused by vehicle activity. (Pic 10>)

Sterling Hill Blvd, Brackenwood

13. Brackenwood: Dieback and browning were observed in a section of turf within the right-hand entryway easement; inspection is recommended to rule out disease or other contributing causes. (Pic 13)



15. Sterling Hill Blvd: Browning and stressed turf with sparse weed presence was observed in the first median on the east side of Elgin Blvd at the four-way intersection; inspection is recommended to rule out disease and confirm whether conditions are related to water restrictions. (Pic 15)



14. Brackenwood: The sparse groundcover previously noted in front of the monument sign on the left side of the subdivision entrance has not shown further decline and will continue to be monitored. (Pic 14)



16. Sterling Hill Blvd: Browning turf and exposed sand were observed on the roadway easement across from the previous item; request confirmation of any planned recovery measures for this area. (Pic 16)



Sterling Hill Blvd, Mandalay Place

17. Sterling Hill Blvd: Dead plant material was observed in notable quantity at the four-way intersection on Elgin Blvd; removal is recommended to improve overall appearance and plant bed health. (Pic 17)



19. Mandalay Place: Declining and browning turf with exposed sand was observed in the entryway easements; request the most recent wet-check results and confirmation of adequate irrigation coverage. (Pic 19)



18. Sterling Hill Blvd: Yellowing turf and exposed sand were again observed in the easement between the Glenburne and Mandalay Place entryways on the north side of the roadway. While the condition appears improved from the previous report, it remains present; request confirmation of any findings or planned actions.” (Pic 18)



20. Mandalay Place: Tall turf weeds were observed emerging through the mulch within the entryway median plant bed. Hand weeding is recommended to maintain overall appearance and plant bed health. (Pic 20)



Sterling Hill Blvd, Mandalay Place, Windance, Haver Hill

21. Mandalay Place: The monument sign on the exiting right-of-way of the subdivision is nearly obscured from view by low-hanging tree limbs. Would the board be interested in requesting pruning to improve visibility of the sign? (Pic 21)



24. Windance: Multiple active ant mounds were observed in the CDD-owned area on the right-hand side upon entering the subdivision. Timely treatment and raking are recommended to address the activity. (Pic 24)



22. Haver Hill: The entirety of the entryway and monument sign plant beds is well maintained and detailed.

23. Sterling Hill Blvd: A substantial area of damaged turf with exposed sand, along with surrounding browning turf, was observed between Haver Hill and Windance. Evaluation is recommended to identify any underlying causes contributing to the decline. (Pic 23)



25. Sterling Hill Blvd: Browning and declining turf with exposed sand was observed across from the Barrington entryway, as previously reported; request confirmation of any identified contributors to the continued decline. (Pic 25)



Sterling Hill Blvd, Barrington

26. Barrington: Browning turf with sparse weed presence was observed in the easements on both sides of the roadway near the gated entrance; request the most recent wet-check results and confirmation of proper irrigation coverage. (Pic 26)



28. Barrington: Palms around the mail kiosk area remain untrimmed despite community-wide palm maintenance being completed elsewhere; falling fronds were observed in the surrounding mulch beds. Request confirmation of the expected trimming schedule for this area. (Pic 28)



27. Barrington: Dollarweed was observed in significant quantity within the easement turf at Golden Lime Ave and Autumn Amber Dr; inspection for irrigation leaks and overwatering is recommended, especially given current water restrictions. (Pic 27)



29. Sterling Hill Blvd: A substantial area of exposed sand and turf loss was observed within the median south of Covey Run on the boulevard. Please confirm whether a turf replacement or recovery plan has been established for this location. (Pic 29)



South Park Clubhouse, Elgin Blvd

30. South Park Clubhouse: Plantings behind the playground fencing are showing recovery, though less prominently than other landscape areas; pruning and removal of dead material is recommended, along with a request for the most recent wet-check results. (Pic 30)



32. Elgin Blvd: The new jasmine plantings along the boulevard are establishing well and showing healthy growth without browning; mulch installation is still needed, and turf weeds within the beds should be hand removed to reduce competition and support establishment. (Pic 32)



31. South Park Clubhouse: A large palm sapling was observed emerging through a hedge in the central clubhouse area between the pool fencing and building; prompt removal is recommended to prevent damage to the hedge and avoid further root establishment. (Pic 31)



STERLING HILL

LANDSCAPE INSPECTION REPORT



March 6, 2026
Rizzetta & Company
Dylan Campbell – Inspector
John Toborg - Manager
Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

Summary, North Park

General Updates, Recent & Upcoming Maintenance Events

- The next fertilization events will begin next month, April 2026.
- During the month of April, all Bahia turf shall receive an application of 500 Gals. Of liquid Soluble Nitrogen. Additionally, all St. Augustine turf shall receive an application of 150 lbs. (3 – 50 lb. bags) of 24-0-11 plus a pre-emergent herbicide. 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.
- 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. But there is no forecast of freezing weather, so I think it's safe to prune back all winter kill.
2. Foot tall weeds along the Elgin right of way upon entry leads me to believe the property did not receive a mowing service this week. Once a week mowing began March 1st.
3. Crape myrtles have not been pruned; this will be expected going forward as the cold season is winding down.
4. All winter kills are expected to be brought down to the ground, including firebush to remove eye sores and encourage growth. Do not leave dead plant materials above ground. (Pic 4>)
5. Last year many of the Crape Myrtles on property were not de-mossed. The trend is continuing as throughout my inspection today I came upon MANY that had substantial moss and had not yet been pencil-pruned.



North Park, Elgin Blvd.

6. Let's continue to keep a close eye on these palms. Keep brown fronds on them until we see new growth and then proceed to remove them. Only pull brown fronds off when they can be pulled easily. (Pic 6)



10. There is a section of Feijoa near the southern end of Elgin Blvd. along the Arborglades wall. Juniper to make sure there is not a fungal or irrigation issue. a single bed seems to be completely defoliating. Would like to know why. (Pic 9)



7. Dead growth can be removed from birds-of-paradise at the gym.

8. Beds surrounding storage area did not receive fresh mulch, we will contact Natural Solutions to ensure this is corrected. (Pics 8a & b>)



9. On Elgin Blvd. between the south intersection and the southern boundary of Sterling Hill, it is quite evident there was a skipped mow service. (Pic 9>)



Elgin Blvd.

11. Missing irrigation valve lid on Elgin, needs replacement so no damage is incurred by the valve. (Pic 11)



14. We need to get Juniper to re-grade and install new Bahia around an irrigation repair. (Pic 14)



12. Sweet Viburnum hedges on Elgin before getting to the school crossing there are multiple sections that are completely barren. Did the plants die during the freeze? Is it fungus? We need to get some answers and find out if the other nearby hedges should be receiving preventative treatments. (Pic 12)



15. Another example of the obvious number of weeds, indicating no mowing. (Pic 15)



13. Here are a couple more examples of tall weeds and unkept sidewalk edges – also along the south end of Elgin. (Pic 13>)



16. Although the developer did not plant any trees along DRAs, many were preserved. Unfortunately, this one behind a home in Arboreglades has died and needs removed. Can STAFF add this to their list? (Pic 16)



17. Flax Lillies on Sterling Hill median just outside of Arboreglades need to have dead growth removed. It is also concerning as it looks like the mulch was just dumped on top of the plantings, likely covering the crowns of the lilies which is not healthy for them. We will notify Natural Solutions to come and rake back any piled up mulch.(Pic 17)



18. Unable to prove these truck ruts were inflicted by the mulching company, but it is coincidental that after mulch was put down there is turf damage in the ROW between Arboreglades and Edgemere. (Pic 18>)

19. Hopefully, the plants at the Edgemere sign/entrance that were affected by the freeze come back. Please hand pull weeds in this area as well. Our two Jatropha in the area need to be cut back by at least a third, if not two thirds.

20. Between Northpark and Brightstone Place we have yellowing turf. This is often an early indication of fungus. Preventative treatment may be needed. (Pic 20)



21. No Crape Myrtles have been pruned yet, and they should have begun already. Ensure that throughout the property these are being taken care of.



Brackenwood, North Intersection, Leybourne Way

22. As stated prior in the report it is obvious that a mowing service was skipped. There are large weeds and runners growing from the easements and onto the roadway. This picture was taken behind the gates in Barrington. (Pic 22)



23. There is still erosion at the end of Autumn Wind Court (Brackenwood) and seems to be getting worse nearing the bottom of the slope. Can STAFF have their sod company address this? (Pic 23)



24. **This has been addressed prior; there is a broken tree in the rear of Brackenwood that needs to be removed before it falls as they are developing the property adjacent to it.**

25. Remove palm saplings out of the Dwarf Asian Jasmine in front of the outbound Brackenwood monument.

26. **When will the turf replacement occur on the median between Amersham Isles and Brackenwood?**

27. What is the status of the installation of the Dwarf Asian Jasmine to fill in the bare spot on the north intersection – Brackenwood corner?

28. It is time to cut down our flax lilies and see which of them rejuvenate from the freeze across the community. (Pic 28)



29. Washington palms need to be pruned; most have a hanging dead petticoat.

30. Violas are looking good at the median off Elgin as well as the Amersham corner bed.

31. Abundant turf weeds outside Amersham entrance, these need to be tended to.

32. Leybourne way still has broken limbs on the edge of the tree line, these should be pulled back into the natural area and not left at the tree line.

33. There is yellowing turf on the outbound side of Amersham Isles - possibly an early sign of fungus. Treat accordingly.

Sterling Hill Blvd. North, South Intersection, Elgin Alcove

34. There are many bare areas of turf on the side of Sterling Hill Blvd opposite North Park. This should be added to the current year's turf replacement program. (Pic 34)



38. This Elgin alcove needs to be mulched. We will notify Natural Solutions. When the plant life within is growing the area is appealing but it certainly needs mulch to pull it all together. (Pic 38)



35. All the Crape Myrtles across from Edgemere have moss on them and are in need of pruning.

36. Both Sweet Gums at the south intersection have gator bags on them, but we are still awaiting the Sweet Viburnum to be planted adjacent to the Sweet Gum closest to Elgin for a privacy hedge.

37. Across from the school, no turf or mulch on the interior of the sidewalk panels. Something needs to be done here. This is the same issue in the proposal request section of the report. (Pic 37)



39. Juniper is lacking in removing dead material from the areas they maintain. If they are unable to keep our plants alive, they should at least be removed when they die. I've been requesting this for quite some time. Truly, I would prefer to have a diagnosis as to why these plants continue to fail.

40. New turf on the median outside Glenburn has greened up nicely since the freeze. This area should be treated for broadleaf weeds.

41. Crape Myrtles need to be trimmed and de-mossed at Haverhill. (Pic 41)



Haverhill, Windance, Barrington

42. This dead turf area on the inbound side of Haverhill should be removed and mulched. Can Juniper perform that for us? (Pic 42)



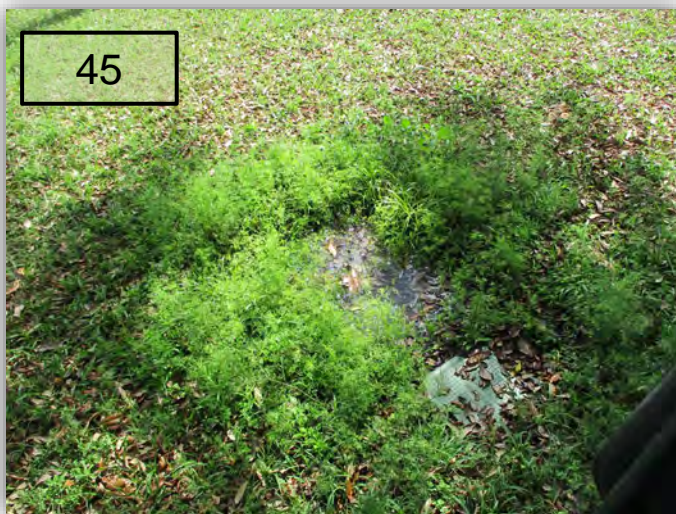
46. This Bahia turf was mistakenly installed by Juniper years ago – it was supposed to be St. Augustine. We are still awaiting its removal and replacement as well as the eradication of many turf weeds. (Pic 46)



43. Areas on the Sterling Hill Blvd. (SHBlvd.) median between Haverhill and Windance should be placed on the turf replacement program.

44. Turf areas outside Windance require weed treatment. You can see the weeds reaching up above the turf.

45. There is standing/running water puddling up in the ROW turf between Windance and Barrington. I flagged it in the field. (Pic 45)



47. New mulch was laid both on the outside and inside of the Barrington entryway.

48. Mail Kiosk bed was mulched, looks much better than it did previously.

49. The triangular open lawn area looks extremely dry as well as in need of some spot treatment for weeds.;

50. Palm on the left side in photo is browning, could have a dying palm on our hands, but it may also be wind/cold damage. We will check back next month. (Pic 50)



Barrington, Sterling Hill Blvd. South, Covey Run, South Park

51. We still have two dead pines behind the emergency exit on the thin run of land the CDD maintains behind Barrington. (Pic 51)



55. There is an abundance of yellow turf on the way out of Covey Run as well as broadleaf weeds in and throughout the turf. Diagnose and treat accordingly.

56. From the parking lot of South Park up and to the bus stop needs mulch. Though there are no hedges it would greatly improve the area. We will notify Natural Solutions to come back and apply. (Pic 56)



52. There are major fire ant mounds on the outbound side of Barrington roughly 80ft from the gates. Juniper to treat all active fire ant mounds. Once mound is dead, crews must return to the mound to re-expose any turf or mulch that was covered by the displaced soil.

53. There is a section of a hedge along the wall of Windance that is thinning. Is this section thinning because of weather, irrigation, fungus? (Pic 53)



57. There is a mound of tree debris behind the bus stop that should have been hauled out rather than left. See in background photo above. (Pic 56)



54. Possible irrigation leak between the lift station and Covey Run, roughly 300 yards from WestBridge. (Pic 54>)

South Park, Dunwoody

58. The hedge along the outer edge of the South Park parking lot did not receive any mulch, nor did the area surrounding the lift station as well as the hedge surrounding the totlot between the pool and dog par. We will contact Natural Solutions to come and finish this off. (Pics 58a – c>)



59. Median across from Dunwoody is still not in amazing shape. Confederate Jasmine should look uniform and clean and palm saplings should be pulled. (Pic 59)



Proposals

1. In this area and others like it where there was once sod on the rear side of the sidewalk panels, is unseemly. Would the BOS be receptive for a proposal to install new turf (Bahia or St. Augustine) in these areas for aesthetic purposes as well as to help hold back the mulch. There should be an existing spray zone along the sidewalk. There are many areas like this along both sides of Elgin that are now in full sun. (Pic 1)



Tab 5

Operations Report – April 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.
- Installed new self closers to the basketball and tennis courts.
- Continued painting of pool columns at the south clubhouse.
- Cleaned playground structures at north playground.
- Replaced seven emergency exit lights at north clubhouse.
- Repainted wainscoting in the billiard room.
- Soft washed back side of tennis courts.
- Installed two new basketball court nets.

Gate Report

- Greased all main village gates.
- Internal switch powered off at Mandalay Place, turned on and reprogrammed.
- New cellular control board installed at Windance.
- APE sensor failure fixed at Covey Run entrance gate.
- Serviced storage lot gate and installed new photo eye.
- Installed new photo eyes at the Arborglades exit gates.
- Made repairs to multiple pedestrian gates.

Private Event Rentals

North Clubhouse:

04/18/26 – Meeting
04/24/26 – Meeting
04/25/26 – Baby Shower
04/26/26 – Birthday Party
04/30/26 – Meeting

South Clubhouse:

04/04/26 – Birthday Party
04/07/26 – Volunteers Party
04/11/26 – Birthday Party
04/18/26 – Birthday Party
04/19/26 – Baby Shower
04/26/26 – Birthday Party

Field Maintenance

- Trash clean-up in the DRA's, wooded areas, and trash and debris clean up along Sterling Hill Blvd.
- Inventoried and reported street lights throughout Sterling Hill.
- Replaced some damaged photo eyes at village entrances.
- Trimmed low lying branches hanging over sidewalks along Sterling Hill Blvd.



