



Rizzetta & Company

# **Sterling Hill Community Development District**

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**Board of Supervisors' Meeting  
June 9, 2026**

**District Office:  
5844 Old Pasco Road, Suite 100  
Pasco, Florida 33544  
813.933.5571**

**[www.sterlinghillcdd.org](http://www.sterlinghillcdd.org)**

**STERLING HILL  
COMMUNITY DEVELOPMENT DISTRICT**

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

<b>Board of Supervisors</b>	Christina Miller Sandra Manuele Nancy Feliu Michael Gebala Darrin Bagnuolo	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Daryl Adams	Rizzetta & Company, Inc.
<b>District Counsel</b>	Lauren Gentry	Kilinski/Van Wyk
<b>District Engineer</b>	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](http://www.sterlinghillcdd.org)

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

June 2, 2026

**Agenda**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Sterling Hill Community Development District will be held on **Tuesday, June 9, 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. Discussion of FY 2026-2027 Budget
  - B. Consideration of the LLS Tax Solutions engagement Letter ..... Tab 1
  - C. Ratification of the Stahl's Pool Cleaning Service  
Pool Maintenance Contract ..... Tab 2
- 5. STAFF REPORTS**
  - A. District Engineer
  - B. Landscape
    1. Review of Landscape Inspection Report ..... Tab 3
    2. Review of Juniper's Response to Landscape Inspection Report..... Tab 4
    3. Review of Juniper Irrigation Reports..... Tab 5
  - C. District Counsel
  - D. Amenity Management
    1. Review of Amenity Report ..... Tab 6
  - E. District Manager
    1. Review of District Manager Report and Monthly Financials ..... Tab 7
- 6. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of Board of Supervisors'  
Meeting held on May 12, 2026 ..... Tab 8
  - B. Consideration of Operations & Maintenance  
Expenditures for April 2026 ..... Tab 9
- 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



LLS Tax Solutions Inc.  
1645 Sun City Center Plz.,  
#5027  
Sun City Center, FL 33571  
Telephone: 850-754-0311  
Email: [liscott@llstax.com](mailto:liscott@llstax.com)

April 6, 2026

Sterling Hill Community Development District  
c/o Rizzetta & Company, Inc.  
3434 Colwell Avenue, Suite 200  
Tampa, Florida 33614

Thank you for choosing LLS Tax Solutions Inc. (“LLS Tax”) to provide arbitrage services to Sterling Hill Community Development District (“Client”) for the following bond issue. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- \$39,000,000 Sterling Hill Community Development District Capital Improvement Revenue Bonds, Series 2003A and Series 2003B

### **SCOPE OF SERVICES**

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service (“IRS”) forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

### **TAX POSITIONS AND REPORTABLE TRANSACTIONS**

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that

the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated “tax shelter” rules that require taxpayers to disclose their participation in “reportable transactions” by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all “reportable transactions” and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client’s participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state “tax shelter” reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client’s failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

## **PROFESSIONAL FEES AND EXPENSES**

Our professional fees for the services listed above for the three annual bond year period beginning October 1, 2025, through the period ending September 30, 2028, is \$1,500, which is \$500 for each year. We will bill you upon completion of our services. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

The Client (District) has the option to terminate this Agreement within ninety days of providing notice to LLS Tax Solutions Inc. of its intent.

**ACCEPTANCE**

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,  
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:  
Sterling Hill Community Development District

By: Linda L. Scott

Linda L. Scott, CPA

By: \_\_\_\_\_

Print Name \_\_\_\_\_

Title \_\_\_\_\_

Date: \_\_\_\_\_

## **Tab 2**

## SERVICE ORDER ADDENDUM

**Contractor/Vendor: David Stahl, dba David Stahl's Pool Cleaning Service**

**District: Sterling Hill Community Development District**

**Proposal: Contractual Agreement for Pool Cleaning Services (Attached as Exhibit A)**

**Proposal Date: June 1, 2026**

### **Terms and Conditions:**

The following provisions govern the services provided under the Proposal attached to this Service Order Addendum:

1. **Effective Date.** The agreement between the parties shall be deemed effective as of the date of the full execution of the Proposal attached as **Exhibit A** and this Addendum, which together shall constitute the "Agreement."
2. **Services.** All references to "Association" in the Proposal shall be construed to refer to the District. The Services shall be as set forth in the Proposal and shall include service three (3) days a week on Monday, Wednesday, and Friday for the North Pool, the South Pool, and the Splash Pad. Additionally, Contractor shall keep an accurate and up-to-date written log of all service visits, chemical applications, and tests performed during the term of this Agreement. In the event that such tests reveal that proper water chemistry is not being maintained, Contractor shall promptly notify the District of the same, and Contractor will add chemicals to the pool as necessary to maintain proper water chemistry therein. All responsibility for maintenance of the chemicals in at the pool shall accrue to Contractor. Should the District desire that Contractor provide additional work or services not described in Exhibit A, the parties shall execute a written change order or work authorization setting forth the scope and compensation for the additional work, and such additional work shall not be performed until the parties have so agreed in writing. Nothing herein shall be construed to require the District to use Contractor for any such additional work or services, and the District reserves the right to retain a different contractor to perform any additional work or services.
3. **Compliance with Governmental Regulation.** In performing its obligations under this Agreement, Contractor and each of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction, including all laws, regulations and rules relating to immigration and/or the status of foreign workers. Contractor shall initiate, maintain, and supervise all safety precautions and programs in connection with its obligations herein. Contractor shall ensure that all of Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by Contractor observe Contractor's rules and regulations of safety and conduct. Contractor shall take all reasonable precautions for the safety of and shall provide all reasonable protection to prevent damage, injury or loss to all its employees, agents and subcontractors performing its obligations herein and other persons who may be affected, and any material, equipment and other property. Contractor shall remedy all damage or loss to any property caused in whole or in part by Contractor, its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor, or by anyone for whose acts Contractor may be liable. Contractor shall indemnify District for all damage or losses it may incur or be exposed to because of Contractor or any of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor's failure to comply with the provisions contained herein.
4. **Insurance.** Contractor shall, at its own expense, maintain insurance during the performance of its Services under this Agreement, with limits of liability not less than the following:

Workers Compensation	Statutory
General Liability	
<i>Bodily Injury (including contractual)</i>	\$1,000,000/\$2,000,000
<i>Property Damage (including contractual)</i>	\$1,000,000/\$2,000,000
Automobile Liability (if applicable)	
<i>Bodily Injury and Property Damage</i>	\$1,000,000

Contractor shall provide the District with a certificate naming the District and its respective officers, supervisors, agents, managers, counsel, engineers, staff and representatives as additional insureds (“**Additional Insureds**”) on all policies above except for Worker’s Compensation. At no time shall Contractor be without insurance in the above amounts. No policy may be canceled during the term of this Agreement without at least thirty (30) days’ written notice to the District. An insurance certificate evidencing compliance with this section shall be sent to the District prior to the commencement of any performance under this Agreement. Such insurance shall be considered primary and non-contributory with respect to the Additional Insureds, all such required insurance policies shall be endorsed to provide for a waiver of underwriter’s rights of subrogation in favor of the Additional Insureds, and a 30-Day Notice of Cancellation applies in favor of the Additional Insureds.

5. Limitation on Governmental Liability. Contractor agrees that nothing in the Agreement shall constitute or be construed as a waiver of the District’s sovereign immunity or limitations on liability contained in section 768.28, *Florida Statutes*, or other statute or law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law. To the extent the Proposal requires any indemnification from the District, such obligation shall not be construed as a waiver of the District’s sovereign immunity or limitations of liability, and shall apply only up to the monetary limits set forth in section 768.28, *Florida Statutes*.
6. Indemnification.
  - a. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto, except to the extent caused by the negligence or wrongful conduct of the District.
  - b. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys’ fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.
7. Clean-Up. Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Agreement. At completion of the services, the Contractor shall remove from the site waste materials, rubbish, tools, construction equipment, machinery and surplus materials. If the Contractor fails to clean up as provided herein, the District may do so and the cost thereof shall be charged to the Contractor.

8. Payments and Invoices. All payments and invoices shall be subject to Florida's Local Government Prompt Payment Act, Sections 218.70 through 218.80, *Florida Statutes*, and the District's adopted *Prompt Payment Policies and Procedures*. The invoice shall contain, at a minimum, the District's name, Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on each invoice with a sufficient description of each, the timeframe within which the Services were provided, and the address or bank information to which payment is to be remitted.
9. Independent Contractor Status. It is understood and agreed that at all times the relationship of Contractor and its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor to the District is the relationship of an independent contractor and not that of an employee, agent, joint venturer or partner of the District. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between the District and Contractor or any of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor. The Parties acknowledge that Contractor is not an employee for state or federal tax purposes. Contractor shall hire and pay all of Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by Contractor, all of whom shall be employees of Contractor and not employees of District and at all times entirely under Contractor's supervision, direction and control.

In particular, the District will not: i) withhold FICA (Social Security) from Contractor's payments; ii) make state or federal unemployment insurance contributions on Contractor's behalf; iii) withhold state or federal income tax from payment to Contractor; iv) make disability insurance contributions on behalf of Contractor; or v) obtain workers' compensation insurance on behalf of Contractor.

10. Warranty. The Contractor warrants to the District that all materials furnished by Contractor under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects, and will conform to the standards and practices for projects of similar design and complexity in an expeditious and economical manner consistent with the best interest of the District. In addition to all manufacturer warranties for materials purchased for purposes of this Agreement, if any, which Contractor shall assign to the District as necessary to give the District the benefit of said warranties, all Services provided by the Contractor pursuant to this Agreement shall be warranted for labor and workmanship for one (1) year from the date of acceptance of the Services by the District. Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the Services, nor final payment therefor, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or Services. If any of the materials or Services are found to be defective, deficient or not in accordance with the Agreement, without intending to limit any other remedies, Contractor shall correct, remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District.

Contractor hereby covenants to the District that it shall perform the Services: (i) using its best skill and judgment and in accordance with generally accepted professional and design standards and practices for projects of similar design and complexity as the development occurring within the District; (ii) in compliance with all applicable federal, state, county municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, including, without limitation, all professional registration (both

corporate and individual) for all required basic disciplines that it shall perform; and (iii) in an expeditious and economical manner consistent with the best interest of the District.