Rizzetta & Company

Tab 6



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** June 9, 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 Miller-Seat 3)

District
Manager's
Report

May 12

2026

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District Manager Updates

<u>FINANCIAL SUMMARY</u>	<u>3/31/2026</u>
General Fund Cash & Investment Balance:	\$1,559,932
Reserve Fund Cash & Investment Balance:	\$1,847,927
Debt Service Fund & Investment Balance:	<u>\$1,065,426</u>
Total Cash and Investment Balances:	\$4,473,285
General Fund Expense Variance: \$244,187	Over Budget



Rizzetta & Company

Sterling Hill Community Development District

**Financial Statements
(Unaudited)**

March 31, 2026

Prepared by: Rizzetta & Company, Inc.

sterlinghillcdd.org
rizzetta.com

Sterling Hill Community Development District

Balance Sheet

As of 03/31/2026

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	1,131,864	0	(54)	1,131,810	0	0
Investments	428,068	1,847,927	1,065,480	3,341,474	0	0
Accounts Receivable	128,323	0	55,085	183,408	0	0
Refundable Deposits	30,662	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	1,718,917	1,847,927	1,120,511	4,687,355	27,288,872	13,630,000
Liabilities						
Accounts Payable	143,449	38,975	0	182,424	0	0
Deferred Revenue	3,091	0	0	3,091	0	0
Due To Other	2,564	0	0	2,564	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	149,104	38,975	7,270,000	7,458,079	0	13,630,000
Fund Equity & Other Credits						
Beginning Fund Balance	949,875	1,745,616	(6,554,180)	(3,858,689)	0	0
Investment In General Fixed Assets	0	0	0	0	27,288,872	0
Net Change in Fund Balance	619,938	63,336	404,691	1,087,964	0	0
Total Fund Equity & Other Credits	1,569,813	1,808,952	(6,149,489)	(2,770,725)	27,288,872	0
Total Liabilities & Fund Equity	1,718,917	1,847,927	1,120,511	4,687,355	27,288,872	13,630,000

See Notes to Unaudited Financial Statements

Sterling Hill Community Development District

Statement of Revenues and Expenditures

As of 03/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 03/31/2026 YTD Budget	Year To Date 03/31/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	9,380	9,380
Special Assessments				
Tax Roll	1,651,330	1,651,330	1,758,774	107,444
Other Misc. Revenues				
Miscellaneous Revenue	0	0	10,099	10,099
RV & Boat Storage Fees	20,000	20,000	25,645	5,645
Total Revenues	1,671,330	1,671,330	1,803,898	132,568
Expenditures				
Legislative				
Supervisor Fees	14,000	7,000	6,000	1,000
Total Legislative	14,000	7,000	6,000	1,000
Financial & Administrative				
Accounting Services	19,400	9,700	9,700	0
Administrative Services	6,109	3,055	3,055	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	1,000	1,000	0
District Engineer	18,000	9,000	14,405	(5,405)
District Management	24,240	12,120	12,120	0
Dues, Licenses & Fees	1,500	1,500	169	1,331
Financial & Revenue Collections	5,093	2,546	2,546	0
Legal Advertising	1,500	750	389	361
Miscellaneous Mailings	2,500	1,250	0	1,250
Public Officials Liability Insurance	4,919	4,919	5,290	(371)
Tax Collector/Property Appraiser Fees	86,122	86,122	85,991	131
Website Hosting, Maintenance, Backup & E	2,858	1,429	600	829
Total Financial & Administrative	184,319	138,984	140,858	(1,874)
Legal Counsel				
District Counsel	23,000	11,500	23,028	(11,528)
Total Legal Counsel	23,000	11,500	23,028	(11,528)
Law Enforcement				
Off Duty Deputy	20,000	10,000	0	10,000
Total Law Enforcement	20,000	10,000	0	10,000
Security Operations				
Security System Monitoring Services & Ma	12,000	6,000	20,222	(14,222)
Total Security Operations	12,000	6,000	20,222	(14,222)
Electric Utility Services				
Utility - Street Lights	79,150	39,575	38,682	893
Utility Services	56,000	28,000	24,207	3,793

See Notes to Unaudited Financial Statements

Sterling Hill Community Development District

Statement of Revenues and Expenditures

As of 03/31/2026

(In Whole Numbers)

	Year Ending	Through	Year To Date	
	09/30/2026	03/31/2026	03/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Electric Utility Services	135,150	67,575	62,889	4,686
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	10,203	5,102	2,006	3,096
Total Garbage/Solid Waste Control Services	10,203	5,102	2,006	3,096
Water-Sewer Combination Services				
Utility Services	9,585	4,792	5,519	(727)
Total Water-Sewer Combination Services	9,585	4,792	5,519	(727)
Stormwater Control				
Lake/Pond Bank Maintenance & Repair	3,000	1,500	0	1,500
Total Stormwater Control	3,000	1,500	0	1,500
Other Physical Environment				
Entry & Walls Maintenance & Repair	20,000	10,000	0	10,000
General Liability Insurance	7,623	7,623	7,231	392
Holiday Decorations	1,500	1,500	922	578
Irrigation Repair	50,000	25,000	59,802	(34,802)
Landscape - Annuals/Flowers	3,600	1,800	1,994	(194)
Landscape - Fertilizer	22,860	11,430	6,431	4,999
Landscape - Mulch	60,000	30,000	74,900	(44,900)
Landscape - Pest Control	2,100	1,050	1,787	(737)
Landscape Inspection Services	11,400	5,700	5,700	0
Landscape Maintenance	275,000	137,500	123,065	14,435
Landscape Replacement Plants, Shrubs, Tr	40,000	20,000	13,019	6,981
Property Insurance	57,382	57,382	52,205	5,177
Seed & Sod Maintenance	25,000	12,500	975	11,525
Well Maintenance	3,500	1,750	8,503	(6,753)
Total Other Physical Environment	579,965	323,235	356,534	(33,299)
Road & Street Facilities				
Gate Maintenance & Repair	43,700	21,850	70,045	(48,194)
Gate Phone	7,100	3,550	6,858	(3,309)
Pressure Washing	8,000	4,000	0	4,000
Sidewalk Maintenance & Repair	25,000	12,500	9,085	3,415
Street Light/Decorative Light Maintenance	1,500	750	5,780	(5,030)
Street Sign Repair & Replacement	1,500	750	1,069	(318)
Total Road & Street Facilities	86,800	43,400	92,837	(49,436)
Parks & Recreation				
Athletic Court/Field/Playground Maintenance	1,000	500	5,429	(4,930)
Clubhouse Miscellaneous Expense	10,081	5,041	7,628	(2,587)
Contracted Employee Salaries	400,000	200,000	209,490	(9,491)
Fitness Equipment Maintenance & Repair	8,200	4,100	4,543	(442)
Furniture Repair & Replacement	4,000	2,000	0	2,000
Maintenance & Repairs	30,000	15,000	19,368	(4,368)
Management Contract	23,000	11,500	11,500	0

See Notes to Unaudited Financial Statements

Sterling Hill Community Development District

Statement of Revenues and Expenditures

As of 03/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 03/31/2026	Year To Date 03/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Office Supplies	4,000	2,000	1,966	34
Pest Control	2,940	1,470	1,470	0
Playground Equipment & Maintenance	2,500	1,250	12,329	(11,080)
Pool Furniture Replacement	5,000	2,500	0	2,500
Pool Service Contract & Chemicals	40,000	20,000	24,706	(4,705)
Telephone, Internet, Cable	8,000	4,000	4,879	(880)
Vehicle Maintenance	7,736	3,868	4,084	(216)
Wildlife Management Services	1,000	500	0	500
Total Parks & Recreation	547,457	273,729	307,392	(33,665)
Special Events				
Special Events	11,000	5,500	9,529	(4,028)
Total Special Events	11,000	5,500	9,529	(4,028)
Contingency				
Capital Outlay	122,155	61,077	176,767	(115,690)
Total Contingency	122,155	61,077	176,767	(115,690)
Total Expenditures	1,758,634	959,394	1,203,581	(244,187)
Total Excess of Revenues Over(Under) Ex- penditures	(87,304)	711,936	600,317	(111,619)
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	19,621	19,621
Carry Forward Fund Balance				
Carry Forward Fund Balance	87,304	87,304	0	(87,304)
Total Other Financing Sources(Uses)	87,304	87,304	19,621	(67,683)
Fund Balance, Beginning of Period	0	0	949,875	949,875
Total Fund Balance, End of Period	0	799,240	1,569,813	770,573

Sterling Hill Community Development District

Statement of Revenues and Expenditures

As of 03/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 03/31/2026 <u>YTD Budget</u>	Year To Date 03/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	26,549	26,549
Special Assessments				
Tax Roll	178,562	178,562	95,382	(83,180)
Total Revenues	<u>178,562</u>	<u>178,562</u>	<u>121,931</u>	<u>(56,631)</u>
Expenditures				
Contingency				
Capital Reserve - Asset Replacement	83,180	83,180	38,975	44,205
Capital Reserve - Road	95,382	95,382	0	95,382
Total Contingency	<u>178,562</u>	<u>178,562</u>	<u>38,975</u>	<u>139,587</u>
Total Expenditures	<u>178,562</u>	<u>178,562</u>	<u>38,975</u>	<u>139,587</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>82,956</u>	<u>82,956</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(19,620)	(19,620)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(19,620)</u>	<u>(19,620)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>1,745,616</u>	<u>1,745,616</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>1,808,952</u>	<u>1,808,952</u>

Sterling Hill Community Development District

Statement of Revenues and Expenditures

As of 03/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 03/31/2026 <u>YTD Budget</u>	Year To Date 03/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	11,722	11,722
Special Assessments				
Prepayments	0	0	5,139	5,139
Tax Roll	785,522	785,522	795,937	10,416
Total Revenues	<u>785,522</u>	<u>785,522</u>	<u>812,798</u>	<u>27,277</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) Ex- penditures	<u>0</u>	<u>0</u>	<u>404,691</u>	<u>404,691</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>(6,149,489)</u>	<u>(6,149,489)</u>

**Sterling Hill CDD
Investment Summary
March 31, 2026**

<u>Account</u>		<u>Balance as of March 31, 2026</u>
Valley National Bank	Governmental Checking/ICS	\$ 428,068
Total General Fund Investments		\$ 428,068
Valley National Bank Asset Replacement Reserve	Governmental Checking/ICS	\$ 751,588
Valley National Bank Road Reserve	Governmental Checking/ICS	588,521
Subtotal		1,340,109
Hancock Whitney Bank CD Reserve	2.53% - 12 Month Term - Maturity Date 04/03/26	\$ 267,818
Regions Bank CD Reserve	3.14% - 6 Month Term - Maturity Date 08/29/26	240,000
Subtotal		507,818
Total Reserve Fund Investments		\$ 1,847,927
US Bank Series 2003 Revenue	US Bank Money Market Account-Managed	\$ 816,353
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	802
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	101,179
US Bank Series 2003 Prepayment B	US Bank Money Market Account-Managed	5
Total Debt Service Fund Investments		\$ 1,065,480

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
From 03/01/2026 to 03/31/2026**

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	128,322.42
Sum for 655, 2639							128,322.42
655, 2641	655-200	655 Debt Service Fund S2003	Hernando County Tax Collector	AR00002889	12110	10/01/2025	55,085.18
Sum for 655, 2641							55,085.18
Sum for 655							183,407.60
Sum Total							183,407.60

See Notes to Unaudited Financial Statements

**Sterling Hill Community Development District
Summary A/P Ledger
From 03/01/2026 to 03/31/2026**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
655, 2639					
655 General Fund	03/26/2026	Architectural Assembly, Inc.	25022-BAL	Pool Sunshade Recover Project 03/26	15,884.50
655 General Fund	03/31/2026	Brlitic Dvorak, Inc.	2403	Engineering Services 03/26	720.00
655 General Fund	03/01/2026	Commercial Energy Specialists, Inc.	291224	Irrigation Repair 11/25	3,236.20
655 General Fund	03/31/2026	DCSI, Inc.	35049	Security Monitoring & Maintenance 03/26	363.99
655 General Fund	03/31/2026	DCSI, Inc.	35048	Security Monitoring & Maintenance 03/26	613.99
655 General Fund	03/20/2026	Hernando County Utilities	SS0000100-032026	Water Services 03/26	377.02
655 General Fund	03/20/2026	Hernando County Utilities	SS0001300-032026	Water Services 03/26	250.79
655 General Fund	03/13/2026	Jason Pond	655-031326	Reimbursable Expenses 03/26	70.86
655 General Fund	03/30/2026	Juniper Landscaping of Florida, LLC	388456	Landscape - Fertilizer 03/26	3,000.00
655 General Fund	03/25/2026	Juniper Landscaping of Florida, LLC	388123	Landscape - Fertilizer 03/26	2,300.00
655 General Fund	03/20/2026	Juniper Landscaping of Florida, LLC	387853	Insect & Disease Control 03/26	300.00
655 General Fund	03/01/2026	Natural Solutions	13601	Landscape - Mulch 02/26	18,725.00
655 General Fund	03/01/2026	Natural Solutions	13670	Landscape Mulch 02/26	56,175.00
655 General Fund	03/31/2026	Rizzetta & Company, Inc.	INV0000108183	Cell Phone 03/26	50.00
655 General Fund	03/27/2026	Rizzetta & Company, Inc.	INV0000108148	Personnel Reimbursement 03/26	16,758.28
655 General Fund	03/31/2026	Shore Pool Services	4818	Pool Maintenance 03/26	2,750.00
655 General Fund	03/26/2026	Shore Pool Services	4817	Pool Maintenance 03/26	163.80
655 General Fund	03/17/2026	Southern Automated Access Services, LLC	17820	Gate Phones 03/26	49.95
655 General Fund	03/16/2026	Southern Automated Access Services, LLC	17810	Gate Maintenance & Repair 03/26	116.00
655 General Fund	03/30/2026	Southern Automated Access Services, LLC	17879	Gate Maintenance & Repair 03/26	127.00
655 General Fund	03/23/2026	Southern Automated Access Services, LLC	17858	Gate Maintenance & Repair 03/26	115.00
655 General Fund	03/01/2026	Southern Automated Access Services, LLC	17691	Gate Phones 02/26	62.95
655 General Fund	02/01/2026	Spectrum	1394730011626	Phone, Internet & Cable Services 02/26	199.97
655 General Fund	03/29/2026	Times Publishing Company	82335-032926	Legal Advertising 03/26	135.00
655 General Fund	03/17/2026	Universal Repairs & Maintenance Inc	27259	Maintenance & Repairs 03/26	1,064.00
655 General Fund	03/31/2026	Valley National Bank	CC033126-655	Credit Card Expenses 03/26	550.00
655 General Fund	03/31/2026	Valley National Bank	CC033126-655	Credit Card Expenses 03/26	50.00
655 General Fund	03/31/2026	Valley National Bank	CC033126-655	Credit Card Expenses 03/26	375.24
655 General Fund	03/31/2026	Valley National Bank	CC033126-655	Credit Card Expenses 03/26	1,026.90
655 General Fund	03/31/2026	Valley National Bank	CC033126-655	Credit Card Expenses 03/26	1,021.94
655 General Fund	03/31/2026	Valley National Bank	CC033126-655	Credit Card Expenses 03/26	159.98
655 General Fund	03/31/2026	Valley National Bank	CC033126-655	Credit Card Expenses 03/26	606.75
655 General Fund	03/31/2026	Valley National Bank	CC033126-655	Credit Card Expenses 03/26	2,421.59
655 General Fund	03/31/2026	Valley National Bank	CC033126-655	Credit Card Expenses 03/26	578.68

**Sterling Hill Community Development District
Summary A/P Ledger
From 03/01/2026 to 03/31/2026**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
655 General Fund	03/31/2026	Valley National Bank	CC033126-655	Credit Card Expenses 03/26	1,975.00
655 General Fund	03/24/2026	Withlacoochee River Electric Cooperative, Inc.	1415090-032426	Electric Services 03/26	54.84
655 General Fund	03/24/2026	Withlacoochee River Electric Cooperative, Inc.	1415070-032426	Electric Services 03/26	177.16
655 General Fund	03/24/2026	Withlacoochee River Electric Cooperative, Inc.	1415084-032426	Electric Services 03/26	54.61
655 General Fund	03/24/2026	Withlacoochee River Electric Cooperative, Inc.	1415073-032426	Electric Services 03/26	6,080.82
655 General Fund	03/24/2026	Withlacoochee River Electric Cooperative, Inc.	1415086-032426	Electric Services 03/26	58.00
655 General Fund	03/24/2026	Withlacoochee River Electric Cooperative, Inc.	1415075-032426	Electric Services 03/26	52.09
655 General Fund	03/24/2026	Withlacoochee River Electric Cooperative, Inc.	1415072-032426	Electric Services 03/26	475.50
655 General Fund	03/24/2026	Withlacoochee River Electric Cooperative, Inc.	1415083-032426	Electric Services 03/26	55.26
655 General Fund	03/24/2026	Withlacoochee River Electric Cooperative, Inc.	1415082-032426	Electric Services 03/26	54.61
655 General Fund	03/24/2026	Withlacoochee River Electric Cooperative, Inc.	1415092-032426	Electric Services 03/26	71.09
655 General Fund	03/24/2026	Withlacoochee River Electric Cooperative, Inc.	1415081-032426	Electric Services 03/26	58.20
655 General Fund	03/24/2026	Withlacoochee River Electric Cooperative, Inc.	1415087-032426	Electric Services 03/26	48.60
655 General Fund	03/24/2026	Withlacoochee River Electric Cooperative, Inc.	2118959-032426	Electric Services 03/26	780.43
655 General Fund	03/24/2026	Withlacoochee River Electric Cooperative, Inc.	1415080-032426	Electric Services 03/26	120.27
655 General Fund	03/24/2026	Withlacoochee River Electric Cooperative, Inc.	1415079-032426	Electric Services 03/26	396.56
655 General Fund	03/24/2026	Withlacoochee River Electric Cooperative, Inc.	1415089-032426	Electric Services 03/26	93.35
655 General Fund	03/24/2026	Withlacoochee River Electric Cooperative, Inc.	1415071-032426	Electric Services 03/26	234.36
655 General Fund	03/24/2026	Withlacoochee River Electric Cooperative, Inc.	2161146-032426	Electric Services 03/26	54.09
655 General Fund	03/24/2026	Withlacoochee River Electric Cooperative, Inc.	1415085-032426	Electric Services 03/26	53.15
655 General Fund	03/24/2026	Withlacoochee River Electric Cooperative, Inc.	1415074-032426	Electric Services 03/26	905.41
655 General Fund	03/24/2026	Withlacoochee River Electric Cooperative, Inc.	1415076-032426	Electric Services 03/26	52.93
655 General Fund	03/24/2026	Withlacoochee River Electric Cooperative, Inc.	1415088-032426	Electric Services 03/26	48.71
655 General Fund	03/24/2026	Withlacoochee River Electric Cooperative, Inc.	1415091-032426	Electric Services 03/26	496.40

**Sterling Hill Community Development District
Summary A/P Ledger
From 03/01/2026 to 03/31/2026**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
655 General Fund	03/24/2026	Inc. Withlacoochee River Electric Cooperative, Inc.	2161145-032426	Electric Services 03/26	95.77
655 General Fund	03/24/2026	Withlacoochee River Electric Cooperative, Inc.	1415069-032426	Electric Services 03/26	392.23
655 General Fund	03/24/2026	Withlacoochee River Electric Cooperative, Inc.	1415078-032426	Electric Services 03/26	56.00
655 General Fund	03/24/2026	Withlacoochee River Electric Cooperative, Inc.	1415077-032426	Electric Services 03/26	52.73
Sum for 655, 2639 655, 2640					143,448.55
655 Reserve Fund	03/12/2026	Taylor Painting and More	410-1	Pressure Washing 03/26	38,975.00
Sum for 655, 2640					38,975.00
Sum for 655					182,423.55
Sum Total					182,423.55

Sterling Hill Community Development District
Notes to Unaudited Financial Statements
March 31, 2026

Balance Sheet

1. Trust statement activity has been recorded through 03/31/26.
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 \$25,088.26 was received in April 2026.
6. Debt Service Fund 200 - Payment for invoice #AR00002889 in the amount of \$10,769.68 was received in April 2026.