11. Notices. All notices, requests, consents and other communications under this Agreement (“Notice” or “Notices”) shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the parties, as follows:

**A. If to District:** Sterling Hill Community Development District  
5844 Old Pasco Road, Suite 100  
Wesley Chapel, Florida 33544  
Attn: District Manager

**With a copy to:** Kilinski | Van Wyk PLLC  
517 East College Avenue  
Tallahassee, Florida 32301  
Attn: District Counsel

**B. If to Contractor:** David Stahl, dba David Stahl’s Pool Cleaning Service  
5036 Harbinger Road  
Spring Hill, FL 34608  
Attn: David Stahl

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

12. Default and Enforcement.

- a. A default by either party under the Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance.
- b. In the event that either the District or the Contractor is required to enforce the Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.
- c. The Agreement and the provisions contained in the Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Hernando County, Florida.

- d. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.
13. **Termination.** The District agrees that the Contractor may terminate the Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement with or without cause upon thirty (30) days' written notice; provided, however, that upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.
14. **Public Records.** Contractor understands that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*, the terms of which are incorporated herein by reference.

**IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 813-933-5571, DARRYL@RIZZETTA.COM, OR 5844 OLD PASCO ROAD, SUITE 100, WESLEY CHAPEL, FLORIDA 33544.**

15. **Contractor Certifications.**
  - a. **Capability.** Contractor has the capacity to furnish (directly or by subcontract or through vendors) any tools, materials, supplies, equipment and labor necessary to complete the Services required of Contractor under this Agreement and Contractor has sufficient experience and competence to perform the Services under the Agreement and meets the qualification standards set forth herein.
  - b. **Authorization and License.** Contractor is authorized to do business in Hernando County and the State of Florida and is properly licensed (to the extent required by law) by all necessary governmental authorities having jurisdiction over the Services.
  - c. **E-Verify Requirements.** Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.09(1), *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor

under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

- d. Scrutinized Companies. In accordance with Section 287.135, *Florida Statutes*, Contractor represents that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies or Other Entities that Boycott Israel List created pursuant to Sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Contractor shall immediately notify the District. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies or Other Entities that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.
- e. Anti-Human Trafficking. Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit in compliance with Section 787.06(14), *Florida Statutes*, and acknowledges that if Contractor refuses to sign said affidavit, the District may terminate this Agreement immediately.
- f. Public Entity Crimes. Contractor represents that in entering into this Agreement, Contractor has not been placed on the convicted vendor list as described in Section 287.133(3)(a), *Florida Statutes*, within the last thirty-six (36) months and, if Contractor is placed on the convicted vendor list, Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.
- g. Foreign Influence. Contractor understands that under Section 286.101, *Florida Statutes*, that Contractor must disclose any current or prior interest, any contract with, or any grant or gift from a foreign country of concern as that term is defined within the above referenced statute.

*[Signatures on Following Page]*

*[Signature Page to Service Order Addendum]*

**CONTRACTOR/VENDOR:  
DAVID STAHL, DBA DAVID STAHL'S  
POOL CLEANING SERVICE**

**DISTRICT:  
STERLING HILL COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_  
Date: \_\_\_\_\_

\_\_\_\_\_  
Chairperson, Board of Supervisors  
Date: \_\_\_\_\_

**Exhibit A:** Contractor's Proposal

**CONTRACTUAL AGREEMENT**  
**For Pool Cleaning Services**

This contractual agreement is made and entered into on this 1 day of JUNE, 2026 between the following parties:

**BETWEEN:**

STERLING HILL CDD  
4411 Sterling Hill Blvd  
Spring Hill FL 34609

Herein referred to as the ASSOCIATION

**AND:**

DAVID STAHL'S POOL CLEANING SERVICE

5036 Harbinger Road

Spring Hill, FL 34608

Herein referred to as the CERTIFIED POOL OPERATOR

The parties listed above agree to the following terms:

**SECTION 1 – TERMS OF AGREEMENT**

- (1) The term of this agreement will be for a period of one year, twelve months, commencing on 6/1/26 and expiring on 6/1/27.
- (2) This agreement will automatically renew at the end of its term for successive one year periods upon the same terms and conditions contained herein.
- (3) If conditions and terms are to be changed, written notice is to be provided by either party with thirty (30) days prior to the expiration of this agreement.
- (4) Any oral representations or modifications concerning this instrument shall be of no force or effect unless contained in a subsequent written modification signed by the party to be changed.

**SECTION 2 – DESCRIPTION OF DUTIES**

- (1) The CERTIFIED POOL OPERATOR will provide swimming pool service for the swimming pool located at STERLING HILL CDD.
- (2) The foregoing services will be performed 3 times per week on the following days Monday, Wednesday, Friday during the term of this agreement; providing minimal inconvenience to the residents and their guests. The number of

cleanings to be performed each month is 13. Work will be completed by 5 a.m. /  
p.m. Days of scheduled maintenance shall be posted for resident notification.

(a) All services provided on legal holidays will be upon the discretion of the CERTIFIED POOL OPERATOR. Please note that on these legal holidays, there will be an additional charge added for chemical usage ONLY which is necessary due to the increased bathing load of residents, guests and their invitees. This charge will only be added should the need occur to properly maintain the water chemistry at or above state standards due to the increased bathing load. For the services to be provided by the CERTIFIED POOL OPERATOR, the ASSOCIATION agrees per month on a year round basis upon submission of a statement/invoice. This amount paid to the CERTIFIED POOL OPERATOR shall include all labor and chemicals required to carry out the services set forth above.

(3) The CERTIFIED POOL OPERATOR agrees to provide the following services:

(a) Clean the aforesaid swimming pool with state approved chemicals and products; including but not limited to vacuuming interior of pool, brushing and scrubbing tiles, skimming of water and cleaning of all baskets and filters.

(b) Maintain the water chemistry of the pool at or above Florida State rules, regulations and laws.

(c) If needed, emergency visits will be provided. There will be an additional charge of \$50.00 per hour for this service. This service will be handled with both professionalism and within a reasonable and timely period.

(d) Inspect pool and all equipment upon each service visit and report and problem(s) or potential problem(s) to the community manager.

(e) In the event of severe weather, i.e. hurricane, tornado, damaging winds or severe thunderstorms causing damage to the pool, spa or surrounding deck area, service will be provided in a timely manner at an additional cost. This additional charge will be based upon the extra man hours of labor necessary to facilitate this clean up above and beyond the routine scheduled maintenance as stated and agreed upon in this contract. In the event of severe weather/hurricane causing severe debris and damage, scheduling changes may occur for either the time for scheduled maintenance and/or the actual day of service. This service will be provided in a timely manner to facilitate the cleaning and reopening of the pool facility upon the date agreed upon by both parties. In the event that severe weather/hurricane does not permit CERTIFIED POOL OPERATOR to facilitate the exact number of scheduled cleanings as agreed upon in this agreement, the scheduled day of service which was missed because of the time factor and nature of the storm will be deducted from the additional cost charged for the cleanup.

(f) In the event that an evening closing occurring after 5:00 p.m. of the pool facility is required in order to provide a Super Chlorination, this service will be at an additional cost of \$50.00 per hour. Should this be needed during normal business hours and/or day of service, there will be NO additional charge. This is only necessary on occasion due to extreme heat and extreme usage of the

facility from the residents and their guests and/or invitees. Appropriate signs and notification must be posted and gates locked. This service will only be performed by personnel of David Stahl's Pool Cleaning Services. It is the responsibility of the ASSOCIATION to monitor and see that swimming is PROHIBITED at this time due to the extreme danger to the residents, their guests and/or invitees due to the extreme chlorination that has been provided. The CERTIFIED POOL OPERATOR will not be liable or responsible for negligence due to the ASSOCIATION not overseeing and taking every precaution necessary to ensure the safety of everyone.

(4) The CERTIFIED POOL OPERATOR has the authority to CLOSE the pool in the event that conditions warrant; either due to weather and/or equipment failure in order to maintain the health and safety of the residents and their guests. This will be implemented upon CERTIFIED POOL OPERATOR'S discretion and the ASSOCIATION will be notified immediately. The CERTIFIED POOL OPERATOR has the authority to CLOSE the pool at all times when the situation of Fecal Contamination has occurred.

(a) As mandated by state law, the swimming pool must be closed down, the pool and filtration system cleaned and super chlorination must be provided immediately upon inspection. This is mandatory for the reasons of liability to the ASSOCIATION, the CERTIFIED POOL OPERATOR as well as the safety and cleanliness to all residents, guests and/or their invitees.

(b) A verbal notification will be given to assigned community manager. There will be an additional charge for this service when necessary. This service will be expedited and performed with professionalism.

(c) In the event the ASSOCIATION and/or management declines the closing of the facility, it will be the responsibility of the CERTIFIED POOL OPERATOR to immediately notify the Health Department of the situation at hand due to the liability and licensing responsibilities of the CERTIFIED POOL OPERATOR.

(5) All services performed by the CERTIFIED POOL OPERATOR shall be done in a professional manner. The swimming pool filtration system will be maintained at all times in accordance with the regular County and State certified inspections, regulations and laws to insure the safety of the property owners, their guests or invitees.

(6) In the event that the CERTIFIED POOL OPERATOR is requested to perform repairs and provide replacement parts or maintenance other than the services set forth above, said labor and parts shall be billed separately in accordance with a price agreed upon prior to the work being done. A written proposal will be provided at all times with the exception of Fecal Contamination which must be acted upon immediately. Upon receipt of signature approval for any and all other proposed repairs, work will be executed.

(7) It is the responsibility of the ASSOCIATION to reasonably maintain at all times trees and shrubbery around the pool area to reduce excessive amounts of debris in pool and surrounding areas. It is also the responsibility of the ASSOCIATION to maintain the deck area surrounding the pool.

(8) It is necessary at all times to keep the water hydraulics system (this to include all pumps, filters and automatic water levelers) in proper operational order. It is necessary to maintain and address situations arising from excessive water leakage from pool vessel and or equipment. This situation must be repaired by either CERTIFIED POOL OPERATOR or other qualified and licensed tradesman. Until this situation is rectified, there will be an additional charge for services and chemicals other than what is normally necessary to facilitate both the operation and the cleanliness to all that use the facility as originally contracted.

(a) Should an incident transpire whereas maintenance personnel and/or employees of the ASSOCIATION accidentally create a problem to the pool and/or equipment due to lack of knowledge, causing additional expenses incurred by the CERTIFIED POOL OPERATOR other than originally stated in contract, there will be an additional charge to rectify the situation.

(9) It is the responsibility of the CERTIFIED POOL OPERATOR to maintain at all times proper and current licenses and insurances as regulated by both the County and State. The CERTIFIED POOL OPERATOR shall provide the ASSOCIATION with a certificate of insurance showing coverage for Liability insurance in the amount of \$1,000,000. A copy of Worker's Compensation Insurance will also be provided.

(10) During the term of this agreement, David Stahl's Pool Cleaning Service will not tolerate verbal abuse, cursing and/or belittlement administered to them from residents, their guests and/or invitees while providing services while contracted.

(a) Should these actions occur as stated, work will be stopped immediately and vacate the premise. At that time, management will be notified. Service will resume on the next scheduled day as agreed upon.

### SECTION 3 – COMPENSATION

(1) Sterling Hill CDD agrees to pay the CERTIFIED POOL OPERATOR a total sum of \$ 2450.00 per month.

(2) Repair work will be billed as parts and labor of \$100.00 per hour.

(3) When the heating of the pool is required, at the said contract price, the temperature to be maintained during this time is not to exceed 83 degrees. If the desired pool temperature is to be increased, there will be an additional monthly charge. This increase reflects ONLY the additional cost in chemical usage. This policy will be strictly enforces due to the extreme chemical increases that will be incurred; one dollar per month per degree.

### SECTION 4 – TERMINATION

(1) This contract may be cancelled with or without cause at any time by the ASSOCIATION or the CERTIFIED POOL OPERATOR by giving thirty (30) days written notice. Notice of cancellation must be sent by certified mail. No further payment shall be due to the CERTIFIED POOL OPERATOR under this agreement other than for services performed by the CERTIFIED POOL OPERATOR up until the date of termination.

(a) In the event that either party hereto fails to perform any of the provisions of this contract, the other party may notify the defaulting party by certified mail setting forth the deficiency. If within fifteen (15) days of receipt of said notice the deficiency has not been remedied, this agreement shall immediately become null and void.

IN WITNESS WHEREOF, the following parties have executed this Agreement on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

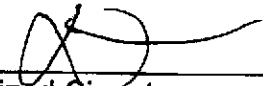
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DAVID STAHL'S POOL CLEANING SERVICE  
5036 Harbinger Road, Spring Hill, FL 34608  
Office: (352) 684-5882 ~ Cell: (352) 346-2561

\_\_\_\_\_  
Please Print Name

David Stahl  
\_\_\_\_\_  
Please Print Name

\_\_\_\_\_  
Authorized Signature

  
\_\_\_\_\_  
Authorized Signature

\* Pool Cleaning of both north and south pool (3) times per week and the splash pad.

**ANTI-HUMAN TRAFFICKING AFFIDAVIT**

I, David Stahl, dba David Stahl’s Pool Cleaning Service (the “Contractor”), under penalty of perjury hereby attest as follows:

1. I am over 21 years of age and an officer or representative of the Contractor.
2. The Contractor does not use coercion for labor or services as defined in Section 787.06(2)(a), *Florida Statutes*.
3. More particularly, the Contractor does not participate in any of the following actions:
  - (a) Using or threatening to use physical force against any person;
  - (b) Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;
  - (c) Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;
  - (d) Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
  - (e) Causing or threatening to cause financial harm to any person;
  - (f) Enticing or luring any person by fraud or deceit; or
  - (g) Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, *Florida Statutes*, to any person for the purpose of exploitation of that person.

Date: \_\_\_\_\_, 2026

FURTHER AFFIANT SAYETH NAUGHT.

**DAVID STAHL, DBA DAVID STAHL’S POOL  
CLEANING SERVICE**

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

SWORN TO AND SUBSCRIBED before me  physical presence or  remote notarization by David Stahl, dba David Stahl’s Pool Cleaning Service, who is  personally known to me or  who produced \_\_\_\_\_ as identification this \_\_\_\_ day of \_\_\_\_\_, 2026.

(Notary Seal)

\_\_\_\_\_

## **Tab 3**

# STERLING HILL

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## Community Asset Management Report



May 21, 2026  
Rizzetta & Company  
Dylan Campbell – Community Asset Manager



Rizzetta & Company  
Professionals in Community Management

# Summary, North Park Clubhouse

## 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:** Crape myrtles throughout the clubhouse area are exhibiting healthy green foliage growth following recent pruning, contributing to a well-maintained landscape appearance; sucker growth at the base of the trees should also be removed during routine detailing to maintain proper structure and appearance. (Pics 1A> & 1B>)



2. **North Park Clubhouse:** Missing sod, exposed soil, and greying turf were observed on the far-left side of the turf area near the leftmost clubhouse entry doorway. (Pic 2)



# Sterling Hill Blvd, Elgin Blvd, Arborglades

**3. Elgin Blvd:** Disturbance was observed within the annual beds at the southern intersection with Sterling Hill Boulevard, with some annuals exhibiting reduced coloration and slight wilting. Weed presence was also noted throughout the beds. As this is a highly visible entryway within the community, prompt attention is recommended. Request confirmation of adequate irrigation coverage along with bed cleanup and weed removal to encourage recovery and restore appearance. (Pic 3)



**5. Arborglades:** Exposed sand and a void within the jasmine groundcover were observed in the center of the monument sign bed; turf grasses growing throughout the bed should be hand removed to limit competition with the intended plantings. (Pic 5)



**4. Sterling Hill Boulevard:** Significant turf loss was observed within the south-side easement between Elgin and Arborglades, with the area now nearly devoid of turf and browning present along the remaining turf edges. (Pic 4)



**6. Sterling Hill Boulevard:** Linear dieback was observed within the plantings of the nearest median outside of Arborglades; inspection for fungus, disease, and pest activity is recommended to prevent further loss throughout the median beds. (Pic 6)



**7. Edgemere:** Overall, the monument sign plant bed and surrounding landscaping were observed to be well maintained, neatly detailed, and visually appealing, contributing positively to the community's presentation. Only minimal turf intrusion was noted within the beds. (Pic 7)



**9. Brightstone Place:** Renewed green growth and sprouting were observed within the monument sign plant bed, contributing positively to the appearance of the area; despite limited landscaping within the bed, maintenance remains clean and no significant turf weed presence was noted. (Pic 9)



**8. Sterling Hill Boulevard:** Significant planting loss was observed along the bullnose edges of the two nearest medians outside of Arborglades; removal of remaining sparse edge plantings and dead material, followed by mulching, is recommended to improve overall appearance and create a cleaner landscape presentation. (Pic 8)



**10. Brackenwood:** Plant dieback within the exit-side monument sign bed appears to have stabilized, with no additional decline observed; however, no meaningful regrowth or improvement was noted. Consideration may be given to replanting after irrigation restrictions are lifted to restore a fuller landscape appearance. (Pic 10)



# Brackenwood, Elgin Blvd, Glenburne

**11. Brackenwood:** Palm saplings were observed in significant quantity within the groundcover plantings of the entry-side beds between the trees; prompt removal is recommended to prevent competition and preserve the integrity of the intended landscape plantings. (Pic 11)



**13. Elgin Boulevard:** Turf weed and turf grass intrusion were observed within the annual bed at the northern intersection with Sterling Hill Boulevard; the bed also appears to be losing color compared to the previous inspection. (Pic 13)



**12. Brackenwood:** Browning and dying turf with multiple exposed soil and sand areas were again observed within the exit-side easements; conditions appear to have slightly worsened since the previous inspection. (Pic 12)



**14. Glenburne:** Thinning and browning turf with spotty exposed soil was observed throughout the entryway easements outside the gates; due to the visibility of this area at the community entrance, continued attention to turf quality and irrigation coverage is recommended. (Pic 14)



# Sterling Hill Blvd, Mandalay Place, Haver Hill

**15. Mandalay Place:** The subdivision monument sign remains nearly entirely obscured from visibility due to overgrown tree limbs and canopy coverage; as this area serves as a major focal point, request an update regarding the schedule for planned tree pruning to restore visibility and improve presentation. (Pic 15)



**17. Haver Hill:** Severe decline was observed within a small section of bushes in the monument sign plant bed, including complete foliage loss and extremely dry conditions; inspection for disease, fungal activity, and pests is recommended, with removal of nonviable plant material if necessary. (Pic 17)



**16. Mandalay Place:** Browning and dying turf with exposed sand was observed throughout portions of the entryway easements outside the gates; due to the visibility of this area at the community entrance, continued monitoring and corrective attention are recommended. (Pic 16)



**18. Sterling Hill Boulevard:** Thinning turf, exposed sand, and dry browning turf were observed in a considerable section along the west-side easement between Haver Hill and Windance. (Pic 18)



# Sterling Hill Blvd, Windance, Barrington

**19. Windance:** Overall, the entryway monument sign beds and surrounding landscape were observed to be exceptionally well maintained and cleanly detailed, with healthy plantings and strong visual presentation contributing positively to the overall appearance of the community entrance. (Pic 19)



**21. Sterling Hill Boulevard:** Thinning turf and exposed sand were again observed directly across from the Barrington entryway; while some turf loss has developed since the previous report, the surrounding turf appears to be improving in color and overall health. (Pic 21)



**20. Windance:** Active ant mounds were again observed within the small CDD-owned area immediately right of the subdivision entrance. Treatment and raking are requested to reduce sand displacement and alleviate potential hazards to residents. (Pic 20)



**22. Barrington:** Dead plant material and turf weed presence were observed within the groundcover beds surrounding the entryway monument sign and nearby easements; request confirmation of optimal irrigation coverage and removal of any non-recoverable plant material if necessary. (Pic 22)