Tab 7



Quarterly Compliance Audit Report

Sterling Hill

Date: March 2026 - 1st Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

Table of Contents

Compliance Audit

Overview	2
<i>Compliance Criteria</i>	2
<i>ADA Accessibility</i>	2
Florida Statute Compliance	3
Audit Process	3

Audit results

ADA Website Accessibility Requirements	4
Florida F.S. 189.069 Requirements	5

Helpful information:

Accessibility overview	6
ADA Compliance Categories	7
Web Accessibility Glossary	11

Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

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

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

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



Florida F.S. 189.069 Requirements

Result: **PASSED**

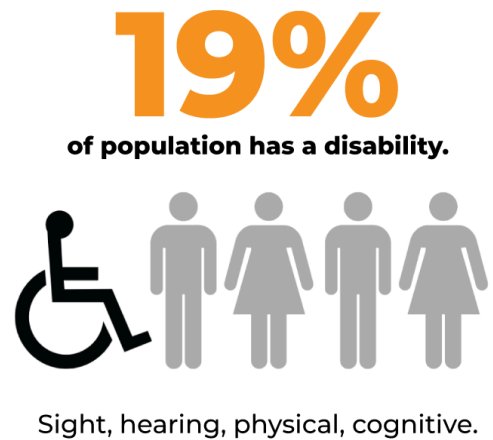
Compliance Criteria

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

Accessibility overview

Everyone deserves equal access.

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



The legal and right thing to do

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



ADA Compliance Categories

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



Contrast and colors

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

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



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

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



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a

website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

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

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



Easy to navigate and find information

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

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



Properly formatting tables

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

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



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is

one thing; converting old PDFs – called PDF remediation – takes time.

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



Making videos accessible

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

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



Making forms accessible

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

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



Alternate versions

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



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is

key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that
----------------------	--

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

Tab 8



Denise LaVancher

Hernando County Supervisor of Elections

APR 17 2026

16264 Spring Hill Drive
Brooksville, FL 34604
P: 352.754.4125 • F: 352.754.4425

April 15, 2026

Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, Florida 33614

Re: Sterling Hill Community Development District

Dear Mr. Adams:

As of April 15, 2026, there are 2,748 registered voters within the Sterling Hill Community Development District.

Should you need any further assistance, don't hesitate to contact me.

Sincerely,

Claudia Billotte
Candidate Specialist/Voter Services
Hernando County Supervisor of Elections
16264 Spring Hill Drive
Brooksville, FL 34604

Enclosure

Date 4/15/2026
Time 08:46 AM

Denise LaVancher
Supervisor of Elections
Active Voters by District/Precinct

Hernando County, FL

STERLING HILL CDD

	<u>Dem</u>	<u>Rep</u>	<u>NPA</u>	<u>Other</u>	<u>Total</u>	<u>White</u>	<u>Black</u>	<u>Hispanic</u>	<u>Other</u>	<u>Male</u>	<u>Female</u>	<u>Other</u>
440 PRISTINE PLACE	755	1,231	640	122	2,748	1,723	319	464	242	1,292	1,402	54
STERLING HILL CDD	755	1,231	640	122	2,748	1,723	319	464	242	1,292	1,402	54

Tab 9

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 Budget Workshop of the Board of Supervisors of Sterling Hill Community Development District was held on Tuesday, April 14, 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:

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

Also present were:

- Darryl Adams District Manager, Rizzetta & Company
Christina Miller Board Supervisor, Chairman (Via Conference Call)
Jason Pond Clubhouse Manager
Connie Mastroni Asst. Clubhouse Manager
Jorge Ledesma Account Manager, Juniper
Dylan Campbell Field Services, Rizzetta & Company
Lindsay Moczynski District Counsel, Kilinski Van Wyk

Audience Present

FIRST ORDER OF BUSINESS Call to Order

Mr. Adams called the meeting to order at 10:02 a.m.

SECOND ORDER OF BUSINESS Pledge of Allegiance

Those in attendance recited the Pledge of Allegiance.

THIRD ORDER OF BUSINESS Audience Comments on Agenda Items

There were no audience comments at this time.

FOURTH ORDER OF BUSINESS BUSINESS ITEMS

A. Discussion of Budget Planning for FY 2026-2027

50
51 The Board discussed the budget for the upcoming FY 2026-2027. The
52 Board made changes to a couple of line items and the District Manager will
53 have a proposal budget for the next meeting.

54
55 **FIFTH ORDER OF BUSINESS** **Audience Comments**

56
57 There were no audience comments.

58
59 **SIXTH ORDER OF BUSINESS** **Supervisor Requests**

60
61 There were no supervisor requests.

62
63 **SEVENTH ORDER OF BUSINESS** **Adjournment**

64
65 Mr. Adams stated that, with no further business to come before the Board of Supervisors,
66 the meeting was concluded at 11:51 a.m.

67
68
69
70
71 _____
72 Assistant Secretary

71 _____
72 Chairman/Vice Chairman

73

Tab 10

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, April 14, 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:

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

Also present were:

- Darryl Adams District Manager, Rizzetta & Company
Christina Miller Board Supervisor, Chairman (Via Conference Call)
Jason Pond Clubhouse Manager
Connie Mastroni Asst. Clubhouse Manager
Jorge Ledesma Account Manager, Juniper
Dylan Campbell Field Services, Rizzetta & Company
Lindsay Moczynski District Counsel, Kilinski Van Wyk (Via Conference Call)

Audience none

FIRST ORDER OF BUSINESS Call to Order

Mr. Adams called the meeting to order at 10:02 a.m.

SECOND ORDER OF BUSINESS Pledge of Allegiance

Those in attendance recited the Pledge of Allegiance.

THIRD ORDER OF BUSINESS Audience Comments on Agenda Items

There were no audience comments at this time.

FOURTH ORDER OF BUSINESS STAFF REPORTS
A. District Engineer

50 There were no items to discuss.

51

52 **B. Landscape Report**

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

54 Mr. Campbell reviewed his report. Mr. Ledesma, representing Juniper, provided
55 the Board with feedback from the Landscape Inspection Report and discussed the
56 Cape Myrtles project.

57

58 **C. District Counsel**

59 Ms. Moczynski provided feedback. The Board requested Mr. Adams to draft a letter
60 regarding the CDD fee increase.

61

62 **D. Amenity Management Report**

63 **1. Review of Amenity Report**

64 Mr. Pond reviewed his report. The wall painting has been completed, and the wipe
65 system project is operational. The Ranger is currently out of service. The Board tabled
66 the addition of additional basketball courts.

67

On a motion from Mr. Bagnuolo, seconded by Ms. Manuele, with all in favor, the Board of Supervisors approved repairs to the unit in an amount not to exceed \$5,000 and approved the purchase of a new unit with a warranty in an amount not to exceed \$12,000, for the Sterling Hill Community Development District.

68

69 **E. District Manager**

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

71 Mr. Adams reviewed his report and monthly financials. He also reminded the Board that
72 the next meeting is scheduled for May 12, 2026, at 10:00 a.m.

73

74 **FIFTH ORDER OF BUSINESS**

BUSINESS ITEMS

75

76 **A. Discussion of 2026-2027 Budget**

77 The Board discussed the 2026-2027 Budget.

78

79 **B. Consideration of LLS Tax Solutions Inc. Engagement Letter**

On a motion from Mr. Gebala, seconded by Ms. Manuele, with all in favor, the Board of Supervisors approved LLS Tax Solutions Inc. Engagement Letter, for the Sterling Hill Community Development District.

80

81 **BUSINESS ADMINISTRATION**

82

83 **A. Consideration of Minutes of Board of Supervisors' Meeting**
84 **held on March 10, 2026**

85

On a motion from Mr. Bagnuolo, seconded by Ms. Feliu, with all in favor, the Board of Supervisors approved the minutes of the regular meeting held on March 10, 2026, as amended, for the Sterling Hill Community Development District.

86 **B. Ratification of Operations & Maintenance Expenditures for February 2026**

87
88 The Board requested Mr. Adams to investigate the SASS invoice, which was billed for 14
89 gates instead of 13.
90

On a motion from Ms. Feliu, seconded by Mr. Gebala, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenses for February 2026 (\$ 106,611.25), as discussed, for the Sterling Hill Community Development District.

91
92 **SEVENTH ORDER OF BUSINESS** **Audience Comments**

93
94 There were no audience comments.

95
96 **EIGHTH ORDER OF BUSINESS** **Supervisor Requests**

97
98 Supervisor Miller requested Mr. Adams to give the Board updates on the new CD that will
99 be enrolled into Region Bank

100
101 **NINTH ORDER OF BUSINESS** **Adjournment**

On a motion from Ms. Feliu, seconded by Mr. Bagnuolo, with all in favor, the Board of Supervisors adjourned the meeting at 10:55 a.m. for the Sterling Hill Community Development District.

102
103
104
105
106
107 _____
108 Assistant Secretary Chairman/Vice Chairman
109

Tab 10

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 March 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2026 through March 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$ 98,958.08**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Brletic Dvorak, Inc.	300391	2352	Engineering Services 02/26	\$ 675.00
Christina Miller	20260316-4	CM031026-655	Board of Supervisors Meeting 03/10/26	\$ 200.00
Coastline Electric, Inc.	300399	4250-02	Walkway Lighting 03/26	\$ 2,890.00
Darrin Bagnuolo	20260316-2	DB031026-655	Board of Supervisors Meeting 03/10/26	\$ 200.00
DCSI, Inc.	300392	34893	Security Monitoring & Maintenance 03/26	\$ 128.97
DCSI, Inc.	300395	34900	Security Monitoring & Maintenance 03/26	\$ 234.00
DCSI, Inc.	300403	34920	Access Cards 02/26	\$ 449.00
DCSI, Inc.	300403	34924	Security Monitoring & Maintenance 03/26	\$ 99.96
FitRev, Inc.	300404	38113	Fitness Equipment Maintenance & Repair 03/26	\$ 280.00
Hernando County Utilities	20260312-2	SS0000100-021926	Water Services 02/26	\$ 739.25
Hernando County Utilities	20260312-1	SS0001300-021926	Water Services 02/26	\$ 309.37

Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<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	300400	384971	Irrigation Repair 02/26	\$ 607.24
Juniper Landscaping of Florida, LLC	300400	385409	Landscape Maintenance 03/26	\$ 19,939.58
Kilinski Van Wyk, PLLC	300405	14469	Legal Services 02/26	\$ 2,833.37
Law Office of Adam C King, PA	300396	777	Legal Services 02/26	\$ 350.00
Michael William Gebala	20260316-1	MG031026-655	Board of Supervisors Meeting 03/10/26	\$ 200.00
Nancy E Feliu	20260316-3	NF031026-655	Board of Supervisors Meeting 03/10/26	\$ 200.00
Outsmart Pest Management, Inc.	300401	47426	Pest Control 03/26	\$ 75.00
Outsmart Pest Management, Inc.	300401	47427	Pest Control 03/26	\$ 285.00
Outsmart Pest Management, Inc.	300401	47428	Pest Control 03/26	\$ 75.00
Rizzetta & Company, Inc.	300389	INV0000107395	Personnel Reimbursement 02/26	\$ 16,434.50
Rizzetta & Company, Inc.	300388	INV0000107508	Accounting Services 03/26	\$ 5,786.84

Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	300390	INV0000107558	EE Recruiting, Cell Phone 02/26	\$ 117.33
Rizzetta & Company, Inc.	300394	INV0000107586	Personnel Reimbursement 03/26	\$ 18,499.52
Ronald J. & Jackie C. Wood	300397	6360	Clubhouse Floor Cleaning 03/26	\$ 1,735.00
Sandra Manuele	300393	SM031026-655	Board of Supervisors Meeting 03/10/26	\$ 200.00
Shore Pool Services	300402	4763	Pool Maintenance 03/26	\$ 2,825.00
Shore Pool Services	300402	4772	Pool Maintenance 02/26	\$ 400.00
Shore Pool Services	300402	4792	Pool Maintenance 03/26	\$ 875.00
Southern Automated Access Services, LLC	300406	17588	Gate Maintenance & Repair 01/26	\$ 339.00
Southern Automated Access Services, LLC	300398	17718	Gate Maintenance & Repair 02/26	\$ 115.00
Southern Automated Access Services, LLC	300398	17780	Gate Maintenance & Repair 03/26	\$ 115.00
Southern Automated Access Services, LLC	300398	17786	Gate Maintenance & Repair 03/26	\$ 343.00

Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<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	300398	17787	Gate Maintenance & Repair 03/26	\$ 305.40
Southern Automated Access Services, LLC	300398	17792	Gate Maintenance & Repair 03/26	\$ 400.50
Southern Automated Access Services, LLC	300406	17811	Gate Maintenance & Repair 03/26	\$ 115.00
Southern Automated Access Services, LLC	300406	17821	Gate Phones 03/26	\$ 62.95
Southern Automated Access Services, LLC	300406	17823	Gate Phones 03/26	\$ 62.95
Southern Automated Access Services, LLC	300406	17827	Gate Phones 03/26	\$ 49.95
Southern Automated Access Services, LLC	300406	17828	Gate Phones 03/26	\$ 62.95
Southern Automated Access Services, LLC	300406	17829	Gate Phones 03/26	\$ 62.95
Southern Automated Access Services, LLC	300406	17830	Gate Phones 03/26	\$ 62.95
Southern Automated Access Services, LLC	300406	17831	Gate Phones 03/26	\$ 49.95
Southern Automated Access Services, LLC	300406	17832	Gate Phones 03/26	\$ 62.95

Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<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	300406	17836	Gate Phones 03/26	\$ 62.95
Southern Automated Access Services, LLC	300406	17839	Gate Phones 03/26	\$ 62.95
Southern Automated Access Services, LLC	300406	17841	Gate Phones 03/26	\$ 39.95
Southern Automated Access Services, LLC	300406	17842	Gate Phones 03/26	\$ 62.95
Valley National Bank	20260326	CC022826-655	Credit Card Expenses 02/26	\$ 7,690.90
Waste Management Inc. of Florida	20260318-1	1177325-1568-1	Waste Disposal Services 03/26	\$ 174.92
Waste Management Inc. of Florida	20260318-2	1177412-1568-7	Waste Disposal Services 03/26	\$ 174.92
Withlacoochee River Electric Cooperative, Inc.	20260306 - 2	1415069-022326	Electric Services 02/26	\$ 400.47
Withlacoochee River Electric Cooperative, Inc.	20260306 - 24	1415070-022326	Electric Services 02/26	\$ 183.59
Withlacoochee River Electric Cooperative, Inc.	20260306 - 11	1415071-022326	Electric Services 02/26	\$ 200.48
Withlacoochee River Electric Cooperative, Inc.	20260306 - 18	1415072-022326	Electric Services 02/26	\$ 238.78

Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<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.	20260306 - 19	1415073-022326	Electric Services 02/26	\$ 6,080.82
Withlacoochee River Electric Cooperative, Inc.	20260306 - 10	1415074-022326	Electric Services 02/26	\$ 1,063.23
Withlacoochee River Electric Cooperative, Inc.	20260306 - 21	1415075-022326	Electric Services 02/26	\$ 53.25
Withlacoochee River Electric Cooperative, Inc.	20260306 - 9	1415076-022326	Electric Services 02/26	\$ 53.78
Withlacoochee River Electric Cooperative, Inc.	20260306 - 16	1415077-022326	Electric Services 02/26	\$ 53.68
Withlacoochee River Electric Cooperative, Inc.	20260306 - 6	1415078-022326	Electric Services 02/26	\$ 56.73
Withlacoochee River Electric Cooperative, Inc.	20260306 - 13	1415079-022326	Electric Services 02/26	\$ 203.85
Withlacoochee River Electric Cooperative, Inc.	20260306 - 26	1415080-022326	Electric Services 02/26	\$ 112.78
Withlacoochee River Electric Cooperative, Inc.	20260306 - 17	1415081-022326	Electric Services 02/26	\$ 58.95
Withlacoochee River Electric Cooperative, Inc.	20260306 - 1	1415082-022326	Electric Services 02/26	\$ 55.05
Withlacoochee River Electric Cooperative, Inc.	20260306 - 22	1415083-022326	Electric Services 02/26	\$ 56.42

Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<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.	20260306 - 15	1415084-022326	Electric Services 02/26	\$ 55.57
Withlacoochee River Electric Cooperative, Inc.	20260306 - 14	1415085-022326	Electric Services 02/26	\$ 54.20
Withlacoochee River Electric Cooperative, Inc.	20260306 - 8	1415086-022326	Electric Services 02/26	\$ 59.06
Withlacoochee River Electric Cooperative, Inc.	20260306 - 20	1415087-022326	Electric Services 02/26	\$ 49.34
Withlacoochee River Electric Cooperative, Inc.	20260306 - 23	1415088-022326	Electric Services 02/26	\$ 49.56
Withlacoochee River Electric Cooperative, Inc.	20260306 - 3	1415089-022326	Electric Services 02/26	\$ 107.81
Withlacoochee River Electric Cooperative, Inc.	20260306 - 25	1415090-022326	Electric Services 02/26	\$ 55.89
Withlacoochee River Electric Cooperative, Inc.	20260306 - 5	1415091-022326	Electric Services 02/26	\$ 548.22
Withlacoochee River Electric Cooperative, Inc.	20260306 - 12	1415092-022326	Electric Services 02/26	\$ 72.03
Withlacoochee River Electric Cooperative, Inc.	20260306 - 4	2118959-022326	Electric Services 02/26	\$ 780.43

Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<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.	20260306 - 27	2161145-022326	Electric Services 02/26	\$ 75.20
Withlacoochee River Electric Cooperative, Inc.	20260306 - 7	2161146-022326	Electric Services 02/26	\$ <u>54.94</u>
Report Total				\$ <u>98,958.08</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 2352
DATE 02/27/2026
TERMS Net 30
DUE DATE 03/29/2026

PROJECT NAME
Sterling Hill CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager	[February 10]	1:30	210.00	315.00
Senior Inspector	[February 17 - February 18]	2:00	120.00	240.00
Senior Inspector	[February 27]	1:00	120.00	120.00

BALANCE DUE **\$675.00**



Sterling Hill COMMUNITY DEVELOPMENT DISTRICT
Feb-26

	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
<u>CDD Activities</u>				
Board Meeting Prep, Attendance, Follow up Engineer's Reports/Invoicing	1.00	\$210	S. Brletic	\$210.00
		\$180	J. Whited	\$0.00
South Clubhouse Dog Park Redevelopment - Plans, Permitting, Site Visits		\$210	S. Brletic	\$0.00
		\$135	K. Wagner	\$0.00
Barrington Signage Review and Coordination of Enforcement Agreement	3.00	\$80	S. Ferguson	\$0.00
		\$120	J. Whited	\$360.00
		\$210	S. Brletic	\$0.00
Road Reserve Coordination	0.50	\$210	S. Brletic	\$105.00
INVOICE TOTAL				4.50
				\$675.00

Sterling Hill CDD Meeting
Meeting Date: March 10, 2026

SUPERVISOR PAY REQUEST

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

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	10:00am
Meeting End Time:	11:00am
Total Meeting Time:	1.00

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: _____

Ray Adams

Coastline Electric, Inc.

Licensed & Insured – State of Florida

License # EC-0002969

coastlineelectric@email.com

(352) 263-0933

Date: March 6, 2026

Invoice: #4250-02

BILL TO:

Sterling Hill CDD

Project Address: 4250 Sterling Hill Drive (South Clubhouse-Rear Walkway Lighting)

Description:

The amount below is due at receipt.

Amount Due: \$2,890.00 (Two Thousand Eight Hundred Ninety Dollars and 00/100)

Due Date: Upon Receipt

****Please make all payments payable to: "Coastline Electric, Inc."***

We thank you for your business!



DCSI, Inc. "Security & Sound"
 P.O. Box 265
 Lutz, FL 33548 USA
 813-949-6500
 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
34893	03/10/2026	\$128.97	03/25/2026	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



DCSI, Inc. "Security & Sound"
 P.O. Box 265
 Lutz, FL 33548 USA
 813-949-6500
 info@dcsisecurity.com
 http://DCSIsecurity.com

Invoice

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

SHIP TO
Sterling Hill North

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
34900	03/11/2026	\$234.00	03/26/2026	Net 15	

P.O. NUMBER 11273	SALES REP Tech: DC	ACCT#/LOT/BLK Sterling Hill North
-----------------------------	------------------------------	---

DATE	ACTIVITY	QTY	RATE	AMOUNT
02/12/2026	Service:Reg. Reason for call: Install silent panic button. Tech notes: Installed, programmed, tested, and mounted silent panic button under desk keyboard drawer.	1	145.00	145.00
02/12/2026	Service:Parts 5802WXT Wireless Panic Button	1	89.00	89.00

Thank you for choosing DCSI, Inc as your "Security & Sound" company!
 *ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.
 **Returned Checks will receive \$25 NSF Fee.
 ***Late Fees are 1.5% per month

SUBTOTAL	234.00
TAX (0.075)	0.00
TOTAL	234.00
BALANCE DUE	\$234.00



DCSI, Inc. "Security & Sound"
 P.O. Box 265
 Lutz, FL 33548 USA
 813-949-6500
 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
34920	03/16/2026	\$449.00	03/31/2026	Net 15	

P.O. NUMBER
 11276

SALES REP
 Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
02/20/2026	Access Control Cards Tech Notes: Dropped off 100 access control cards. 1326LSSMV Prox Card II Clamshell Access Cards Card #'s: 54101 - 54200 FC: 11	100	4.49	449.00

Thank you for choosing DCSI, Inc as your "Security & Sound" company!
 *ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.
 **Returned Checks will receive \$25 NSF Fee.
 ***Late Fees are 1.5% per month

SUBTOTAL	449.00
TAX (0.075)	0.00
TOTAL	449.00
BALANCE DUE	\$449.00



DCSI, Inc. "Security & Sound"
 P.O. Box 265
 Lutz, FL 33548 USA
 813-949-6500
 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
34924	03/17/2026	\$99.96	04/01/2026	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



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

Invoice

Date	Invoice #
3/19/2026	38113

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
Parts	CABLE	1	175.00	175.00
Labor	Labor	1	80.00	80.00
Freight Sales (INV)	Freight Charges are subject to change		25.00	25.00

Subtotal		\$280.00
Sales Tax (0.0%)		\$0.00
Total		\$280.00
Payments/Credits		\$0.00
Balance Due		\$280.00

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.



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

02/19/26
 SS00001-00

SHCDD NORTH PARK REC CTR
 PO BOX 32414
 CHARLOTTE NC 28232

Current Charges **739.25**
 Current Charges Due Date **03/11/26**
 Total Due **739.25**

SS0000100 9 000073925 4 0



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

IMPORTANT MESSAGES

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

ACCOUNT NUMBER
 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	02/12/2026	01/14/2026	01/22/2026	02/19/2026 29
AVG MONTHLY USAGE		AVG USAGE LAST MONTH	AVG SAME MONTH LAST YEAR		3 YR RESIDENTIAL AVERAGE	
33300		31400	37100			
CURRENT READ	PREVIOUS READ	CONSUMPTION	IRR CURRENT READ	IRR PREVIOUS READ	CONSUMPTION - AVG CONSUMPTION	
5728600	5664700	63900				

Water Account			
1	\$2.14	0 - 50,000	107.00
2	\$3.42	50,001 - 100,000	47.54
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 434.70
 PAYMENTS RECEIVED 434.70 CR
BALANCE FORWARD 0.00

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

CURRENT ACTIVITY
 WATER USAGE 154.54
 WATER BASE CHG 52.70
 SEWER USAGE 397.46
 SEWER USAGE - Billed at \$6.22/1,000 gallons
 based on meter units
 SEWER BASE CHG 134.55

HISTORY (GAL)	
JAN	29600
DEC	25300
NOV	16500
OCT	28000
SEP	28200
AUG	42400
JUL	33700
JUN	38000
MAY	29000
APR	43600
MAR	22300
FEB	40800

TOTAL CURRENT CHARGES 739.25
TOTAL DUE 739.25



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

02/19/26
SS00013-00

STERLING HILL COMM DEV COMM
 PO BOX 32414
 CHARLOTTE NC 28232

Current Charges **309.37**
 Current Charges Due Date **03/11/26**
 Total Due **309.37**

SS0001300 6 000030937 8 0



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

IMPORTANT MESSAGES

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

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

METER ID	METER SIZE/UNITS	METER READ	PREVIOUS READ	BILL FROM	BILL TO	DAYS IN READ
54750392	1"	2.5000	02/12/2026	01/13/2026	01/22/2026	02/19/2026 30
AVG MONTHLY USAGE	AVG USAGE LAST MONTH	AVG SAME MONTH LAST YEAR	3 YR RESIDENTIAL AVERAGE			
49500	49500	26800				
CURRENT READ	PREVIOUS READ	CONSUMPTION	IRR CURRENT READ	IRR PREVIOUS READ	CONSUMPTION - AVG CONSUMPTION	
2074200	2048500	25700				

1	\$2.14	0 - 25,000	53.50
2	\$3.42	25,001 - 50,000	2.39
3	\$5.14	50,001 - 75,000	N/A
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 211.50
 PAYMENTS RECEIVED 211.50 CR
BALANCE FORWARD 0.00

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

CURRENT ACTIVITY
 WATER USAGE 55.89
 WATER BASE CHG 26.35
 SEWER USAGE 159.85
 SEWER USAGE - Billed at \$6.22/1,000 gallons
 based on meter units
 SEWER BASE CHG 67.28

TOTAL CURRENT CHARGES 309.37
TOTAL DUE 309.37

JAN	14100
DEC	36000
NOV	63100
OCT	84800
SEP	53700
AUG	53900
JUL	47000
JUN	74200
MAY	43800
APR	61800
MAR	37000
FEB	25300

SS00013-00

Please Remit Payment to:

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



Invoice 384971

Bill To
Sterling Hill CDD c/o Rizzetta & Company 3434 Colwell Avenue ste 200 Tampa, FL 33614

Date	Due Date
02/28/26	3/30/2026
Account Owner	PO#
JORGE LEDESMA	

Item	Qty/UOM	Rate	Ext. Price	Amount
#385493 - February 2026 Irrigation Repair-Clock F-Valve Replacement				\$607.24
<i>Control Components - 02/25/2026</i>				
Irrigation Tech Labor	5.00HR	\$75.00	\$375.00	
2" Valve	1.00EA	\$174.04	\$174.04	
Valve Box Lid 12"	1.00EA	\$58.20	\$58.20	
Grand Total				\$607.24

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$607.24	\$17,245.80	(\$20,800.80)	\$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.

Please Remit Payment to:

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



Invoice 385409

Bill To
Sterling Hill CDD c/o Rizzetta & Company 3434 Colwell Avenue ste 200 Tampa, FL 33614

Date	Due Date
03/01/26	3/31/2026
Account Owner	PO#
JORGE LEDESMA	

Item	Amount
#348417 - Sterling Hill 2025-2026 Single Ticket Maintenance Renewal March 2026	\$19,939.58

Grand Total \$19,939.58

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$20,546.82	\$17,245.80	(\$20,800.80)	\$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.



KILINSKI | VAN WYK

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 # 14469
Date: 03/19/2026
Due On: 04/18/2026

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$2,833.37) - (\$0.00) = \$2,833.37

STHCDD-01

Sterling Hill CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	LM	02/02/2026	Confer with N. Betancourt re: additional agenda items; Prepare resolution for general election; Revise and finalize resolution adopting amended and restated rules of procedure	0.60	\$285.00	-	\$171.00
Service	LG	02/02/2026	Review items for upcoming agenda; review status of ethics complaints.	0.40	\$365.00	-	\$146.00
Service	LM	02/02/2026	Confer with District Staff re: pending proposals, revised agenda, meeting preparation	0.40	\$285.00	-	\$114.00
Service	LG	02/03/2026	Confirm status of items for agenda.	0.10	\$365.00	-	\$36.50
Service	LM	02/03/2026	Confer with N. Betancourt and review agenda package with exhibits	0.30	\$285.00	-	\$85.50

Service	LG	02/04/2026	Send 2026 ethics reminder.	0.30	\$365.00	-	\$109.50
Service	LM	02/06/2026	Review revised agenda package with landscaping report, proposals, website audit, etc. and prepare for Board meeting	0.60	\$285.00	-	\$171.00
Service	LG	02/09/2026	Confer with Adams regarding upcoming board meeting and CDD election procedures.	0.30	\$365.00	-	\$109.50
Service	LM	02/09/2026	Confer with District Staff re: final Board meeting preparations	0.30	\$285.00	100.0%	\$0.00
Service	LM	02/10/2026	Attend Board meeting	2.40	\$285.00	75.0%	\$171.00
Service	LG	02/10/2026	Attend Board meeting; prepare notice for budget workshop.	2.50	\$365.00	25.0%	\$684.37
Service	LM	02/12/2026	Confer with J. Pond and D. Adams re: proposals approved at Board meeting; Prepare agreement for pool pump and motor repair; Review W9 and COI for Natural Solutions	0.60	\$285.00	-	\$171.00
Service	LG	02/18/2026	Confer with District Engineer regarding roadway certification; advise regarding minimum requirements for contractors.	0.30	\$365.00	-	\$109.50
Service	LM	02/18/2026	Review Florida-based filings and proof of authorization for mulch vendor; Confer with District Staff re: pending agreements, revised proposals needed	0.30	\$285.00	-	\$85.50
Service	LM	02/19/2026	Confer with N. Betancourt re: executed proposal	0.10	\$285.00	-	\$28.50
Service	LG	02/23/2026	Provide list of pending claims in response to auditor request.	0.60	\$365.00	-	\$219.00
Service	LM	02/23/2026	Confer with District Staff re: proposal from Natural	0.10	\$285.00	-	\$28.50

Solutions							
Service	SH	02/23/2026	Monitor and report on bills affecting special districts.	0.20	\$285.00	-	\$57.00
Service	LG	02/24/2026	Review draft agenda and follow up on status of pending legal action items.	0.20	\$365.00	-	\$73.00
Service	LM	02/25/2026	Review tentative agenda	0.10	\$285.00	100.0%	\$0.00
Service	LG	02/27/2026	Review and approve audit response letter.	0.10	\$365.00	-	\$36.50
Service	AH	02/27/2026	Prepare updates to district file regarding proposal for woodchip installation.	0.20	\$190.00	-	\$38.00
Service	SD	02/27/2026	Draft Sterling Hill CDD Auditor Letter Response for FY25 Audit and transmit to Auditor.	0.80	\$190.00	-	\$152.00
Service	LG	02/27/2026	Analyze legislative updates for bills affecting special district clients.	0.10	\$365.00	-	\$36.50
						Line Item Discount Subtotal	-\$855.13
						Total	\$2,833.37

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

Please pay within 30 days.



INVOICE

Invoice # 777
Date: 02/25/2026
Due On: 03/25/2026

Law Office of Adam C. King, P.A.

5322 Primrose Lake Circle, Suite D
Tampa, FL 33647-3659
Phone: 813-825-0405
Email: aking@akinglegal.com
akinglegal.com

Sterling Hill Community Development District
c/o Darryl Adams
4411 Sterling Hill Blvd.
Spring Hill, FL 34609

00523-Sterling Hill CDD

Road Defect Claims Against Whitaker Contracting Corp. and Liberty Mutual Insurance Co.

Date	Attorney	Description	Quantity	Rate	Total
02/20/2026	ACK	Review audit request letter and file materials for response to same. (included in flat fee)	0.30	\$350.00	\$0.00
02/25/2026	ACK	Prepare audit response letter to Berger, Toombs, Elam, Gaines & Frank CPAs per request of Mr. Scott Brizendine, Treasurer (flat fee for audit response letter)	1.00	\$350.00	\$350.00
			Quantity Subtotal		1.3
			Quantity Total		1.3
			Subtotal		\$350.00
			Total		\$350.00

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
----------------	--------	------------	-------------------	-------------

777	03/25/2026	\$350.00	\$0.00	\$350.00	
				Outstanding Balance	\$350.00
				Total Amount Outstanding	\$350.00

Please make all amounts payable to: Law Office of Adam C. King, P.A. Federal Tax I.D. No. 87-3575317.