# Barrington

**23. Barrington:** Dead palm fronds remain unpruned throughout the Barrington entryway and mail kiosk area, resulting in fallen fronds within adjacent landscape beds; this work was previously confirmed as scheduled following the prior report. Request update on expected completion timeframe. (Pics 23A & 23B)



**24. Barrington:** Significant dry spots, browning turf, and turf dieback were observed throughout the entryway easements and turf areas upon entering the subdivision; immediate confirmation of optimal irrigation coverage and inspection for disease and fungal activity are strongly recommended due to the continued decline and high visibility of this area. (Pics 24A, 24B>, & 24C>)

# Elgin Blvd, South Park Clubhouse, Dunwoody

**25. South Park Clubhouse:** Healthy green regrowth was observed within much of the firebush throughout the clubhouse landscape beds; however, intermittent plantings continue to show little to no signs of recovery. Inspection of struggling material is recommended, with removal of non-recoverable plantings if necessary. (Pic 25)



**27. Dunwoody:** Significant weed presence was observed within the entryway plant beds outside the gates, with some weeds exceeding one foot in height; regular detailing should prevent weeds from reaching this level of growth and visibility. (Pic 27)



**26. South Park Clubhouse:** Healthy regrowth was observed within the plantings along the rear side of the playground fencing; however, dead storm-damaged material was never cut back to the ground. Cutback is recommended to encourage uniform regrowth, improve appearance, and support healthier recovery throughout the bed. (Pic 26)



**28. Elgin Boulevard:** The recently installed jasmine plantings along the roadway have still not received mulch coverage, allowing substantial weed and turf grass intrusion throughout the beds. This competition is placing unnecessary stress on the new plantings and likely hindering healthy establishment and growth. Although no plant loss has been observed at this time, the jasmine appears visibly stressed and is not progressing at the expected rate. (Pics 28A, 28B>, & 28C>)



# Elgin Blvd



# Tab 4

# STERLING HILL

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## Community Asset Management Report



May 21, 2026  
Rizzetta & Company  
Dylan Campbell – Community Asset Manager



Rizzetta & Company  
Professionals in Community Management

# Summary, North Park Clubhouse

## 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:** Crape myrtles throughout the clubhouse area are exhibiting healthy green foliage growth following recent pruning, contributing to a well-maintained landscape appearance; sucker growth at the base of the trees should also be removed during routine detailing to maintain proper structure and appearance. (Pics 1A> & 1B>)

1. **Suckers removed. will continue to work throughout**

2. **North Park Clubhouse:** Missing sod, exposed soil, and greying turf were observed on the far-left side of the turf area near the leftmost clubhouse entry doorway. (Pic 2)



# Sterling Hill Blvd, Elgin Blvd, Arborglades

**3. Elgin Blvd:** Disturbance was observed within the annual beds at the southern intersection with Sterling Hill Boulevard, with some annuals exhibiting reduced coloration and slight wilting. Weed presence was also noted throughout the beds. As this is a highly visible entryway within the community, prompt attention is recommended. Request confirmation of adequate irrigation coverage along with bed cleanup and weed removal to encourage recovery and restore appearance.

3. Annuals declined due to higher heat and humidity. Plants were removed and proposal sent for new rotation (Pic 3)



**4. Sterling Hill Boulevard:** Significant turf loss was observed within the south-side easement between Elgin and Arborglades, with the area now nearly devoid of turf and browning present along the remaining turf edges.

4. Will have agronomics check. area should be added to replacement list (Pic 4)



**5. Arborglades:** Exposed sand and a void within the jasmine groundcover were observed in the center of the monument sign bed; turf grasses growing throughout the bed should be hand removed to limit competition with the intended plantings. (Pic 5)

5. Will address week of 6/1



**6. Sterling Hill Boulevard:** Linear dieback was observed within the plantings of the nearest median outside of Arborglades; inspection for fungus, disease, and pest activity is recommended to prevent further loss throughout the median beds. (Pic 6)

6. Will submit proposal to add more plants and fill bed, after irrigation is adjusted for proper coverage



**7. Edgemere:** Overall, the monument sign plant bed and surrounding landscaping were observed to be well maintained, neatly detailed, and visually appealing, contributing positively to the community's presentation. Only minimal turf intrusion was noted within the beds. (Pic 7)

7. Noted



**9. Brightstone Place:** Renewed green growth and sprouting were observed within the monument sign plant bed, contributing positively to the appearance of the area; despite limited landscaping within the bed, maintenance remains clean and no significant turf weed presence was noted. (Pic 9)

9. Noted



**8. Sterling Hill Boulevard:** Significant planting loss was observed along the bullnose edges of the two nearest medians outside of Arborglades; removal of remaining sparse edge plantings and dead material, followed by mulching, is recommended to improve overall appearance and create a cleaner landscape presentation. (Pic 8)

3. Annuals declined due to weather change



**10. Brackenwood:** Plant dieback within the exit-side monument sign bed appears to have stabilized, with no additional decline observed; however, no meaningful regrowth or improvement was noted. Consideration may be given to replanting after irrigation restrictions are lifted to restore a fuller landscape appearance. (Pic 10)

10. Noted



# Brackenwood, Elgin Blvd, Glenburne

**11. Brackenwood:** Palm saplings were observed in significant quantity within the groundcover plantings of the entry-side beds between the trees; prompt removal is recommended to prevent competition and preserve the integrity of the intended landscape plantings. (Pic 11)

11.Crews are aware and continue to address weekly



**13. Elgin Boulevard:** Turf weed and turf grass intrusion were observed within the annual bed at the northern intersection with Sterling Hill Boulevard; the bed also appears to be losing color compared to the previous inspection. (Pic 13)

3.Annuals declined due to weather change. Plants were removed awaiting approval for new summer rotation



**12. Brackenwood:** Browning and dying turf with multiple exposed soil and sand areas were again observed within the exit-side easements; conditions appear to have slightly worsened since the previous inspection. (Pic 12)

12.Area should be included in sod replacement program list



**14. Glenburne:** Thinning and browning turf with spotty exposed soil was observed throughout the entryway easements outside the gates; due to the visibility of this area at the community entrance, continued attention to turf quality and irrigation coverage is recommended. (Pic 14)

14.Area should be included in sod replacement program list



# Sterling Hill Blvd, Mandalay Place, Haver Hill

**15. Mandalay Place:** The subdivision monument sign remains nearly entirely obscured from visibility due to overgrown tree limbs and canopy coverage; as this area serves as a major focal point, request an update regarding the schedule for planned tree pruning to restore visibility and improve presentation. (Pic 15)

15. Completed.



**17. Haver Hill:** Severe decline was observed within a small section of bushes in the monument sign plant bed, including complete foliage loss and extremely dry conditions; inspection for disease, fungal activity, and pests is recommended, with removal of nonviable plant material if necessary. (Pic 17)

17. Will schedule agronomics crew to investigate and suggest remedy



**16. Mandalay Place:** Browning and dying turf with exposed sand was observed throughout portions of the entryway easements outside the gates; due to the visibility of this area at the community entrance, continued monitoring and corrective attention are recommended. (Pic 16)

16. Noted



**18. Sterling Hill Boulevard:** Thinning turf, exposed sand, and dry browning turf were observed in a considerable section along the west-side easement between Haver Hill and Windance. (Pic 18)

18. Noticed many turf areas struggling to recover from harsh winter and water restrictions. Will continue to monitor



# Sterling Hill Blvd, Windance, Barrington

**19. Windance:** Overall, the entryway monument sign beds and surrounding landscape were observed to be exceptionally well maintained and cleanly detailed, with healthy plantings and strong visual presentation contributing positively to the overall appearance of the community entrance. (Pic 19)

19. Noted. Thank you



**21. Sterling Hill Boulevard:** Thinning turf and exposed sand were again observed directly across from the Barrington entryway; while some turf loss has developed since the previous report, the surrounding turf appears to be improving in color and overall health. (Pic 21)

21. Area struggling to recover due to weather and water restrictions



**20. Windance:** Active ant mounds were again observed within the small CDD-owned area immediately right of the subdivision entrance. Treatment and raking are requested to reduce sand displacement and alleviate potential hazards to residents. (Pic 20)

20. Mounds treated on 5/29



**22. Barrington:** Dead plant material and turf weed presence were observed within the groundcover beds surrounding the entryway monument sign and nearby easements; request confirmation of optimal irrigation coverage and removal of any non-recoverable plant material if necessary. (Pic 22)

22. Noted. Will visit and assess on Monday 6/1



# Barrington

**23. Barrington:** Dead palm fronds remain unpruned throughout the Barrington entryway and mail kiosk area, resulting in fallen fronds within adjacent landscape beds; this work was previously confirmed as scheduled following the prior report. Request update on expected completion timeframe.

(Pics 23A & 23B)  
23. All palm fronds will be trimmed during the month of June. will update once trew crew provides schedule



**24. Barrington:** Significant dry spots, browning turf, and turf dieback were observed throughout the entryway easements and turf areas upon entering the subdivision; immediate confirmation of optimal irrigation coverage and inspection for disease and fungal activity are strongly recommended due to the continued decline and high visibility of this area. (Pics 24A, 24B>, & 24C>)



24. Noted. Area needs to be resodded.

# Elgin Blvd, South Park Clubhouse, Dunwoody

**25. South Park Clubhouse:** Healthy green regrowth was observed within much of the firebush throughout the clubhouse landscape beds; however, intermittent plantings continue to show little to no signs of recovery. Inspection of struggling material is recommended, with removal of non-recoverable plantings if necessary. (Pic 25)

25. Noted . will address in the next couple of visits



**27. Dunwoody:** Significant weed presence was observed within the entryway plant beds outside the gates, with some weeds exceeding one foot in height; regular detailing should prevent weeds from reaching this level of growth and visibility. (Pic 27)

27. Noted and addressed.



**26. South Park Clubhouse:** Healthy regrowth was observed within the plantings along the rear side of the playground fencing; however, dead storm-damaged material was never cut back to the ground. Cutback is recommended to encourage uniform regrowth, improve appearance, and support healthier recovery throughout the bed. (Pic 26)

26. Noted. Scheduled cut back for week of 6/1/26



**28. Elgin Boulevard:** The recently installed jasmine plantings along the roadway have still not received mulch coverage, allowing substantial weed and turf grass intrusion throughout the beds. This competition is placing unnecessary stress on the new plantings and likely hindering healthy establishment and growth. Although no plant loss has been observed at this time, the jasmine appears visibly stressed and is not progressing at the expected rate. (Pics 28A, 28B>, & 28C>)

28. Will follow with Jason as to mulching schedule



# Elgin Blvd



## **Tab 5**

# Irrigation Inspection

## Job Details

**Date:**  
04/06/2026

**Controller Make and Model:**  
ICC2

**Property Name from Inspection:**  
Sterling Hill CDD

**Controller Location:**  
Arborglades Entrance behind Wall

**Controller Name:**  
Sterling Hill CDD - Clock A

**POC:**  
Well

**Weather Sensor Operational:**  
WORKING

**Account Manager:**  
JORGE LEDESMA

**Are repairs included in Contractual Agreement:**  
No

## Program Details

Program	Start Time	Run Days
A	06:00 PM	Wednesday Sunday
B	04:00 PM	Monday Tuesday Wednesday Thursday Friday Saturday Sunday

## Zone Information

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
Zone 1- Rotor outside Edgemere	45	No				No	No

### Zone Assessment:

Zone 1- Rotor outside Edgemere

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
Zone 2 rotor in front Arbor glades	45	No				No	No

### Zone Assessment:

Zone 2 rotor in front Arbor glades

# Irrigation Inspection

## Zone Information

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
Zone 3 spray in front of Arbor Glades	20	No				No	No

### Zone Assessment:

Zone 3 spray in front of Arbor Glades

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
Zone 4 - Drip/Rotor along wall exit side	20	No				No	No

### Zone Assessment:

Zone 4 - Drip/Rotor along wall exit side

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
Zone 5-Middle Island sprays	20	No				No	No

### Zone Assessment:

Zone 5-Middle Island sprays

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
Zone 6- Spray Sterling Hill Entrance	20	No				No	No

### Zone Assessment:

Zone 6- Spray Sterling Hill Entrance

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
Zone 7 After zone 6 Spray	20	No				No	No

### Zone Assessment:

Zone 7 After zone 6 Spray

# Irrigation Inspection

Zone Information							
Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
Zone 8 Spray after zone 7	20	Yes	Nozzles	2	Yes	No	Yes
Zone 8 Spray after zone 7	20	Yes	6" Pop-Up	2	Yes	No	Yes

## Zone Assessment:

Zone 8 Spray after zone 7  
Adjusted spray head.



Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
Zone 9 Spray Sterling Hill Exit	20	Yes	Nozzles	1	Yes	No	No

## Zone Assessment:

Zone 9 Spray Sterling Hill Exit

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
Zone 10-Spray before sterling hill exit	20	Yes			Yes	No	Yes

## Zone Assessment:

Zone 10-Spray before sterling hill exit  
Adjusted two spray heads.

# Irrigation Inspection

## Zone Information

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
Zone 11 Spray White fence	20	Yes	6" Pop-Up	1	Yes	No	No
Zone 11 Spray White fence	20	Yes	Nozzles	1	Yes	No	No

### Zone Assessment:

Zone 11 Spray White fence



Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
Zone 12 rotor coming down sterling hill blvd	45	Yes			Yes	No	Yes

### Zone Assessment:

Zone 12 rotor coming down sterling hill blvd  
Adjusted coverages on rotors.

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
Zone 14 Drip front middle entrance	40	No				No	No

### Zone Assessment:

Zone 14 Drip front middle entrance

# Irrigation Inspection

## Zone Information

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
Zone 15 spray Infront of arbor glade	20	No				No	No

### Zone Assessment:

Zone 15 spray Infront of arbor glade

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
Zone 16 drip to bright stone	40	Yes	Drip Line Fittings	2	Yes	No	No

### Zone Assessment:

Zone 16 drip to bright stone



Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
Zone 17 sprays exit side of arbor glade	20	No				No	No

### Zone Assessment:

Zone 17 sprays exit side of arbor glade

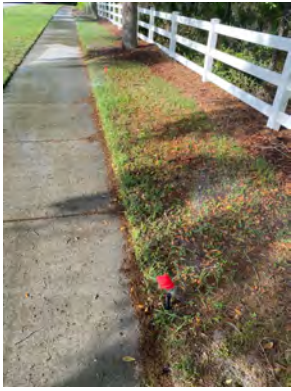
# Irrigation Inspection

## Zone Information

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
Zone 20 middle exit side blvd	30	Yes	6" Pop-Up	2	Yes	No	No
Zone 20 middle exit side blvd	30	Yes	Nozzles	2	Yes	No	No

### Zone Assessment:

Zone 20 middle exit side blvd



Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
23 Sprays Across Arborglade	20	Yes	6" Pop-Up	1	Yes	No	No
23 Sprays Across Arborglade	20	Yes	Nozzles	1	Yes	No	No

### Zone Assessment:

23 Sprays Across Arborglade



# Irrigation Inspection

## Zone Information

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
24 Sprays in front of zone 12 Rotors	20	No				No	No

## Zone Assessment:

24 Sprays in front of zone 12 Rotors

## Inspection Details

**Any Repairs, Assessments and/or Diagnostics required?** No

**Controller Wet Check Finished:** Yes

**Technician Name:** Mark Perez

**Is Property fully Inspected:** Yes

**Supervisor Name:** David Thomas

# Irrigation Inspection

## Job Details

**Date:**  
04/06/2026

**Controller Make and Model:**  
ICC2

**Property Name from Inspection:**  
Sterling Hill CDD

**Controller Location:**  
North Side Well Pump #1

**Controller Name:**  
Sterling Hill CDD - Clock B

**POC:**  
Well Pump

**Weather Sensor Operational:**  
NOT WORKING

**Account Manager:**  
JORGE LEDESMA

**Are repairs included in Contractual Agreement:**  
No

## Program Details

Program	Start Time	Run Days
A	09:00 PM	Tuesday Friday

## Zone Information

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
Zone 1 sprays Edgemere entrance side	20	Yes	1/2" - 3/4" Misc Fittings	2	Yes	No	No
Zone 1 sprays Edgemere entrance side	20	Yes	Expansion Coupling 1"	1	Yes	No	No

## Zone Assessment:

Zone 1 sprays Edgemere entrance side



# Irrigation Inspection

## Zone Information

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
Zone 2- rotors across the st from zone 1	45	Yes			Yes	No	Yes

### Zone Assessment:

Zone 2- rotors across the st from zone 1  
Adjusted 1 rotor.

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
Zone 3 middle median	20	No				No	No

### Zone Assessment:

Zone 3 middle median

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
Zone 4- sprays Edgemere Exit Side	20	No				No	No

### Zone Assessment:

Zone 4- sprays Edgemere Exit Side

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
Zone 5 rotors outside of Brightstone	45	No				No	No

### Zone Assessment:

Zone 5 rotors outside of Brightstone

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
Zone 6 rotors across zone 5	45	No				No	No

### Zone Assessment:

Zone 6 rotors across zone 5

# Irrigation Inspection

## Zone Information

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
Zone 7 rotors outside Brightstone	45	Yes	4" Rotor	1	Yes	No	No

### Zone Assessment:

Zone 7 rotors outside Brightstone

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
Zone 8 sprays Brightstone	20	No				No	No

### Zone Assessment:

Zone 8 sprays Brightstone

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
Zone 9 - Sprays Exit side Brightstone entrance	20	No				No	No

### Zone Assessment:

Zone 9 - Sprays Exit side Brightstone entrance

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
Zone 10- bubblers across the st from Clock	10	No				No	No

### Zone Assessment:

Zone 10- bubblers across the st from Clock

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
Zone 11 Sprays across Brightstone	20	Yes			Yes	No	Yes

### Zone Assessment:

Zone 11 Sprays across Brightstone  
Adjusted three spray heads

# Irrigation Inspection

## Zone Information

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
Zone 12-Drip Infront of clock along side White fence	30	No				No	No

### Zone Assessment:

Zone 12-Drip Infront of clock along side White fence

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
Zone 13- rotors after zone 6	45	No				No	No

### Zone Assessment:

Zone 13- rotors after zone 6

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
Zone 14 sprays middle island after Brightstone	20	No				No	No

### Zone Assessment:

Zone 14 sprays middle island after Brightstone

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
Zone 15 sprays across zone 14 right side	20	No				No	No

### Zone Assessment:

Zone 15 sprays across zone 14 right side

# Irrigation Inspection

## Zone Information

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
Zone 16 sprays otherside of zone 15	20	No				No	No

### Zone Assessment:

Zone 16 sprays otherside of zone 15

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
Zone 17 Middle island by Brightstone	20	No				No	No

### Zone Assessment:

Zone 17 Middle island by Brightstone

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
Zone 18 middle island by zone 17	20	Yes	Nozzles	1	Yes	No	No

### Zone Assessment:

Zone 18 middle island by zone 17

# Irrigation Inspection

## Zone Information

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
Zone 23- Drip middle and down sterling Blvd	30	Yes	Micro Spray Stake Assembly	4	Yes	No	No
Zone 23- Drip middle and down sterling Blvd	30	Yes	Micro Spray Nozzles	4	Yes	No	No

## Zone Assessment:

Zone 23- Drip middle and down sterling Blvd



Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
Zone 24- drip going down Sterling Blvd	30	No				No	No

## Zone Assessment:

Zone 24- drip going down Sterling Blvd

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
Zone 26- Drip Middle island Across BrackenWood/ Brighton Entrance	30	No				No	No

## Zone Assessment:

Zone 26- Drip Middle island Across BrackenWood/ Brighton Entrance

# Irrigation Inspection

## Inspection Details

**Any Repairs, Assessments and/or Diagnostics required?** No

**Controller Wet Check Finished:** Yes

**Technician Name:** Mark Perez

**Is Property fully Inspected:** Yes

**Supervisor Name:** Hayley Myers

# Irrigation Inspection

## Job Details

<b>Date:</b> 04/23/2026	<b>Controller Make and Model:</b> ICC2
<b>Property Name from Inspection:</b> Sterling Hill CDD	<b>Controller Location:</b> NorthSide
<b>Controller Name:</b> Sterling Hill CDD - Clock C- Club House	<b>POC:</b> Well Pump
<b>Weather Sensor Operational:</b> WORKING	<b>Account Manager:</b> JORGE LEDESMA
<b>Are repairs included in Contractual Agreement:</b> Yes	

## Program Details

Program	Start Time	Run Days
A	02:30 AM	Wednesday Saturday

## Zone Information

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
1-Rotors infront Clubhouse	45	Yes	4" Rotor	2	Yes	No	Yes

## Zone Assessment:

1-Rotors infront Clubhouse  
Swapped two rotors for not rotating.