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

Service Slip/Invoice

INVOICE: 47426
DATE: 03/12/2026
ORDER: 47426

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
03/12/2026	03:24 PM			
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	03/12/2026		

Service	Description	Price
---------	-------------	-------

MONTHLY PEST	Monthly Pest & Rodent Control	\$75.00
		SUBTOTAL \$75.00
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$75.00
		PRIOR BAL \$285.00
		AMOUNT DUE \$360.00

* 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

LPS3 WORKWAVE 800-762-0001 © Copyright 2018 WORKWAVE All Rights Reserved



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

Service Slip/Invoice

INVOICE: 47427
DATE: 03/12/2026
ORDER: 47427

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
03/12/2026	03:24 PM			
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	03/12/2026		

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

* 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

LPS3 WORKWAVE 800-762-0001 © Copyright 2018 WORKWAVE All Rights Reserved



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

Service Slip/Invoice

INVOICE: 47428
DATE: 03/12/2026
ORDER: 47428

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
03/12/2026	03:24 PM			
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	03/12/2026		

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

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

Invoice

Date	Invoice #
2/27/2026	INV0000107395

Bill To:

Sterling Hill CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$16,434.50	\$16,434.50
Subtotal			\$16,434.50
Total			\$16,434.50

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

Invoice

Date	Invoice #
3/2/2026	INV0000107508

Bill To:

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

Services for the month of	Terms	Client Number
March	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

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

Invoice

Date	Invoice #
3/1/2026	INV0000107558

Bill To:

Sterling Hill CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

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

Description	Qty	Rate	Amount
EE RECRUITING	67.33	\$1.00	\$67.33
Cell Phone	50.00	\$1.00	\$50.00
Subtotal			\$117.33
Total			\$117.33

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

Invoice

Date	Invoice #
3/13/2026	INV0000107586

Bill To:

Sterling Hill CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

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

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	\$1,916.67	\$1,916.67
Personnel Reimbursement	1.00	\$16,582.85	\$16,582.85
Subtotal			\$18,499.52
Total			\$18,499.52

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
6360	03/10/2026	\$1,735.00	03/10/2026	Due On Completion	

ACTIVITY	DESCRIPTION	AMOUNT
Vinyl Tile Stripping	Services below are for 4411 & 4250 Sterling Hills Blvd, Spring Hill, FL 34609 Professional deep vinyl tile strip and apply finish for Sterling Hills North Clubhouse - this floor has had concrete sealer put down at some point prior to Apex servicing and it's blotchy due to coming up in sections but won't strip off completely. Only getting new tile and servicing properly will fix this blotchiness (M 3/9)	850.00
Vinyl Tile Scrubbing	Professional deep vinyl tile scrub and apply finish for Sterling Hills South Clubhouse (T 3/10)	625.00
Carpet Maintenance Cleaning	Professional carpet maintenance bonnet cleaning (monthly) for North (M 3/9) & South (T 3/10) clubhouses	60.00
Upholstery Cleaning	Professional upholstery cleaning and protection services for 4 blue chairs in the North clubhouse (\$50/each) (M3/9)	200.00

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

BALANCE DUE \$1,735.00

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

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.: 4763
Terms: Net 30
Invoice date: 03/01/2026
Due date: 03/31/2026

Date	Product or service	Description	Qty	Rate	Amount
	Commercial Pool Maintenance	Commercial Pool Maintenance	1	\$2,825.00	\$2,825.00
				Total	\$2,825.00

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.: 4772
Terms: Net 30
Invoice date: 03/02/2026
Due date: 04/01/2026

Date	Product or service	Description	Qty	Rate	Amount
02/27/2026	Autofill Replacement	Valve Reservoir Float Assembly Installation	1	\$350.00	\$350.00
02/27/2026	PVC Kit	PVC Kit	1	\$50.00	\$50.00

Total **\$400.00**

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.: 4792
Terms: Net 30
Invoice date: 03/11/2026
Due date: 04/10/2026

Date	Product or service	Description	Qty	Rate	Amount
03/04/2026	Stenner Pump	Stenner Pump Installed (Acid North Pool)	1	\$875.00	\$875.00

Total **\$875.00**

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 #
1/30/2026	17588

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

Job Name	Terms
WINDANCE	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Report that codes weren't working. Confirmed the # button was worn out. Replaced keypad. All performing properly at this time.			
1	Hourly Tech Charge	115.00		115.00
1	1830 series backlit replacement keypad	224.00		224.00

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days 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.	Total	\$339.00
	Payments/Credits	\$0.00
	Balance Due	\$339.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
2/25/2026	17718

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

Job Name	Terms
WINDANCE	Due on receipt

Quantity	Description	Rate	Serviced	Amount
1	Unable to send data. Cellular controller was off network. Reconnected, all performing properly at this time. Hourly Tech Charge	115.00		115.00

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days 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.	Total	\$115.00
	Payments/Credits	\$0.00
	Balance Due	\$115.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
3/3/2026	17780

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

Job Name	Terms
AMERSHAM	Due on receipt

Quantity	Description	Rate	Serviced	Amount
1	Report that the exit gate is opening on its own repeatedly. Unable to duplicate the symptom. 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 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.	Total	\$115.00
	Payments/Credits	\$0.00
	Balance Due	\$115.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
3/6/2026	17786

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

Job Name	Terms
WINDANCE	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Replaced broken cludge assembly in entrance curb side operator.			
1	CSW cludge assembly.	228.00		228.00
1	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 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.	Total	\$343.00
	Payments/Credits	\$0.00
	Balance Due	\$343.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
3/6/2026	17787

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
	Replaced keypad in call box.			
1	Lighted replacement key pad Door King	190.40		190.40
1	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 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.	Total	\$305.40
	Payments/Credits	\$0.00
	Balance Due	\$305.40



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
3/10/2026	17792

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

Job Name	Terms
WINDANCE	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Replaced damaged entrance island side cludge handle. Someone is manually opening the gates to get in and when the gates try to close, the handle is getting caught on the operator and breaking the assembly. I also corrected the position of the pinch brackets on the entrance that were not in the correct position. This can cause stress on the operators. All performing properly at this time.			
1.5	Hourly Tech Charge	115.00		172.50
1	CSW cludge assembly.	228.00		228.00

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days	Total	\$400.50
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	\$400.50



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
3/16/2026	17811

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

Job Name	Terms
WINDANCE	Due on receipt

Quantity	Description	Rate	Serviced	Amount
1	Management unable to send data. Determined the cellular board is bad. Warranty expired in 2024. Installed a loaner to minimize down time. Will return with new board. 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 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.	Total	\$115.00
	Payments/Credits	\$0.00
	Balance Due	\$115.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
3/17/2026	17821

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	62.95		62.95

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days 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.	Total	\$62.95
	Payments/Credits	\$0.00
	Balance Due	\$62.95



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
3/17/2026	17823

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	62.95		62.95

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days 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.	Total	\$62.95
	Payments/Credits	\$0.00
	Balance Due	\$62.95



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
3/17/2026	17827

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	49.95		49.95

<p>Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days</p> <p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>	Total	\$49.95
	Payments/Credits	\$0.00
	Balance Due	\$49.95



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
3/17/2026	17828

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	62.95		62.95

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days 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.	Total	\$62.95
	Payments/Credits	\$0.00
	Balance Due	\$62.95



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
3/17/2026	17829

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	62.95		62.95

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days 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.	Total	\$62.95
	Payments/Credits	\$0.00
	Balance Due	\$62.95



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
3/17/2026	17830

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	62.95		62.95

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days 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.	Total	\$62.95
	Payments/Credits	\$0.00
	Balance Due	\$62.95



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
3/17/2026	17831

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	49.95		49.95

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days 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.	Total	\$49.95
	Payments/Credits	\$0.00
	Balance Due	\$49.95



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
3/17/2026	17832

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	62.95		62.95

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days 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.	Total	\$62.95
	Payments/Credits	\$0.00
	Balance Due	\$62.95



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
3/17/2026	17836

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	62.95		62.95

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days 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.	Total	\$62.95
	Payments/Credits	\$0.00
	Balance Due	\$62.95



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
3/17/2026	17839

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	62.95		62.95

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days 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.	Total	\$62.95
	Payments/Credits	\$0.00
	Balance Due	\$62.95



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
3/17/2026	17841

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	39.95		39.95

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days 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.	Total	\$39.95
	Payments/Credits	\$0.00
	Balance Due	\$39.95



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
3/17/2026	17842

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	62.95		62.95

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days 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.	Total	\$62.95
	Payments/Credits	\$0.00
	Balance Due	\$62.95



CC022826-655

0 0

ACCOUNT SUMMARY	
Credit Limit	\$30,000.00
Credit Available	\$22,309.00
Statement Closing Date	February 28, 2026
Days in Billing Cycle	28
Previous Balance	\$5,820.78
Payments & Credits	\$5,976.82
Purchases & Other Charges	\$7,771.94
Balance Transfer	\$0.00
FEES CHARGED	\$75.00
INTEREST CHARGED	\$0.00
New Balance	\$7,690.90
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	\$7,690.90
Minimum Payment Due	\$7,690.90
Payment Due Date	March 25, 2026

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
				\$5,745.78-
02/25	02/25	F151500E800CHGDDA	AUTOMATIC PAYMENT - THANK YOU	5,820.78-
02/28	02/28	F151500EB000CYLAC	ANNUAL FEE 03/26 THROUGH 02/27	75.00
02/28	02/28		VALLEY ONECARD CASH REWARD CREDIT	156.04-
		MICHELLE WHITE		\$0.00
		JASON POND		\$7,771.94
02/03	02/03	5550036DKJH5M4591	RACETRAC 109 BROOKSVILLE FL MCC: 5542 MERCHANT ZIP: 34613	69.20
02/04	02/04	5543286DK5SYBQJA2	SPECTRUM 855-707-7328 MO MCC: 4899 MERCHANT ZIP: 06902	199.97
02/04	02/04	5543286DK5V06PYD5	IN *SIGNS BY CONNIE SPRING HILL FL MCC: 2741 MERCHANT ZIP:	15.00
02/05	02/05	8702130DLEHNE8ERK	PRONTOCLEANERSBROOKSVI BROOKSVILLE FL MCC: 7210 MERCHANT ZIP:	31.76
02/10	02/10	5270715DS09FTSFX6	THE HOME DEPOT #0281 SPRINGHILL FL MCC: 5200 MERCHANT ZIP: 34606000	500.00

Transactions continued on next page

Please detach bottom portion and submit with payment using enclosed envelope



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

PAYMENT INFORMATION

Payment Due Date	March 25, 2026
New Balance	\$7,690.90
Minimum Payment Due	\$7,690.90
Past Due Amount	\$0.00

Make Check
Payable to:

Amount Enclosed:

\$

0 0

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

Valley Bank
 PLEASE DO NOT MAIL CHECKS
 St Petersburg FL 33716



TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
02/11	02/11	5543286DS5X1STAJW	AMAZON.COM*K77M136G3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	184.58
02/11	02/11	5543286DS5X3M3VKB	AMAZON.COM*BD5CU18Q3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	49.99
02/11	02/11	5550036DVJTAFFQLT	ATT*BILL PAYMENT DALLAS TX MCC: 4814 MERCHANT ZIP: 75211	226.11
02/12	02/12	5543286DV5XHJX37H	AMAZON MKTPL*PZ9GR23E3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	49.95
02/13	02/13	5543286DW5XVA0K6D	LOWES #01605* SPRING HILL FL MCC: 5200 MERCHANT ZIP: 346061925	225.96
02/13	02/13	5543286DX5XY2WQ9Z	CIRCLE K 05992 SPRING HILL FL MCC: 5542 MERCHANT ZIP:	68.50
02/14	02/14	5543286DX5XYTDGJ3	AMAZON MKTPL*SN61H8BM3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	41.97
02/15	02/15	5543286DY5YH06RPD	SQ *IN-LINE WELDING AN BROOKSVILLE FL MCC: 8999 MERCHANT ZIP: 34601	1,800.00
02/15	02/15	5530876DZJXRQTTVJ	SHELL OIL 12509010000 SPRING HILL FL MCC: 5541 MERCHANT ZIP: 34609	12.53
02/17	02/17	5543286E05Z2MTSDL	LOWES #01605* SPRING HILL FL MCC: 5200 MERCHANT ZIP: 346061925	313.48
02/17	02/17	5543286E05Z4LNEG1	IN *PRINT SHACK OF THE BROOKSVILLE FL MCC: 2741 MERCHANT ZIP:	484.38
02/17	02/17	5526352E0JZ9MKRVL	MARATHON 259655 SPRING HILL FL MCC: 5542 MERCHANT ZIP: 34606	8.70
02/17	02/17	5270715E109FXMDT7	THE HOME DEPOT #0281 SPRINGHILL FL MCC: 5200 MERCHANT ZIP: 34606000	772.11
02/18	02/18	5543286E15ZEY9P9N	SPI*DIRECTV SERVICE 800-531-5000 CA MCC: 4899 MERCHANT ZIP:	189.43
02/19	02/19	8702130E2EHP4DAEQ	PRONTOCLEANERSBROOKSVI BROOKSVILLE FL MCC: 7210 MERCHANT ZIP:	25.00
02/24	02/24	5543286E861B1MPVV	CIRCLE K 05992 SPRING HILL FL MCC: 5542 MERCHANT ZIP:	87.52
02/26	02/26	0543684E98PHZNN5Y	FSP*INFLATABLE PARTY E SPRING HILL FL MCC: 7999 MERCHANT ZIP:	453.90
02/27	02/27	5543286EA620XE5PH	AMAZON MKTPL*BE4TZ3VD2 SEATTLE WA MCC: 5942 MERCHANT ZIP:	57.97
02/27	02/27	5104323EA1XDXSATD	PAYPAL *ARCHIEMARASCO 4029357733 CA MCC: 8999 MERCHANT ZIP: 95131	1,903.93

IMPORTANT ACCOUNT INFORMATION

\$0 - \$7,690.90 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 03/25/26. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

TOTAL *FINANCE CHARGE* PAID IN 2025 \$0.00

REWARDS SUMMARY

Previous Cashback Balance	\$136.61	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$19.43	\$0-\$500,000 = 0.25%
New Cashback Balance	\$0.00	\$500,001-\$1,500,000 = 0.60%
Cash Back Credited this Month	\$156	\$1,500,00-\$4,000,000 = 0.75%
Your cashback will be award on	Feb 2026	\$4,000,001-\$12,500,000 = 0.90%
		\$12,500,001+ = 1.00%

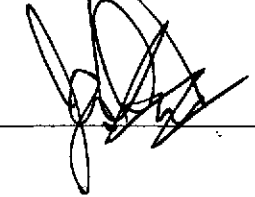
Sterling Hill CDD
Clubhouse Credit Card
02/01/26-02/28/26

				Dues, Licenses, and Fees	Road & Street Facilities - Gate Facility Maint.	Maintenance & Repair	Office Supplies	Athletic Court/Field/P layground Maint	Vehicle Maintenance	Special Events	Telephone, Internet, Cable
				51300-4902	54100-4612	57200-4647	57200-5101	57200-4764	57200-4660	57400-4775	57200-4103
Date	Vendor Name	Reason for Expenditure	Amount								
02/28/26	Valley National Bank	Annual Fee - March 2026 to February 2027	(75.00)	\$ (75.00)							
02/28/26	Valley National Bank	Valley OneCard Cash Reward Credit	156.04	\$ 156.04							
02/03/26	Racetrac	Gas for Work Truck	(69.20)						(69.20)		
02/04/26	Spectrum	Phone & Internet for South Clubhouse	(199.97)								(199.97)
02/04/26	Signs by Connie	Sign for Main Gate ar Dog Park/Basketball Courts	(15.00)					(15.00)			
02/05/26	Pronto Cleaners	Wash, Dry, Fold Rags	(31.76)							(31.76)	
02/10/26	The Home Depot	Front Loader/Backhoe Rental (1 Week)	(500.00)			(500.00)					
02/11/26	Amazon	Epson Ink for North Clubhouse Printer	(184.58)				(184.58)				
02/11/26	Amazon	Logitech Wireless Keyboard and Mouse	(49.99)				(49.99)				
02/11/26	AT&T	Phone & Internet for North Clubhouse	(226.11)								(226.11)
02/12/26	Amazon	Post Bolts	(49.95)			(49.95)					
02/13/26	Lowe's	Flex Tape, LED Lights, Round Up	(225.96)			(225.96)					
02/13/26	Circle K	Gas for Side by Side, Blowes	(68.50)			(68.50)					
02/14/26	Amazon	Toilet Shut Off Valves	(41.97)			(41.97)					
02/15/26	InLine Welding	Welding Repairs to Gates	(1,800.00)		(1,800.00)						
02/15/26	Shell Oil	Diesel Fuel for Front Loader/Backhoe Tractor	(12.53)			(12.53)					
02/17/26	Lowe's	Paint, Rollers	(313.48)			(313.48)					
02/17/26	Print Shack	Employee Shirts & Hats	(484.38)				(484.38)				
02/17/26	Marathon	Diesel Fuel for Front Loader/Backhoe Tractor	(8.70)			(8.70)					
02/17/26	The Home Depot	Front Loader/Backhoe Rental (1 Week)	(772.11)			(772.11)					
02/18/26	Direct TV	Direct TV for North Clubhouse	(189.43)								(189.43)
02/19/26	Pronto Cleaners	Wash, Dry, Fold Rags	(25.00)							(25.00)	
02/24/26	Circle K	Gas for Side by Sides	(87.52)						(87.52)		
02/26/26	Inflatable Party	Bounce Houses for Easter Event	(453.90)							(453.90)	
02/27/26	Amazon	Disc Sanders & Masks	(57.97)			(57.97)					
02/27/26	Archie Marasco	Vehicle Repair	(1,903.93)						(1,903.93)		
	TOTAL	001-10102	(7,690.90)	81.04	(1,800.00)	(2,051.17)	(718.95)	(15.00)	(2,060.65)	(510.66)	(615.51)