# Irrigation Inspection

## Zone Information

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
2-Drip in front club house	30	No				No	No

### Zone Assessment:

2-Drip in front club house

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
3-Sprays In front club house	20	No				No	No

### Zone Assessment:

3-Sprays In front club house

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
4-Sprays parking lot islands	20	No				No	No

### Zone Assessment:

4-Sprays parking lot islands

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
5-Rotors behind Club house	45	No				No	No

### Zone Assessment:

5-Rotors behind Club house

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
6-Sprays by basketball court	20	No				No	No

### Zone Assessment:

6-Sprays by basketball court

# Irrigation Inspection

## Zone Information

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
7-Sprays in parking lot	20	Yes	12" Pop-Up	2	Yes	No	No
7-Sprays in parking lot	20	Yes	Nozzles	2	Yes	No	No

### Zone Assessment:

7-Sprays in parking lot

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
8-Sprays by exit of club house Parking lot	20	No				No	No

### Zone Assessment:

8-Sprays by exit of club house Parking lot

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
Zone 9- Sprays Back Shed Club house	20	No				No	No

### Zone Assessment:

Zone 9- Sprays Back Shed Club house

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
Zone 10- Drip behind zone 9	20	No				No	No

### Zone Assessment:

Zone 10- Drip behind zone 9

# Irrigation Inspection

## Zone Information

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
11- Sprays behind mobile RV parking lot fence	20	No				No	No

## Zone Assessment:

11- Sprays behind mobile RV parking lot fence

## Inspection Details

**Any Repairs, Assessments and/or Diagnostics required?** No

**Controller Wet Check Finished:** Yes

**Technician Name:** Mark Perez

**Is Property fully Inspected:** Yes

**Supervisor Name:** Hayley Myers

# Irrigation Inspection

## Job Details

**Date:**  
04/22/2026

**Controller Make and Model:**  
Hunter ACC2

**Property Name from Inspection:**  
Sterling Hill CDD

**Controller Location:**

**Controller Name:**  
Sterling Hill CDD - Clock D-

**POC:**  
Well

**Weather Sensor Operational:**  
WORKING

**Account Manager:**  
JORGE LEDESMA

**Are repairs included in Contractual Agreement:**  
Yes

## Program Details

Program	Start Time	Run Days
A	08:00 PM	Thursday Sunday

## Zone Information

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
1- Rotor by gas station	45	Yes	4" Rotor	4	Yes	No	No

## Zone Assessment:

1- Rotor by gas station



# Irrigation Inspection

## Zone Information

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
2- Bubblers behind zone 1	10	No				No	No

### Zone Assessment:

2- Bubblers behind zone 1

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
3-Rotors Across BLVD infront of School	45	No				No	No

### Zone Assessment:

3-Rotors Across BLVD infront of School

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
4-Sprays coming Up Sterling BLVD N SIDE	20	Yes	6" Pop-Up	1	Yes	No	No
4-Sprays coming Up Sterling BLVD N SIDE	20	Yes	Nozzles	1	Yes	No	No

### Zone Assessment:

4-Sprays coming Up Sterling BLVD N SIDE

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
5 - Rotors next to zone 1	45	No				No	No

### Zone Assessment:

5 - Rotors next to zone 1

# Irrigation Inspection

## Zone Information

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
7-Sprays across the BLVD Infront of School	20	No				No	No

### Zone Assessment:

7-Sprays across the BLVD Infront of School

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
8- Sprays after zone 7	20	No				No	No

### Zone Assessment:

8- Sprays after zone 7

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
9-Bubbers Infront of school Across BLVD	10	No				No	No

### Zone Assessment:

9-Bubbers Infront of school Across BLVD

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
10- Drip NE.SHB Along Wall	30	Yes	Drip Line Fittings	2	Yes	No	No

### Zone Assessment:

10- Drip NE.SHB Along Wall

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
11-Sprays after zone 8	20	No				No	No

### Zone Assessment:

11-Sprays after zone 8

# Irrigation Inspection

## Zone Information

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
12-Drip SE E Along Wall	30	No				No	No

### Zone Assessment:

12-Drip SE E Along Wall

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
13-Sprays Annuals	20	No				No	No

### Zone Assessment:

13-Sprays Annuals

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
14-Sprays Exit Northside at Monument	20	No				No	No

### Zone Assessment:

14-Sprays Exit Northside at Monument

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
15-Sprays behind zone 5 by Gas station	20	No				No	No

### Zone Assessment:

15-Sprays behind zone 5 by Gas station

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
16-Rotors on BLVD outside of Clock	45	No				No	No

### Zone Assessment:

16-Rotors on BLVD outside of Clock

# Irrigation Inspection

## Zone Information

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
17-Sprays before Entrance of Amersham	20	No				No	No

### Zone Assessment:

17-Sprays before Entrance of Amersham

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
18-Rotors on Add a Zone with 28	45	No				No	No

### Zone Assessment:

18-Rotors on Add a Zone with 28

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
19-S: IS / Wall at East Elgin West / 1st Entr East side SHB exit side/ before 15	20	No				No	No

### Zone Assessment:

19-S: IS / Wall at East Elgin West / 1st Entr East side SHB exit side/ before 15

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
20-Sprays Amersham entrance	20	No				No	No

### Zone Assessment:

20-Sprays Amersham entrance

# Irrigation Inspection

## Zone Information

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
21- Sprays across St from Zone 4	20	No				No	No

### Zone Assessment:

21- Sprays across St from Zone 4

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
22-Drip Wall at East Elgin West / 1st Entr East side SHB exit side	30	No				No	No

### Zone Assessment:

22-Drip Wall at East Elgin West / 1st Entr East side SHB exit side

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
23-Sprays Exit Side of BrackenWood	20	Yes			Yes	No	Yes

### Zone Assessment:

23-Sprays Exit Side of BrackenWood  
Added extra Program for zone to run more than twice a week until better results.

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
24-Rotors behind clock	45	No				No	No

### Zone Assessment:

24-Rotors behind clock

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
25-Sprays Annuals on Island On Add a Zone with 30	20	No				No	No

### Zone Assessment:

25-Sprays Annuals on Island On Add a Zone with 30

# Irrigation Inspection

## Zone Information

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
26-Sprays Both Sides of BrackenWood Entrance	20	No				No	No

### Zone Assessment:

26-Sprays Both Sides of BrackenWood Entrance

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
27-Sprays 2nd half of Island along with Annuals	20	No				No	No

### Zone Assessment:

27-Sprays 2nd half of Island along with Annuals

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
28- Sprays behind zone 18 NW WALL	20	Yes	Nozzles	3	Yes	No	No

### Zone Assessment:

28- Sprays behind zone 18 NW WALL

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
29-Drip Amersham Entrance	30	No				No	No

### Zone Assessment:

29-Drip Amersham Entrance

# Irrigation Inspection

## Zone Information

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
30- Across St from Annuals before zone 21	30	No				No	No

### Zone Assessment:

30- Across St from Annuals before zone 21

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
31 - Drip BrackenWood Entrance	30	No				No	No

### Zone Assessment:

31 - Drip BrackenWood Entrance

## Inspection Details

**Any Repairs, Assessments and/or Diagnostics required?** No

**Controller Wet Check Finished:** Yes

**Technician Name:** Mark Perez

**Is Property fully Inspected:** Yes

**Supervisor Name:** Hayley Myers

# Irrigation Inspection

## Job Details

**Date:**  
04/09/2026

**Controller Make and Model:**  
ICC2 HUNTER

**Property Name from Inspection:**  
Sterling Hill CDD

**Controller Location:**  
Next to Bus station South Side

**Controller Name:**  
Sterling Hill CDD - Clock F

**POC:**  
Well Pump

**Weather Sensor Operational:**  
WORKING

**Account Manager:**  
JORGE LEDESMA

**Are repairs included in Contractual Agreement:**  
Yes

## Program Details

Program	Start Time	Run Days
A	09:00 PM	Monday Friday

## Zone Information

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
1-Rotors in front of bus stop	45	Yes			Yes	No	Yes

### Zone Assessment:

1-Rotors in front of bus stop  
Adjusted five rotors spraying sidewalk

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
2-Sprays in front of bus stop with zone 1	20	No				No	No

### Zone Assessment:

2-Sprays in front of bus stop with zone 1

# Irrigation Inspection

## Zone Information

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
3-Sprays Middle Island heading towards Dunwoody	20	No				No	No

### Zone Assessment:

3-Sprays Middle Island heading towards Dunwoody

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
4-Sprays right exit side of Mandalay entrance	20	No				No	No

### Zone Assessment:

4-Sprays right exit side of Mandalay entrance

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
5-Sprays continuing after zone 4	20	No				No	No

### Zone Assessment:

5-Sprays continuing after zone 4

# Irrigation Inspection

## Zone Information

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
7-Drip middle Island across from zone 6	30	Yes	Micro Spray Stake Assembly	2	Yes	No	No
7-Drip middle Island across from zone 6	30	Yes	Micro Spray Nozzles	2	Yes	No	No

### Zone Assessment:

7-Drip middle Island across from zone 6



Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
8-Sprays Covey Run	20	No				No	No

### Zone Assessment:

8-Sprays Covey Run

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
11-Sprays Outside Covey Run	20	No				No	No

### Zone Assessment:

11-Sprays Outside Covey Run

# Irrigation Inspection

## Zone Information

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
13-Sprays Middle Island Outside Covey Run	20	No				No	No

### Zone Assessment:

13-Sprays Middle Island Outside Covey Run

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
14-Sprays Middle island Covey Run	20	Yes	6" Pop-Up	1	Yes	No	No
14-Sprays Middle island Covey Run	20	Yes	Nozzles	1	Yes	No	No

### Zone Assessment:

14-Sprays Middle island Covey Run



Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
15-Rotors outside of Covey Run	45	Yes			Yes	No	Yes

### Zone Assessment:

15-Rotors outside of Covey Run  
Adjusted spray coverage on one rotor.

# Irrigation Inspection

## Zone Information

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
16-Rotors outside Covey Run	45	Yes	4" Rotor	1	Yes	No	No

### Zone Assessment:

16-Rotors outside Covey Run



Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
18-Sprays a long white fence before passing covey run	45	No				No	No

### Zone Assessment:

18-Sprays a long white fence before passing covey run

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
20-Sprays across ST from Bus stop	20	No				No	No

### Zone Assessment:

20-Sprays across ST from Bus stop

# Irrigation Inspection

## Zone Information

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
21-Sprays infront of Lift station	20	No				No	No

### Zone Assessment:

21-Sprays infront of Lift station

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
22-Sprays middle island infront of lift station	20	No				No	No

### Zone Assessment:

22-Sprays middle island infront of lift station

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
23-Sprays outside Entrance Of Club House	20	No				No	No

### Zone Assessment:

23-Sprays outside Entrance Of Club House

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
24- Bubbler/ drip infront Bus Stop	20	No				No	No

### Zone Assessment:

24- Bubbler/ drip infront Bus Stop

# Irrigation Inspection

## Inspection Details

**Any Repairs, Assessments and/or Diagnostics required?** No

**Controller Wet Check Finished:** Yes

**Technician Name:** Mark Perez

**Is Property fully Inspected:** Yes

**Supervisor Name:** David Thomas

# Irrigation Inspection

## Job Details

**Date:**  
04/09/2026

**Controller Make and Model:**  
ICC2 HUNTER

**Property Name from Inspection:**  
Sterling Hill CDD

**Controller Location:**  
South Side Club House

**Controller Name:**  
Sterling Hill CDD - Clock G

**POC:**  
Well Pump

**Weather Sensor Operational:**  
WORKING

**Account Manager:**  
JORGE LEDESMA

**Are repairs included in Contractual Agreement:**  
Yes

## Program Details

Program	Start Time	Run Days
A	10:30 PM	Monday Saturday

## Zone Information

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
1-Sprays infront of club house	20	No				No	No

## Zone Assessment:

1-Sprays infront of club house

# Irrigation Inspection

Zone Information							
Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
2-Rotors Entrance side club house	45	Yes	4" Rotor	2	Yes	No	Yes

Zone Assessment:
2-Rotors Entrance side club house Straightened 1 Rotor.


Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
4-Rotors by walkway & white fence	45	No				No	No

Zone Assessment:
4-Rotors by walkway & white fence

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
5-Sprays by park	20	No				No	No

Zone Assessment:
5-Sprays by park

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
6-Rotors in parking lot	30	No				No	No

Zone Assessment:
6-Rotors in parking lot

# Irrigation Inspection

## Zone Information

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
7- Rotors dog park	45	No				No	No

### Zone Assessment:

7- Rotors dog park

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
8-Drip infront club house	30	No				No	No

### Zone Assessment:

8-Drip infront club house

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
9-Rotors entrance / exit	45	No				No	No

### Zone Assessment:

9-Rotors entrance / exit

# Irrigation Inspection

## Zone Information

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
10-Drip in front of Club house	30	Yes	Drip Line Fittings	6	Yes	No	No
10-Drip in front of Club house	30	Yes	Drip Line by the foot	2	Yes	No	No

### Zone Assessment:

10-Drip in front of Club house



Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
11-Rotors back of club house	45	No				No	No

### Zone Assessment:

11-Rotors back of club house

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
12-Rotors back of club house	45	No				No	No

### Zone Assessment:

12-Rotors back of club house

# Irrigation Inspection

## Inspection Details

Any Repairs, Assessments and/or Diagnostics required? No



**Controller Wet Check Finished:** Yes

**Technician Name:** Mark Perez

**Is Property fully Inspected:** Yes

**Supervisor Name:** David Thomas

# Irrigation Inspection

## Job Details

**Date:**  
04/08/2026

**Controller Make and Model:**  
ICC2 HUNTER

**Property Name from Inspection:**  
Sterling Hill CDD

**Controller Location:**  
Behind Wall Windance Entrance

**Controller Name:**  
Sterling Hill CDD - Clock H-

**POC:**  
Well Pump

**Weather Sensor Operational:**  
WORKING

**Account Manager:**  
JORGE LEDESMA

**Are repairs included in Contractual Agreement:**  
Yes

## Program Details

Program	Start Time	Run Days
A	09:00 AM	Tuesday Friday

## Zone Information

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
1-Sprays Exit Side	20	No				No	No

### Zone Assessment:

1-Sprays Exit Side

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
2-Rotors right side BLVD	45	Yes	Small King Nut - DryConn Black/Blue	2	Yes	No	Yes

### Zone Assessment:

2-Rotors right side BLVD  
Respliced wires found disconnected

# Irrigation Inspection

## Zone Information

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
3-Sprays & Drip Right side BLVD	20	No				No	No

### Zone Assessment:

3-Sprays & Drip Right side BLVD

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
4-Drip Entrance middle / both sides	20	No				No	No

### Zone Assessment:

4-Drip Entrance middle / both sides

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
5- Drip Barrington Exit down to Westbrook Blvd Entrance	30	No				No	No

### Zone Assessment:

5- Drip Barrington Exit down to Westbrook Blvd Entrance

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
6-Bubbler entrance side	10	No				No	No

### Zone Assessment:

6-Bubbler entrance side

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
7-Sprays middle island BLVD	20	No				No	No

### Zone Assessment:

7-Sprays middle island BLVD

# Irrigation Inspection

## Zone Information

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
8-Drip along Wall	20	No				No	No

### Zone Assessment:

8-Drip along Wall

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
9-Rotors After Zone 1 up the BLVD	45	No				No	No

### Zone Assessment:

9-Rotors After Zone 1 up the BLVD

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
10-Drip middle Island Up BLVD	20	Yes	1/2" - 3/4" Misc Fittings	2	Yes	No	No
10-Drip middle Island Up BLVD	20	Yes	Poly/Flex Pipe 3/4"	1	Yes	No	No
10-Drip middle Island Up BLVD	20	Yes	Drip Line Fittings	3	Yes	No	No

### Zone Assessment:

10-Drip middle Island Up BLVD



# Irrigation Inspection

## Zone Information

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
11-Sprays along Right side Wall BLVD	20	No				No	No

### Zone Assessment:

11-Sprays along Right side Wall BLVD

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
12-Sprays / Drip Entrance Side	20	No				No	No

### Zone Assessment:

12-Sprays / Drip Entrance Side

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
13-Sprays Entrance side	20	No				No	No

### Zone Assessment:

13-Sprays Entrance side

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
14-Rotors Entrance Side	45	No				No	No

### Zone Assessment:

14-Rotors Entrance Side

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
15-Sprays Middle Island Before Entrance	20	No				No	No

### Zone Assessment:

15-Sprays Middle Island Before Entrance

# Irrigation Inspection

## Zone Information

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
16-Rotors Along White Fence Down BLVD	45	No				No	No

### Zone Assessment:

16-Rotors Along White Fence Down BLVD

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
17- Sprays Exit Side Barrington down to Westbrook BLVD	20	No				No	No

### Zone Assessment:

17- Sprays Exit Side Barrington down to Westbrook BLVD

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
18-rotors going down Blvdwith zone 5	45	Yes	4" Rotor	1	Yes	No	No

### Zone Assessment:

18-rotors going down Blvdwith zone 5



# Irrigation Inspection

## Zone Information

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
19- Rotors Barrington Exit side down to Windance Entance	45	No				No	No

## Zone Assessment:

19- Rotors Barrington Exit side down to Windance Entance

## Inspection Details

**Any Repairs, Assessments and/or Diagnostics required?** No

**Controller Wet Check Finished:** Yes

**Technician Name:** Mark Perez

**Is Property fully Inspected:** Yes

**Supervisor Name:** David Thomas

# Irrigation Inspection

## Job Details

**Date:**  
04/13/2026

**Controller Make and Model:**  
I-CORE

**Property Name from Inspection:**  
Sterling Hill CDD

**Controller Location:**  
Behind Lift Station

**Controller Name:**  
Sterling Hill CDD - Clock I

**POC:**  
Well Pump

**Weather Sensor Operational:**  
WORKING

**Account Manager:**  
JORGE LEDESMA

**Are repairs included in Contractual Agreement:**  
Yes

## Program Details

Program	Start Time	Run Days
A	08:00 PM	Tuesday Saturday

## Zone Information

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
1-drip/bubbler Exit Side Drip inside Gate	20	No				No	No

### Zone Assessment:

1-drip/bubbler Exit Side Drip inside Gate

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
2-Sprays exit gate entrance	20	No				No	No

### Zone Assessment:

2-Sprays exit gate entrance

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
3-Drip exit side gate entrance	30	No				No	No

### Zone Assessment:

3-Drip exit side gate entrance

# Irrigation Inspection

## Zone Information

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
4-Drip middle island	20	No				No	No

### Zone Assessment:

4-Drip middle island

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
5-Drip entry entrance side	20	No				No	No

### Zone Assessment:

5-Drip entry entrance side

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
6-Bubbler Trees behind lift station	10	No				No	No

### Zone Assessment:

6-Bubbler Trees behind lift station

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
8-Sprays entrance Side	20	No				No	No

### Zone Assessment:

8-Sprays entrance Side

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
9-Rotors common area by Home	45	No				No	No

### Zone Assessment:

9-Rotors common area by Home

# Irrigation Inspection

## Zone Information

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
10-Drip common area by zone 9	30	No				No	No

### Zone Assessment:

10-Drip common area by zone 9

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
11-Sprays before Mail Box	20	No				No	No

### Zone Assessment:

11-Sprays before Mail Box

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
12-Bubbler by common area with zone 9	10	No				No	No

### Zone Assessment:

12-Bubbler by common area with zone 9

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
13-Rotors behind mailbox common area	45	No				No	No

### Zone Assessment:

13-Rotors behind mailbox common area

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
14-Drip behind mailbox	30	No				No	No

### Zone Assessment:

14-Drip behind mailbox

# Irrigation Inspection

## Zone Information

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
15-Rotors in front of white fence	45	No				No	No

## Zone Assessment:

15-Rotors in front of white fence

## Inspection Details

**Any Repairs, Assessments and/or Diagnostics required?** Yes

Removed program B off clock.  
Clock was down due to Well pump going inactive but is now back working.