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
2/3/26	Amazon.com	AA Batteries, (2) hose nozzles	70.86
2/3/26	Race Trac	Gas for work truck	69.20
2/4/26	Spectrum	Internet and phone for south clubhouse	199.97
2/4/26	Signs by Canase	Sign for main gate @ dog park / pickleball courts	15.00
2/4/26	Pronto Cleaners	Wash, dry, fold rags	31.76
2/5/26	DirectV	DirectV for north clubhouse	189.43
2/5/26	DirectV	DirectV for south clubhouse	156.00
2/10/26	Amazon.com	Epson 812 ink for north printer (2)	184.58
2/10/26	Amazon.com	Logitech wireless keyboard & mouse	49.99
2/11/26	AT&T	North clubhouse internet & phone service	226.11
2/11/26	Amazon.com	U-channel post bolts (rs) (5 boxes)	49.95
2/13/26	Amazon.com	(3) 3-pack of toilet shut off valves	41.97
2/13/26	Lowe's	Blue hex tape, Kobalt dual thrust flood lights led, round up, cleaner	225.96
2/13/26	Circle K	Gas for side by sides and blower	68.50
2/15/26	Shell	Diesel fuel for front loader / backhoe tractor	12.53
2/15/26	In-Line Welding	Welding repairs to Arbores, Brokenwood, Amersham and Corey Rungetes	1,800.00
2/17/26	Marathon	Diesel fuel for front loader / backhoe tractor	8.70
2/17/26	The Home Depot	Front loader / Backhoe Rental (1 week)	1,272.11
2/17/26	Lowe's	(4) gallons paint, paint roller covers, caps, mini rollers	313.48
2/17/26	Print Shack	(24) employee shirts w/ logo, (6) S.A. hats w/ logo	484.38

Submitted By:  Date: 3/2/26

Approved By: _____ Date: _____

Total Amount:
↓



RaceTrac Store 0109
9410 Cortez Blvd
Brooksville, FL 34613
Phone: 404-829-6166

RaceTrac 0109
9410 Cortez Blvd
Brooksville, FL 3461

Date: 02/03/26
Time: 12:58:51

Invoice: 18608

Pump	Gallons	Price
3	23.467	\$ 2.949
Product	Amount	
Fuel Regul		\$ 69.20

Mastercard \$ 69.20
TOTAL SALE \$ 69.20

MERCH. ID: 184930
TERM. ID: 00000053
PURCHASE \$69.20

CHIP CONTACTLESS
*****4175

MC

Seq#: 18608
REF#: 1860801
ApprCode: 003746
APPROVED

ARQC - 1DE50E2BC1B07

Mode: Issuer
AID: A0000000041010
TVR: 0000008001
IAD: 0110A0400122000
TSI: E800 ARC: 00

Download our app!

HOW ARE WE DOING?
RACETRAC.COM

Thanks, Your Payment Is Submitted

It may take up to 24 hours for your amount due to reflect this payment. You'll receive a payment status email shortly.

Internet / Business Phone

Internet / Business Phone

Confirmation Number

O531182197

Payment Amount

\$199.97

Payment Method

Mastercard - 4175

Payment Date

February 4, 2026

<https://www.spectrumbusiness.net/billing/payment 2-4-26>

Internet & phone for south clubhouse

Payment receipt

You paid \$15.00

to Signs By Connie on 2/4/2026

Invoice no.	10632
Invoice amount	\$15.00
Total	\$15.00
Status	Paid
Payment method	Credit Card
Authorization ID	MS0298112908

Thank you



Signs By Connie

+13525960207

www.signsbyconnie.com | info@signsbyconnie.com
10478 Northcliffe Blvd, Spring Hill, FL 34608

No additional transfer fees or taxes apply.

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

sign for main gate of dog park / pickle ball courts



R-1 - 4

Wed 02/04/26 5pm

**HILLS,
STERLING**

4411 STERLING HILL BLVD
SPRING HILL, FL 34609-0866
(352) 650-7402

26034-879



Wash and Fold

Item	Price
-	31.76
Weight: 18 lbs	
Subtotal	31.76
Total	31.76

FOLD ALL LAUNDRY

Pronto Cleaners

352-796-2425

104 South Main Street
Brooksville, FL 34601

Tue 02/03/26 5:30am by Robert H



STORE 0281 Spring Hill
 4765 Commercial Way
 Spring Hill, FL 34606
 (352)597-6401

CONTRACT #: **293047**

Status: **CLOSED**

JASON POND
 1461 BREEZY WAY
 SPRING HILL, FL 34608
 (352) 650-7402

Rental Center Hours

MON 6A- 8P TUE 6A- 8P WED 6A- 8P THU 6A- 8P FRI 6A- 8P SAT 6A- 8P SUN 8A- 8P

ACTUAL DURATION

6 Days, 20 Hours, 45 Minutes

Deposit Trans: Register #: 90 Transaction #: 60724 PO #: 007 Date: 02/10/26 eDeposit #: 0281260210073164829304728
 Charge Trans: Register #: 90 Transaction #: 75342 PO #: 007 Date: 02/17/26 eDeposit #: 0281260210073164829304728

Customer Name: JASON POND Date Out: 02/10/2026 - 2:16 PM
 Date Due: 02/17/2026 - 2:16 PM
 Date In: 02/17/2026 - 11:02 AM

Tool Description	Charges	Amount		Amount
Backhoe, Micro (6' Dig Depth) (33-395-3248426) (D/L) Trailer, 5' X 10' Flat	Tool Rental Fee	\$1,047.00	Rental Subtotal	\$1,047.00
	SubTotal	\$1,047.00	Damage Protection†	\$157.05
			Sales Tax	\$68.06
			Contract Total	\$1,272.11
			Deposit - PAID 02/10/26 (MASTERCARD ending 4175)	\$500.00
			Balance Charged (MASTERCARD ending 4175)	\$772.11
			Outstanding Balance	\$0.00

* 15% of Rental Subtotal if applicable.

RENTAL FEE CALCULATOR DISCLAIMER

Home Depot uses a Rental Calculator to ensure our customers to get the lowest rates possible for the time they had the tool.

TERMS & CONDITIONS

I agree that no representative of The Home Depot is authorized to make any promise, warranty, or representation to me other than those reflected in writing in the Agreement. I agree to the Terms & Conditions and understand that the Agreement cannot be modified or changed except in writing signed by both parties. With respect to equipment I am renting, I have received the equipment referenced in the Agreement. In the event that I am returning equipment, I acknowledge and agree that I am returning the listed rental equipment, the total charges are correct, and additional charges may apply if the equipment is returned damaged.

Order Summary

Order placed February 10, 2026 Order # 113-2304350-9517841

Ship to

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

Payment method

Mastercard ending in 4175
[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$184.58
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99
Total before tax:	\$184.58
Estimated tax to be collected:	\$0.00
Grand Total:	\$184.58

Arriving tomorrow 10 AM – 3 PM



2

EPSON 812 DURABrite Ultra Ink High Capacity Black & Standard Color Cartridge Combo Pack (T812XL-BCS) Works with WorkForce Pro WF-7310, 7820, 7840, EC-C7000

Sold by: Amazon.com

Supplied by: Other

\$92.29

[Back to top](#)

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Order Summary

Order placed February 10, 2026 Order # 113-2449693-8669863

Ship to Sterling Hill CDD 4411 STERLING HILL BLVD SPRING HILL, FL 34609-0866 United States	Payment method Mastercard ending in 4175 View related transactions	Order Summary Item(s) Subtotal: \$49.99 Shipping & Handling: \$0.00 Total before tax: \$49.99 Estimated tax to be collected: \$0.00 Grand Total: \$49.99
---	---	---

Arriving Thursday



[Logitech MK540 Advanced Wireless Keyboard and Mouse Combo for Windows, 2.4 GHz Unifying USB-Receiver, Multimedia Hotkeys, 3-Year Battery Life, for PC, Laptop](#)

Sold by: Amazon.com

Supplied by: Other

\$49.99

[Back to top](#)

Here are your payment details

Account ending in: 6901

We received your payment for:

Payment date: Wed, Feb 11, 2026

Payment method: Mastercard

Amount: \$226.11

Heads up: Be sure to keep the email address on your account up to date so you don't miss important account notices. [Learn how](#)

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

Manage your account, billing, and payment info with MyAT&T

It's simple, easy, and fast.

[Sign in now](#)

Don't recognize these changes? [Let us know](#)

Thanks for choosing us,

AT&T Business

North clubhouse internet & phone service

[Payment terms & conditions](#)

Order Summary

Order placed February 11, 2026 Order # 113-4383627-6269831

Ship to Sterling Hill CDD 4411 STERLING HILL BLVD SPRING HILL, FL 34609-0866 United States	Payment method Mastercard ending in 4175 View related transactions	Order Summary 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 Friday

 **Meuey Lyot U-Channel Sign Post Bolt 304 Stainless Steel Mark mounting Hardware Traffic Sign Hardware Accessories Sign Post mounting Bolts and Nuts - 8-Sets**
Sold by: Meuey Lyot
Supplied by: Other
5 \$9.99

[Back to top](#)



LEARN MORE AT LOWES.COM/NYLOWESREWARDS

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

- SALE -

SALES#: S1605JH3 141171 TRANS#: 73471327 02-13-26

476003 TPCN+ BLUE HEX 5/16X2-1/4	5.98
316152 TPCN BLUE HEX 1/4X2-1/4 I	7.98
6536038 KOBALT 100Z DUAL THRUST C	24.98
6765977 SYL LED 18W T8A 4FT 4K 18	29.96
2 @	14.98
5388937 ROUNDUP RTU REFILL 1.25 G	67.12
4 @	16.78
589517 30 SECOND 320-OZ OUTDOOR	89.94
3 @	29.98

SUBTOTAL:	225.96
TOTAL TAX:	0.00
INVOICE 90363 TOTAL:	225.96
M/C:	225.96

MC: XXXXXXXXXXXX4175 AMOUNT: 225.96 AUTHCD: 013777
TAP REFID:160549363742 02/13/26 13:29:41
CUSTOMER CODE: NA
TUR : 0000008001
AID : A000000041010

STORE: 1605 TERMINAL: 49 02/13/26 13:30:03
OF ITEMS PURCHASED: 12
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/NYLOWESREWARDS

* SHARE YOUR FEEDBACK! *

* ENTER FOR A CHANCE TO BE *

Welcome to Shell
SPRING HILL CIRCLE K
SAVE 15 CENTS ON GAS

12509010000

SHELL

14313 SPRING HILL DR
SPRING HILL FL 34609

2/13/2026 7:46:12
Order Number: 2259500
Circle K 2705992
14195 Elgin Blvd
Spring Hill FL 34609
(352) 884-8057

Term: 102
Appr : 013205
UNL-REG
PUMP No. 15
Gallons 23.794
PRICE/G \$2.879
TOTAL FUEL \$68.50
TOTAL SALE \$68.50
SALE

Master Card
Card Num : (R)
XXXXXXXXXXXXXXXX4175
Contactless

USD\$ 68.50

Mastercard
AID: A0000000041010
TVR: 0000000001
IAD:
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
TSI: E800
ARC: 00
ARQC:
5B9331F640FDB1D3

02/13/2026 07:41:47

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

THANK YOU
HAVE A NICE DAY

Description	Qty	Amount
DIESEL CR #11	3.213G	12.53
SELF @ 3.899/ G		
	Subtotal	12.53
TOTAL		12.53
	CREDIT \$	12.53

Mastercard
USD\$12.53
XXXX XXXX XXXX 4175
Chip Read
APPROVED
AUTH # 015325
INV # 387092
Mode: Issuer
AID: A0000000041010
TVR: 040000B000
IAD: 0110A0000122000
0000000000000000
0000FF
TSI: E800
ARC: 00

Please come again

GOD BLESS AMERICA

OUR PRAYERS ARE WITH YOU

ST#1 DR#1 TRAN#9116702
CSH: 0 2/15/26 9:03:36 AM

Order Summary

Order placed February 13, 2026

Order # 112-8318736-9905029

Ship to Sterling Hill CDD 4411 STERLING HILL BLVD SPRING HILL, FL 34609-0866 United States	Payment method Mastercard ending in 4175 View related transactions	Order Summary 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 Sunday



Avenuebool 3 Pack 18 Point Toilet Shut Off Valve Compatible with 88000 Brass
Craft Stop Valves, Water Valve Shut Off Tool for Toilet & Sink

Sold by: ShuuYue
Supplied by: Other
3 \$13.99

[Back to top](#)

Receipt from In-line welding and fabrication llc #xKfJ

From In-line welding and fabrication llc <messenger@messaging.squareup.com>

Date Sun 2/15/2026 5:08 PM

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

Now when you shop at sellers who use Square, your receipts will be delivered automatically.

[Not your receipt?](#)

Welding repairs to Arborglades gates, Brackenwood gate, Amersham Isle gate, and Covey Run gate.

In-line welding and fabrication llc



Let In-line welding and fabrication llc know how your experience was

\$1,800.00

Custom Amount	\$1,800.00
Total	\$1,800.00

In-line welding and fabrication llc

MasterCard 4175
(Contactless)

Feb 15 2026 at 2:07 PM

Welcome to Shell
SPRING HILL CIRCLE K
SAVE 15 CENTS ON GAS

12509010000

SHELL

14313 SPRING HILL DR
SPRING HILL FL 34609

2/13/2026 7:46:12
Order Number: 2259500
Circle K 2705992
14195 Elgin Blvd
Spring Hill FL 34609
(352) 884-8057

Term: 102
Appr : 013205
UNL-REG
PUMP No. 15
Gallons 23.794
PRICE/G \$2.879
TOTAL FUEL \$68.50
TOTAL SALE \$68.50
SALE

Master Card
Card Num : (R)
XXXXXXXXXXXXXXXX4175
Contactless

USD\$ 68.50

Mastercard
AID: A0000000041010
TVR: 0000000001
IAD:
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
TSI: E800
ARC: 00
ARQC:
5B9331F640FDB1D3

02/13/2026 07:41:47

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

THANK YOU
HAVE A NICE DAY

Description	Qty	Amount
DIESEL CR #11	3.213G	12.53
SELF @ 3.899/ G		
	Subtotal	12.53
TOTAL		12.53
	CREDIT \$	12.53

Mastercard
USD\$12.53
XXXX XXXX XXXX 4175
Chip Read
APPROVED
AUTH # 015325
INV # 387092
Mode: Issuer
AID: A0000000041010
TVR: 040000B000
IAD: 0110A0000122000
0000000000000000
0000FF
TSI: E800
ARC: 00

Please come again

GOD BLESS AMERICA

OUR PRAYERS ARE WITH YOU

ST#1 DR#1 TRAN#9116702
CSH: 0 2/15/26 9:03:36 AM



LEARN MORE AT LOWES.COM/MYLOWESREWARDS

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

- SALE -

SALES#: S1605BR1 2146413 TRANS#: 463681182 02-17-26

77793 1G DURAMAX SEMI UW BASE 1	59.98
77793 1G DURAMAX SEMI UW BASE 1	59.98
77793 1G DURAMAX SEMI UW BASE 1	59.98
77957 1G DURAMAX SEMI BASE 4	59.98
4927752 SPY 10-PC MULTI MAT JIG B	19.98
1034379 VALSPAR 9 1/2-IN KNIT ROL	25.96
2 @ 12.98	
5707461 CAULKING CAP, 5-PACK, MUL	4.98
7190079 4 MINI BLUE KNIT 1/2 6PK(20.96
2 @ 10.48	
172223 PROJECT SOURCE MINI ROLLE	1.68

SUBTOTAL:	313.48
TOTAL TAX:	0.00
INVOICE 74444 TOTAL:	313.48
M/C:	313.48

MC: XXXXXXXXXXXX4175 AMOUNT: 313.48 AUTHCD: 017318
TAP REFID:160537444896 02/17/26 11:39:51
CUSTOMER CODE: NA
TUR : 0000008001
AID : A0000000041010

STORE: 1605 TERMINAL: 37 02/17/26 11:41:06
OF ITEMS PURCHASED: 11
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! *



PRINT SHACK OF THE NATURE COAST INC.

13045 CORTEZ BLVD
BROOKSVILLE, FL 34613
+13527992972

BILL TO

Jason Pond
Sterling Hill CDD
4411 Sterling Hill Blvd.
Spring Hill, FL 34609
352-686-5161

SHIP TO

Jason Pond
Sterling Hill CDD
Jason Pond
352-650-7402

INVOICE 621158

DATE 02/17/2026 TERMS Due on receipt

REP

Leah

PRODUCT #	DESCRIPTION	QTY	RATE	AMOUNT
PC54	Port & Co. 5.4 oz. 100% Cotton Tshirt Tidal Wave S-4 L-6 XL-2 Jadeite S-4 L-6 XL-2	24	6.00	144.00T
SS1	Silk Screen 1 Color Ink L/C - Logo White	24	5.00	120.00T
SS-SU	Silk Screen Set Up - Per Color Per Location	1	15.00	15.00
misc	Multicam® Trucker Snapback Cap M08 Multicam Original/Grey Brown (62S)	6	19.50	117.00T
EMBHat	Embroidered Hat Front - Logo 3265 Charcoal Thread	6	12.00	72.00T
				Subtotal: 468.00
CCCF	Electronic Payment /Credit Card Convenience Fee	1	16.38	16.38
SUBTOTAL				484.38
TAX				0.00

PAID

~FOR INTERNAL USE ONLY~

Order Checked In _____

After Printing _____

Customer Notified _____

WELCOMETO
BREAKWATER MARATHON
4707 COMMERCIAL WY
SPRING HILL FL
34606

DATE 2/17/26 10:42
TRAN#9163057
PUMP# 16
SERVICE LEVEL: SELF
PRODUCT: DIESEL
GALLONS: 2.500
PRICE/G: \$3.479
FUEL SALE \$8.70
CREDIT \$8.70

USD\$8.70
*****4175
Entry: Contactless I
CC
AppName: Mastercard
AuthNet: MASTERC
MODE: Issuer
AID: A0000000041010
Auth #: 017365
Resp Code: 000
Stan: 03891097921
Invoice #: 723138
Shift #: 1
Store # *****

THANK YOU
HAVE A NICE DAY



ACCOUNT NUMBER
002627992

DATE DUE
No Payment Due

AMOUNT DUE
No Payment Due

INVOICE NUMBER
002627992X260205

To contact us call 1-888-388-4249

Summary

Statement Date: 02/05/26
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
02/05		Payment - Thank You - MasterCard	-189.43
Current Charges for Service Period 02/04/26 - 03/03/26			
02/04	03/03	Business Ent Pack 1of2 Monthly	89.99
02/04	03/03	Business Ent Pack 2of2 Monthly	20.00
02/04	03/03	TV Access Fee Quantity 6	60.00
		Communications Service Tax	19.44
		AMOUNT DUE	\$0.00



Call to order
1.855.325.1061

Switch & save \$25

Call 888.216.2045 and change your auto bill payment to your checking account to get a \$25 bill credit.

View & pay your bill online. See the back of this bill for more details.

No payment is due at this time.

This statement is for your information only.

001746 1/1



--- no inserts ---

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



INVOICE NUMBER
002627992X260205

DATE DUE
No Payment Due

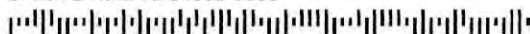
ACCOUNT NUMBER
002627992

AMOUNT DUE
No Payment Due

PAYMENT ENCLOSED

DO NOT WRITE OTHER COMMENTS ON THIS FORM

----- manifest line -----
STERLING HILL CDD
JASON POND
4411 STERLING HILL BLVD
SPRING HILL FL 34609-0866



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



500600000000000000002627992 0 0028 00000000 00000000 1

1 Bag



R-1 - 5

Mon 02/16/26 5pm

HILLS,
STERLING

4411 STERLING HILL BLVD
SPRING HILL, FL 34609-0866
(352) 650-7402

26047-025



Wash and Fold

Item	Price
-	25.00
Weight: 13.7 lbs	
Subtotal	25.00
Total	25.00

FOLD ALL LAUNDRY

Pronto Cleaners

352-796-2425

104 South Main Street

Brooksville, FL 34601

Mon 02/16/26 2:00pm by CARA M



2/24/2026 13:51:3
 Order Number: 2275929
 Circle K 2705992
 14195 Elgin Blvd
 Spring Hill FL 34609
 (352) 684-8057
 Term: 102
 Appr : 024132
 UNL-REG
 PUMP No. 15
 Gallons 29.184
 PRICE/G \$2.999
 TOTAL FUEL \$87.52
 TOTAL SALE \$87.52
 SALE
 Master Card
 Card Num : (R)
 XXXXXXXXXXXXX4175
 Contactless

USD\$ 87.52

Mastercard
 AID: A0000000041010
 TVR: 0000000001
 IAD:
 XXXXXXXXXXXXXXXXXXXX
 XXXXXXXXXXXXXXXXXXXX
 TSI: E800
 ARC: 00
 ARQC:
 DAE6637F4C995601

02/24/2026 13:46:08

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

THANK YOU
HAVE A NICE DAY

Your Updated Receipt from Inflatable Party Express inc. - Order #39113

From Inflatable Party Express inc <receipt@ers-mail.com>
Date Thu 2/26/2026 4:05 PM
To sterlinghillclub@live.com <sterlinghillclub@live.com>
Cc support@inflatablepartyexpress.com <support@inflatablepartyexpress.com>

Invoice/Receipt #39113



**INFLATABLE PARTY
EXPRESS INC**



“ADD SOME BOUNCE TO YOUR PARTY”

Inflatable Party Express inc.
4117 Lamson ave
Spring Hill, FL 34608
352-442-1631
www.inflatablepartyexpress.com

Important Information - Please Read Below!

03/28/2026 11:00am, 03/28/2026 12:30pm
Sterling Hill CDD
Jason Pond
4411 Sterling hill blvd
Spring Hill, FL 34609
sterlinghillclub@live.com
352-650-7402/352-686-5161
Order Created by: joann Renzulli

Customer Comments:Set up 9 am

		Sat, Mar 28 11:00 am → 12:30 pm
	Crab shack Toddler Unit	\$199.00 x 1 = \$199.00
	Boot Camp obstacle course	\$285.00 x 1 = \$285.00

SubTotal		\$484.00
General Discount: 10%	-\$48.40	\$435.60
Technology Fee - Yes	\$18.30	\$453.90
Tax: Exempt%	\$0.00	\$453.90

Total \$453.90

admin - 02/26/2026 02:05pm Credit Card (Visa, MC, Disc) Payment (4175) \$453.90

Due \$0.00

[Click here to view contract](#)

[Click here to Read and Sign your Contract](#)

A few tips and reminders: (PLEASE READ BELOW)

- 1) We accept money orders made out to Inflatable Party Express and most credit cards including AmEx. **We no longer accept cash at time of delivery for our drivers safety.** Payment is due at time of set up. Due to the number of returned checks we no longer accept checks as a form of payment.
- 2) Please call our office if you have stairs or a tiered backyard, so we can discuss setup options.
- 3) We can set up on most surfaces but **not rocks or sticker patches of any kind** If this type of topography is all you have, Please call us if you are unsure.
- 4) All inflatable units **MUST** be staked in the ground for safety. If this is not possible, you will need to select jumper placement to be around secure items that we can tie off to, i.e. telephone poles, fence posts, etc. The unit must be secured on atleast 3 corners. Sandbags are additional if you need them..
- 5) We will call you the day before your event with a set up time (we sometimes have to arrive very early to get all of the jumps out on time but we do not charge for the extra time)

Order Summary

Order placed February 26, 2026 Order # 113-3422378-3741857

Ship to Sterling Hill CDD 4411 STERLING HILL BLVD SPRING HILL, FL 34609-0866 United States	Payment method Mastercard ending in 4175 View related transactions	Order Summary Item(s) Subtotal: \$57.97 Shipping & Handling: \$2.99 Free Shipping: -\$2.99 Total before tax: \$57.97 Estimated tax to be collected: \$0.00 Grand Total: \$57.97
---	---	---

Arriving overnight 7 AM – 11 AM



POTUINOM 165 PCS 5 Inch Sanding Discs, Round Hook and Loop Sandpaper for Random Orbital Sander 40 60 80 120 150 240 320 400 600 Grit

Sold by: POTUINOM

Supplied by: Other

\$19.99

Arriving overnight 7 AM – 11 AM



NIOSH Approved N95 Mask Particulate Respirators, Pack of 20 N95 Face Masks, Individually Wrapped, Universal Fit

Sold by: Zhentao Store

Supplied by: Other

\$18.99

[Back to top](#)



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: #19123

Due Date: February, 27 2026

Invoice Date: February, 27 2026

PAYMENT METHOD

Account No: N/A

Paid With: Mastercard

Last 4: 4175

DESCRIPTION	PRICE	LABOR	SUBTOTAL
Replace evap core, heater core for A/C	\$1,363.98	5.6	\$1,363.98
Front hub bearing assembly (passenger side front)	\$336.00	1.3	\$336.00
Evac and Recharge A/C system	\$100.00	0	\$100.00
Oil Change	\$50.00	0	\$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 : \$1849.98

Card Charge: \$53.95

tax (7%) : Exempt

Total : \$1,903.93

ARCHIE MARASCO
COMPANY OWNER



INVOICE

Customer ID:
Customer Name:
Service Period:
Invoice Date:
Invoice Number:

14-49138-12001
 STERLING HILL CDD
 03/01/26-03/31/26
 02/25/2026
 1177325-1568-1

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

Mar 27, 2026

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

\$174.92

If payment is received after 03/27/2026: **\$ 179.92**

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
164.37		(164.37)		0.00		174.92		174.92

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	03/01/26		1.00	143.58
Energy Surcharge				22.84
Administrative Charge				8.50
Total Current Charges				174.92

✂ Please detach and send the lower portion with payment --- (no cash or staples) ---


WM
 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 <i>(Include with your payment)</i>
02/25/2026	1177325-1568-1	14-49138-12001
Payment Terms	Total Due	Amount
Total Due by 03/27/2026	\$174.92	
If Received after 03/27/2026	\$179.92	


*** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED ***
 Your bank account will be drafted \$174.92.

15680001449138120010117732500000174920000017492 4

0009525 01 AV 0.59 **AUTO** T2 0 7054 28232-2414-C04-P09534-1 10290C52



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

0009525-0000001-0010041

383-0176716-1568-4



INVOICE

Customer ID:
Customer Name:
Service Period:
Invoice Date:
Invoice Number:

15-19762-63003
STERLING HILL CDD
03/01/26-03/31/26
02/25/2026
1177412-1568-7

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

Mar 27, 2026

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

\$174.92

If payment is received after 03/27/2026: **\$ 179.92**

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
164.37		(164.37)		0.00		174.92		174.92

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	03/01/26		1.00	143.58
Energy Surcharge				22.84
Administrative Charge				8.50
Total Current Charges				174.92

✂ ----- Please detach and send the lower portion with payment ----- (no cash or staples) -----

WM


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 <i>(Include with your payment)</i>
02/25/2026	1177412-1568-7	15-19762-63003
Payment Terms	Total Due	Amount
Total Due by 03/27/2026	\$174.92	
If Received after 03/27/2026	\$179.92	

*** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED ***
Your bank account will be drafted \$174.92.

1568000151976263003011774120000001749200000017492 7

0009529 01 AV, 0.59 **AUTO f2 0 7054 28232-241414 -C04-P09538-I1 J0290C52



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



0009529-00000001-0010045



383-0281521-1568-0



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 **02/23/2026**
Amount Due **400.47**
Current Charges Due **03/18/2026**

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				
01/20	18045	02/18	21459				3414

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Feb 2026	29	118
Jan 2026	34	111
Feb 2025	29	97

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.

Previous Balance 437.72
Payment 437.72CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 3,414 KWH @ 0.06090 207.91
Fuel Adjustment 3,414 KWH @ 0.04200 143.39
FL Gross Receipts Tax 10.01

Total Current Charges 400.47
Total Due **E.F.T.** 400.47



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.

DO NOT PAY

Total amount will be electronically transferred on or after 03/06/2026.



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: 02/23/2026

District: WH15

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

Electronic Funds Transfer on or after	03/06/2026
TOTAL CHARGES DUE	400.47
DO NOT PAY	

000141506900004004700004004708



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 **02/23/2026**
Amount Due **183.59**
Current Charges Due **03/18/2026**

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
01/20	13656	02/18	15015				1359

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Feb 2026	29	47
Jan 2026	34	51
Feb 2025	29	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.

Previous Balance 222.01
Payment 222.01CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 1,359 KWH @ 0.06090 82.76
Fuel Adjustment 1,359 KWH @ 0.04200 57.08
FL Gross Receipts Tax 4.59

Total Current Charges 183.59
Total Due E.F.T. 183.59



1 0 2 5 1 0 8 5

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

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 02/23/2026

District: WH15

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

Electronic Funds Transfer on or after	03/06/2026
TOTAL CHARGES DUE	183.59
DO NOT PAY	

000141507000001835900001835909



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 **02/23/2026**
Amount Due **200.48**
Current Charges Due **03/18/2026**

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
01/20	96595	02/18	98114				1519

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Feb 2026	29	52
Jan 2026	34	45
Feb 2025	29	24

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.

Previous Balance 201.43
Payment 201.43CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 1,519 KWH @ 0.06090 92.51
Fuel Adjustment 1,519 KWH @ 0.04200 63.80
FL Gross Receipts Tax 5.01

Total Current Charges 200.48
Total Due E.F.T. 200.48



1 0 2 5 1 0 8 5

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DO NOT PAY
Total amount will be electronically transferred on or after 03/06/2026.



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: 02/23/2026

District: WH15

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

Electronic Funds Transfer on or after	03/06/2026
TOTAL CHARGES DUE	200.48
DO NOT PAY	

000141507100002004800002004802



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 **02/23/2026**
Amount Due **238.78**
Current Charges Due **03/18/2026**

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
01/20	591	02/18	2473				1882

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Feb 2026	29	65
Jan 2026	34	50
Feb 2025	29	88

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.

Previous Balance 217.90
Payment 217.90CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 1,882 KWH @ 0.06090 114.61
Fuel Adjustment 1,882 KWH @ 0.04200 79.04
FL Gross Receipts Tax 5.97

Total Current Charges 238.78
Total Due E.F.T. 238.78



1 0 2 5 1 0 8 5

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DO NOT PAY
Total amount will be electronically transferred on or after 03/06/2026.



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: 02/23/2026

District: WH15

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

Electronic Funds Transfer on or after	03/06/2026
TOTAL CHARGES DUE	238.78
DO NOT PAY	

000141507200002387800002387802



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 **02/23/2026**
Amount Due **6,080.82**
Current Charges Due **03/18/2026**

District Office Serving You
West Hernando

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

See Reverse Side For More Information

ELECTRIC SERVICE

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

Comparative Usage Information

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.

Previous Balance 6,080.82
Payment 6,080.82CR
Balance Forward 0.00



1 0 2 5 1 0 8 5

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Light Energy Charge 604.33
Light Support Charge 502.64
Light Maintenance Charge 784.84
Light Fixture Charge 933.27
Light Fuel Adj 20,716 KWH @ 0.04200 870.07
Poles(QTY 467) 2,335.00
FL Gross Receipts Tax 50.67

Total Current Charges 6,080.82
Total Due **E.F.T.** 6,080.82

Lights/Poles	Type/Qty	Type/Qty	Type/Qty
	105 422	205 49	910 467

DO NOT PAY
Total amount will be electronically transferred on or after 03/06/2026.



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.

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Bill Date: **02/23/2026**

Use above space for address change ONLY.

District: WH15

1415073 WH15
STERLING HILL COMMUNITY DEVELOPMENT
PO BOX 32414
CHARLOTTE NC 28232-2414

Electronic Funds Transfer on or after	03/06/2026
TOTAL CHARGES DUE	6,080.82
DO NOT PAY	

000141507300060808200060808204



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 **02/23/2026**
 Amount Due **1,063.23**
 Current Charges Due **03/18/2026**

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					
01/20	19381	02/18	30146		27.80	28	10765	

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Feb 2026	29	371
Jan 2026	34	347
Feb 2025	29	308

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.

Previous Balance 1,122.35
 Payment 1,122.35CR
 Balance Forward 0.00



Customer Charge 44.16
 Demand Charge 28 KW @ 6.65000 186.20
 Energy Charge 10,765 KWH @ 0.03290 354.17
 Fuel Adjustment 10,765 KWH @ 0.04200 452.13
 FL Gross Receipts Tax 26.57

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Total Current Charges 1,063.23
 Total Due E.F.T. 1,063.23

DO NOT PAY
 Total amount will be electronically transferred on or after 03/06/2026.



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.

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Bill Date: 02/23/2026

District: WH15

 Use above space for address change ONLY.

1415074 WH15
 STERLING HILL COMMUNITY DEVELOPMENT
 PO BOX 32414
 CHARLOTTE NC 28232-2414

Electronic Funds Transfer on or after	03/06/2026
TOTAL CHARGES DUE	1,063.23
DO NOT PAY	

000141507400010632300010632303



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 **02/23/2026**
 Amount Due **53.25**
 Current Charges Due **03/18/2026**

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				
01/20	39454	02/18	39578				124

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Feb 2026	29	4
Jan 2026	34	4
Feb 2025	29	4

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

Previous Balance 56.10
 Payment 56.10CR
 Balance Forward 0.00

Customer Charge 39.16
 Energy Charge 124 KWH @ 0.06090 7.55
 Fuel Adjustment 124 KWH @ 0.04200 5.21
 FL Gross Receipts Tax 1.33

Total Current Charges 53.25
 Total Due E.F.T. 53.25



1 0 2 5 1 0 8 5

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DO NOT PAY
 Total amount will be electronically transferred on or after 03/06/2026.



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: 02/23/2026

District: WH15

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

Electronic Funds Transfer on or after	03/06/2026
TOTAL CHARGES DUE	53.25
DO NOT PAY	

000141507500000532500000532503



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 **02/23/2026**
Amount Due **53.78**
Current Charges Due **03/18/2026**

District Office Serving You
West Hernando

See Reverse Side For More Information

Service Address GLENBURNE 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				
01/20	49060	02/18	49189				129

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Feb 2026	29	4
Jan 2026	34	4
Feb 2025	29	4

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

Previous Balance 56.10
Payment 56.10CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 129 KWH @ 0.06090 7.86
Fuel Adjustment 129 KWH @ 0.04200 5.42
FL Gross Receipts Tax 1.34

Total Current Charges 53.78
Total Due E.F.T. 53.78



1 0 2 5 1 0 8 5

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DO NOT PAY
Total amount will be electronically transferred on or after 03/06/2026.



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: 02/23/2026

District: WH15

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

Electronic Funds Transfer on or after	03/06/2026
TOTAL CHARGES DUE	53.78
DO NOT PAY	

000141507600000537800000537801



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 **02/23/2026**
Amount Due **53.68**
Current Charges Due **03/18/2026**

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
01/20	2143	02/18	2271				128

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Feb 2026	29	4
Jan 2026	34	4
Feb 2025	29	4

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

Previous Balance 55.89
Payment 55.89CR
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



1 0 2 5 1 0 8 5

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DO NOT PAY
Total amount will be electronically transferred on or after 03/06/2026.



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: 02/23/2026

District: WH15

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

Electronic Funds Transfer on or after	03/06/2026
TOTAL CHARGES DUE	53.68
DO NOT PAY	

000141507700000536800000536800



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 **02/23/2026**
 Amount Due **56.73**
 Current Charges Due **03/18/2026**

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
01/20	45001	02/18	45158				157

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Feb 2026	29	5
Jan 2026	34	5
Feb 2025	29	5

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

Previous Balance 59.59
 Payment 59.59CR
 Balance Forward 0.00

Customer Charge 39.16
 Energy Charge 157 KWH @ 0.06090 9.56
 Fuel Adjustment 157 KWH @ 0.04200 6.59
 FL Gross Receipts Tax 1.42

Total Current Charges 56.73
 Total Due E.F.T. 56.73



1 0 2 5 1 0 8 5

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DO NOT PAY
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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: 02/23/2026

District: WH15

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

Electronic Funds Transfer on or after	03/06/2026
TOTAL CHARGES DUE	56.73
DO NOT PAY	

000141507800000567300000567306



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 **02/23/2026**
Amount Due **203.85**
Current Charges Due **03/18/2026**

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
01/20	57431	02/18	58982				1551

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Feb 2026	29	53
Jan 2026	34	37
Feb 2025	29	122

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.

Previous Balance 173.14
Payment 173.14CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 1,551 KWH @ 0.06090 94.46
Fuel Adjustment 1,551 KWH @ 0.04200 65.14
FL Gross Receipts Tax 5.09

Total Current Charges 203.85
Total Due E.F.T. 203.85



1 0 2 5 1 0 8 5

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DO NOT PAY
Total amount will be electronically transferred on or after 03/06/2026.



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: 02/23/2026

District: WH15

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

Electronic Funds Transfer on or after	03/06/2026
TOTAL CHARGES DUE	203.85
DO NOT PAY	

000141507900002038500002038500



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 **02/23/2026**
Amount Due **112.78**
Current Charges Due **03/18/2026**

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
01/20	31702	02/18	32390				688

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Feb 2026	29	24
Jan 2026	34	27
Feb 2025	29	1

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

Previous Balance 135.67
Payment 135.67CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 688 KWH @ 0.06090 41.90
Fuel Adjustment 688 KWH @ 0.04200 28.90
FL Gross Receipts Tax 2.82

Total Current Charges 112.78
Total Due E.F.T. 112.78



1 0 2 5 1 0 8 5

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DO NOT PAY
Total amount will be electronically transferred on or after 03/06/2026.



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: 02/23/2026

District: WH15

1415080 WH15
STERLING HILL COMMUNITY DEVELOPMENT
PUMP & WELL 4
PO BOX 32414
CHARLOTTE NC 28232-2414

Electronic Funds Transfer on or after	03/06/2026
TOTAL CHARGES DUE	112.78
DO NOT PAY	

000141508000001127800001127800



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 **02/23/2026**
Amount Due **58.95**
Current Charges Due **03/18/2026**

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
01/20	51663	02/18	51841				178

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Feb 2026	29	6
Jan 2026	34	6
Feb 2025	29	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.

Previous Balance 62.01
Payment 62.01CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 178 KWH @ 0.06090 10.84
Fuel Adjustment 178 KWH @ 0.04200 7.48
FL Gross Receipts Tax 1.47

Total Current Charges 58.95
Total Due E.F.T. 58.95



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.

DO NOT PAY
Total amount will be electronically transferred on or after 03/06/2026.



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: 02/23/2026

District: WH15

1415081 WH15
STERLING HILL COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	03/06/2026
TOTAL CHARGES DUE	58.95
DO NOT PAY	

000141508100000589500000589501



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 **02/23/2026**
Amount Due **55.05**
Current Charges Due **03/18/2026**

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				
01/20	36156	02/18	36297				141

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Feb 2026	29	5
Jan 2026	34	5
Feb 2025	29	5

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

Previous Balance 57.78
Payment 57.78CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 141 KWH @ 0.06090 8.59
Fuel Adjustment 141 KWH @ 0.04200 5.92
FL Gross Receipts Tax 1.38

Total Current Charges 55.05
Total Due **E.F.T.** 55.05



1 0 2 5 1 0 8 5

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DO NOT PAY
Total amount will be electronically transferred on or after 03/06/2026.



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: 02/23/2026

District: WH15

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

Electronic Funds Transfer on or after	03/06/2026
TOTAL CHARGES DUE	55.05
DO NOT PAY	

000141508200000550500000550505



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 **02/23/2026**
Amount Due **56.42**
Current Charges Due **03/18/2026**

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
01/20	29013	02/18	29167				154

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Feb 2026	29	5
Jan 2026	34	5
Feb 2025	29	5

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

Previous Balance 59.36
Payment 59.36CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 154 KWH @ 0.06090 9.38
Fuel Adjustment 154 KWH @ 0.04200 6.47
FL Gross Receipts Tax 1.41

Total Current Charges 56.42
Total Due E.F.T. 56.42



1 0 2 5 1 0 8 5

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DO NOT PAY
Total amount will be electronically transferred on or after 03/06/2026.



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: 02/23/2026

District: WH15

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

Electronic Funds Transfer on or after	03/06/2026
TOTAL CHARGES DUE	56.42
DO NOT PAY	

000141508300000564200000564205



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 **02/23/2026**
Amount Due **55.57**
Current Charges Due **03/18/2026**

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
01/20	28830	02/18	28976				146

Comparative Usage Information
Average kWh

Period	Days	Per Day
Feb 2026	29	5
Jan 2026	34	5
Feb 2025	29	4

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

Previous Balance 58.31
Payment 58.31CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 146 KWH @ 0.06090 8.89
Fuel Adjustment 146 KWH @ 0.04200 6.13
FL Gross Receipts Tax 1.39

Total Current Charges 55.57
Total Due E.F.T. 55.57



1 0 2 5 1 0 8 5

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DO NOT PAY
Total amount will be electronically transferred on or after 03/06/2026.



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: 02/23/2026

District: WH15

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

Electronic Funds Transfer on or after	03/06/2026
TOTAL CHARGES DUE	55.57
DO NOT PAY	

000141508400000555700000555702



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 **02/23/2026**
Amount Due **54.20**
Current Charges Due **03/18/2026**

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
01/20	31275	02/18	31408				133

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Feb 2026	29	5
Jan 2026	34	5
Feb 2025	29	4

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

Previous Balance 56.84
Payment 56.84CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 133 KWH @ 0.06090 8.10
Fuel Adjustment 133 KWH @ 0.04200 5.59
FL Gross Receipts Tax 1.35

Total Current Charges 54.20
Total Due E.F.T. 54.20



1 0 2 5 1 0 8 5

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DO NOT PAY
Total amount will be electronically transferred on or after 03/06/2026.



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: 02/23/2026

District: WH15

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

Electronic Funds Transfer on or after	03/06/2026
TOTAL CHARGES DUE	54.20
DO NOT PAY	

000141508500000542000000542002



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 **02/23/2026**
Amount Due **59.06**
Current Charges Due **03/18/2026**

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				
01/20	30108	02/18	30287				179

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Feb 2026	29	6
Jan 2026	34	6
Feb 2025	29	5

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



1 0 2 5 1 0 8 5

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Previous Balance		62.12
Payment		62.12CR
Balance Forward		0.00
Customer Charge		39.16
Energy Charge 179 KWH @ 0.06090		10.90
Fuel Adjustment 179 KWH @ 0.04200		7.52
FL Gross Receipts Tax		1.48
Total Current Charges		59.06
Total Due	E.F.T.	59.06

DO NOT PAY
Total amount will be electronically transferred on or after 03/06/2026.



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: 02/23/2026

District: WH15

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

Electronic Funds Transfer on or after	03/06/2026
TOTAL CHARGES DUE	59.06
DO NOT PAY	

000141508600000590600000590600



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 **02/23/2026**
 Amount Due **49.34**
 Current Charges Due **03/18/2026**

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
01/20	23151	02/18	23238				87

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Feb 2026	29	3
Jan 2026	34	3
Feb 2025	29	3

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



1 0 2 5 1 0 8 5

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Previous Balance		50.82
Payment		50.82CR
Balance Forward		0.00
Customer Charge		39.16
Energy Charge 87 KWH @ 0.06090		5.30
Fuel Adjustment 87 KWH @ 0.04200		3.65
FL Gross Receipts Tax		1.23
Total Current Charges		49.34
Total Due	E.F.T.	49.34

DO NOT PAY
 Total amount will be electronically transferred on or after 03/06/2026.



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: 02/23/2026

District: WH15

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

Electronic Funds Transfer on or after	03/06/2026
TOTAL CHARGES DUE	49.34
DO NOT PAY	

000141508700000493400000493407



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 **02/23/2026**
Amount Due **49.56**
Current Charges Due **03/18/2026**

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

ELECTRIC SERVICE								
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used	
Date	Reading	Date	Reading					
01/20	25058	02/18	25147				89	

Comparative Usage Information
Average kWh

Period	Days	Per Day
Feb 2026	29	3
Jan 2026	34	3
Feb 2025	29	3

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



1 0 2 5 1 0 8 5

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Previous Balance		51.46
Payment		51.46CR
Balance Forward		0.00
Customer Charge		39.16
Energy Charge 89 KWH @ 0.06090		5.42
Fuel Adjustment 89 KWH @ 0.04200		3.74
FL Gross Receipts Tax		1.24
Total Current Charges		49.56
Total Due	E.F.T.	49.56

DO NOT PAY
Total amount will be electronically transferred on or after 03/06/2026.



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: 02/23/2026

District: WH15

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

Electronic Funds Transfer on or after	03/06/2026
TOTAL CHARGES DUE	49.56
DO NOT PAY	

000141508800000495600000495601



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 **02/23/2026**
Amount Due **107.81**
Current Charges Due **03/18/2026**

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
01/20	16218	02/18	16859				641

Comparative Usage Information
Average kWh

Period	Days	Per Day
Feb 2026	29	22
Jan 2026	34	21
Feb 2025	29	18

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 115.72
Payment 115.72CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 641 KWH @ 0.06090 39.04
Fuel Adjustment 641 KWH @ 0.04200 26.92
FL Gross Receipts Tax 2.69

Total Current Charges 107.81
Total Due E.F.T. 107.81

DO NOT PAY
Total amount will be electronically transferred on or after 03/06/2026.



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: 02/23/2026

District: WH15

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

Electronic Funds Transfer on or after	03/06/2026
TOTAL CHARGES DUE	107.81
DO NOT PAY	

000141508900001078100001078103



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 **02/23/2026**
Amount Due **55.89**
Current Charges Due **03/18/2026**

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				
01/20	24247	02/18	24396				149

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Feb 2026	29	5
Jan 2026	34	5
Feb 2025	29	4

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

Previous Balance 58.31
Payment 58.31CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 149 KWH @ 0.06090 9.07
Fuel Adjustment 149 KWH @ 0.04200 6.26
FL Gross Receipts Tax 1.40

Total Current Charges 55.89
Total Due E.F.T. 55.89



1 0 2 5 1 0 8 5

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DO NOT PAY
Total amount will be electronically transferred on or after 03/06/2026.



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: 02/23/2026

District: WH15

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

Electronic Funds Transfer on or after	03/06/2026
TOTAL CHARGES DUE	55.89
DO NOT PAY	

000141509000000558900000558907



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 **02/23/2026**
 Amount Due **548.22**
 Current Charges Due **03/18/2026**

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					
01/20	94140	02/18	98954		30.61	31	4814	

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Feb 2026	29	166
Jan 2026	34	132
Feb 2025	29	283

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.

Previous Balance 514.03
 Payment 514.03CR
 Balance Forward 0.00

Customer Charge 39.16
 Energy Charge 4,814 KWH @ 0.06090 293.17
 Fuel Adjustment 4,814 KWH @ 0.04200 202.19
 FL Gross Receipts Tax 13.70

Total Current Charges 548.22
 Total Due E.F.T. 548.22



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DO NOT PAY
 Total amount will be electronically transferred on or after 03/06/2026.



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: 02/23/2026

District: WH15

1415091 WH15
 STERLING HILL COMMUNITY DEVELOPMENT
 PO BOX 32414
 CHARLOTTE NC 28232-2414

Electronic Funds Transfer on or after	03/06/2026
TOTAL CHARGES DUE	548.22
DO NOT PAY	

000141509100005482200005482208



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 **02/23/2026**
 Amount Due **72.03**
 Current Charges Due **03/18/2026**

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
01/20	16028	02/18	16330				302

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Feb 2026	29	10
Jan 2026	34	10
Feb 2025	29	56

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.

Previous Balance 76.47
 Payment 76.47CR
 Balance Forward 0.00

Customer Charge 39.16
 Energy Charge 302 KWH @ 0.06090 18.39
 Fuel Adjustment 302 KWH @ 0.04200 12.68
 FL Gross Receipts Tax 1.80

Total Current Charges 72.03
 Total Due E.F.T. 72.03



1 0 2 5 1 0 8 5

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DO NOT PAY
 Total amount will be electronically transferred on or after 03/06/2026.



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

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 02/23/2026

District: WH15

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

Electronic Funds Transfer on or after	03/06/2026
TOTAL CHARGES DUE	72.03
DO NOT PAY	

000141509200000720300000720302



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 **02/23/2026**
Amount Due **780.43**
Current Charges Due **03/18/2026**

District Office Serving You
West Hernando

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

See Reverse Side For More Information

ELECTRIC SERVICE

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

Comparative Usage Information

Period	Days	Per Day
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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.

Previous Balance		780.43
Payment	780.43CR	
Balance Forward		0.00



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.

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 03/06/2026.



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

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Bill Date: 02/23/2026

District: WH15

2118959 WH15
STERLING HILL COMMUNITY DEVELOPMENT
PO BOX 32414
CHARLOTTE NC 28232-2414

Electronic Funds Transfer on or after	03/06/2026
TOTAL CHARGES DUE	780.43
DO NOT PAY	

000211895900007804300007804304



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 **02/23/2026**
 Amount Due **75.20**
 Current Charges Due **03/18/2026**

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
01/20	41461	02/18	41793				332

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Feb 2026	29	11
Jan 2026	34	10
Feb 2025	29	0

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.

Previous Balance 74.67
 Payment 74.67CR
 Balance Forward 0.00

Customer Charge 39.16
 Energy Charge 332 KWH @ 0.06090 20.22
 Fuel Adjustment 332 KWH @ 0.04200 13.94
 FL Gross Receipts Tax 1.88

Total Current Charges 75.20
 Total Due E.F.T. 75.20



1 0 2 5 1 0 8 5

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DO NOT PAY
 Total amount will be electronically transferred on or after 03/06/2026.



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.

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Bill Date: 02/23/2026

District: WH15

2161145 WH15
 STERLING HILL COMMUNITY DEVELOPMENT
 PO BOX 32414
 CHARLOTTE NC 28232-2414

Electronic Funds Transfer on or after	03/06/2026
TOTAL CHARGES DUE	75.20
DO NOT PAY	

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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 **02/23/2026**
 Amount Due **54.94**
 Current Charges Due **03/18/2026**

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
01/20	6207	02/18	6347				140

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Feb 2026	29	5
Jan 2026	34	5
Feb 2025	29	5

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

Previous Balance 57.37
 Payment 57.37CR
 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



1 0 2 5 1 0 8 5

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DO NOT PAY
 Total amount will be electronically transferred on or after 03/06/2026.



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.

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Bill Date: 02/23/2026

District: WH15

2161146 WH15
 STERLING HILL COMMUNITY DEVELOPMENT
 PO BOX 32414
 CHARLOTTE NC 28232-2414

Electronic Funds Transfer on or after	03/06/2026
TOTAL CHARGES DUE	54.94
DO NOT PAY	

000216114600000549400000549404