**Controller Wet Check Finished:** Yes

**Technician Name:** Mark Perez

**Is Property fully Inspected:** Yes

**Supervisor Name:** David Thomas

## **Tab 6**

## Operations Report – May 2026

Sterling Hill CDD  
Phone: 352-686-5161 • Email: sterlinghillclub@live.com  
Clubhouse Manager: Jason Pond



### Clubhouse Maintenance and Improvements

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- Monthly carpet and floor cleaning by Apex.
- Installed new self closers to the basketball and tennis courts.
- Painted north porch dog house columns.
- Painted wood pool beams at south clubhouse.
- New chains on both playground swings.
- South playground columns and beams were repainted.
- South side vinyl fencing was pressure washed.

### Gate Report

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- Greased all main village gates.
- Replaced keypad at Dunwoody callbox.
- Installed new motor in Brightstone entrance motor box.
- Replaced out back-up batteries at all gates.
- Checked all security cameras to make sure they were all operational.

### Private Event Rentals

---

#### North Clubhouse:

05/02/26 – Baby Shower  
05/03/26 – Birthday Party  
05/09/26 – Baby Shower  
05/10/26 – Grad Party  
05/11/26 – Baby Shower  
05/16/26 – Baby Shower  
05/17/26 – Birthday Party  
05/23/26 – Grad Party  
05/24/26 – Football Party  
05/30/26 – Birthday Party  
05/31/26 – Grad Party

#### South Clubhouse:

05/02/26 – Ice Cream Social  
05/09/26 – Birthday Party  
05/15/26 – Meeting  
05/16/26 – Dinner Party  
05/17/26 – Birthday Party  
05/23/26 – Grad Party  
05/24/26 – Birthday Party  
05/29/26 – Summer Party  
05/30/26 – Birthday Party  
05/31/26 – Birthday Party

### Field Maintenance

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- Trash clean-up in the DRA's, wooded areas, and trash and debris clean up along Sterling Hill Blvd.
- Installed new kant slams at village gates.
- Repaired splash pad fill tank.



Rizzetta & Company

# Tab 7



Rizzetta & Company

**UPCOMING DATES TO REMEMBER**

- **Next Meeting:** July 14, 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

June 9

2026

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**District Manager Updates**

<u>FINANCIAL SUMMARY</u>	<u>4/30/2026</u>
General Fund Cash & Investment Balance:	\$1,620,226
Reserve Fund Cash & Investment Balance:	\$1,532,678
Debt Service Fund & Investment Balance:	<u>\$1,079,189</u>
<b>Total Cash and Investment Balances:</b>	<b>\$4,232,093</b>
<b>General Fund Expense Variance: \$242,588</b>	<b>Over Budget</b>



Rizzetta & Company

# **Sterling Hill Community Development District**

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**Financial Statements  
(Unaudited)**

**April 30, 2026**

**Prepared by: Rizzetta & Company, Inc.**

[sterlinghillcdd.org](http://sterlinghillcdd.org)  
[rizzetta.com](http://rizzetta.com)

**Sterling Hill Community Development District**

Balance Sheet

As of 04/30/2026

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
<b>Assets</b>						
Cash In Bank	1,191,013	0	(54)	1,190,959	0	0
Investments	429,213	1,532,678	1,079,243	3,041,134	0	0
Accounts Receivable	103,234	0	44,315	147,550	0	0
Refundable Deposits	30,663	0	0	30,662	0	0
Fixed Assets	0	0	0	0	27,300,872	0
Amount To Be Provided Debt Service	0	0	0	0	0	13,630,000
<b>Total Assets</b>	<b>1,754,123</b>	<b>1,532,678</b>	<b>1,123,504</b>	<b>4,410,305</b>	<b>27,300,872</b>	<b>13,630,000</b>
<b>Liabilities</b>						
Accounts Payable	23,052	0	0	23,052	0	0
Deferred Revenue	5,470	0	0	5,470	0	0
Accrued Expenses	4,626	0	0	4,626	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
<b>Total Liabilities</b>	<b>35,712</b>	<b>0</b>	<b>7,270,000</b>	<b>7,305,712</b>	<b>0</b>	<b>13,630,000</b>
<b>Fund Equity &amp; Other Credits</b>						
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	27,300,872	0
Net Change in Fund Balance	768,536	(212,938)	407,684	963,283	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>1,718,411</b>	<b>1,532,678</b>	<b>(6,146,496)</b>	<b>(2,895,406)</b>	<b>27,300,872</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>1,754,123</b>	<b>1,532,678</b>	<b>1,123,504</b>	<b>4,410,305</b>	<b>27,300,872</b>	<b>13,630,000</b>

See Notes to Unaudited Financial Statements

**Sterling Hill Community Development District**

## Statement of Revenues and Expenditures

As of 04/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 04/30/2026 YTD Budget	Year To Date 04/30/2026 YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	10,622	10,622
Special Assessments				
Tax Roll	1,651,330	1,651,330	1,758,774	107,444
Other Misc. Revenues				
Miscellaneous Revenue	0	0	11,654	11,654
RV & Boat Storage Fees	20,000	20,000	27,017	7,017
<b>Total Revenues</b>	<b>1,671,330</b>	<b>1,671,330</b>	<b>1,808,067</b>	<b>136,737</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	14,000	8,167	8,000	166
<b>Total Legislative</b>	<b>14,000</b>	<b>8,167</b>	<b>8,000</b>	<b>166</b>
Financial & Administrative				
Accounting Services	19,400	11,316	11,317	0
Administrative Services	6,109	3,564	3,563	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	1,167	1,167	0
District Engineer	18,000	10,500	15,105	(4,605)
District Management	24,240	14,140	14,140	0
Dues, Licenses & Fees	1,500	1,500	169	1,332
Financial & Revenue Collections	5,093	2,971	2,971	0
Legal Advertising	1,500	875	445	429
Miscellaneous Mailings	2,500	1,458	0	1,458
Public Officials Liability Insurance	4,919	4,919	5,290	(371)
Tax Collector/Property Appraiser Fees	86,122	86,122	85,992	131
Website Hosting, Maintenance, Backup & E	2,858	1,667	700	967
<b>Total Financial &amp; Administrative</b>	<b>184,319</b>	<b>145,792</b>	<b>146,452</b>	<b>(659)</b>
Legal Counsel				
District Counsel	23,000	13,417	27,417	(14,001)
<b>Total Legal Counsel</b>	<b>23,000</b>	<b>13,417</b>	<b>27,417</b>	<b>(14,001)</b>
Law Enforcement				
Off Duty Deputy	20,000	11,666	0	11,667
<b>Total Law Enforcement</b>	<b>20,000</b>	<b>11,666</b>	<b>0</b>	<b>11,667</b>
Security Operations				
Security System Monitoring Services & Ma	12,000	7,000	20,988	(13,988)
<b>Total Security Operations</b>	<b>12,000</b>	<b>7,000</b>	<b>20,988</b>	<b>(13,988)</b>
Electric Utility Services				
Utility - Street Lights	79,150	46,171	45,582	589
Utility Services	56,000	32,667	29,070	3,597

See Notes to Unaudited Financial Statements

## Sterling Hill Community Development District

## Statement of Revenues and Expenditures

As of 04/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 04/30/2026	Year To Date 04/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Electric Utility Services	135,150	78,838	74,652	4,186
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	10,203	5,952	2,376	3,576
Total Garbage/Solid Waste Control Services	10,203	5,952	2,376	3,576
Water-Sewer Combination Services				
Utility Services	9,585	5,591	6,585	(994)
Total Water-Sewer Combination Services	9,585	5,591	6,585	(994)
Stormwater Control				
Lake/Pond Bank Maintenance & Repair	3,000	1,750	0	1,750
Total Stormwater Control	3,000	1,750	0	1,750
Other Physical Environment				
Entry & Walls Maintenance & Repair	20,000	11,667	0	11,666
General Liability Insurance	7,623	7,623	7,231	392
Holiday Decorations	1,500	1,500	923	578
Irrigation Repair	50,000	29,166	62,461	(33,294)
Landscape - Annuals/Flowers	3,600	2,100	1,994	106
Landscape - Fertilizer	22,860	13,335	6,930	6,404
Landscape - Mulch	60,000	35,000	74,900	(39,900)
Landscape - Pest Control	2,100	1,225	2,087	(862)
Landscape Inspection Services	11,400	6,650	6,650	0
Landscape Maintenance	275,000	160,417	144,536	15,881
Landscape Replacement Plants, Shrubs, Tr	40,000	23,333	16,320	7,014
Property Insurance	57,382	57,382	52,205	5,177
Seed & Sod Maintenance	25,000	14,584	975	13,608
Well Maintenance	3,500	2,041	8,503	(6,461)
Total Other Physical Environment	579,965	366,023	385,715	(19,691)
Road & Street Facilities				
Gate Maintenance & Repair	43,700	25,492	73,708	(48,217)
Gate Phone	7,100	4,142	7,919	(3,777)
Pressure Washing	8,000	4,666	0	4,666
Sidewalk Maintenance & Repair	25,000	14,584	9,085	5,499
Street Light/Decorative Light Maintenance	1,500	875	5,780	(4,905)
Street Sign Repair & Replacement	1,500	875	1,069	(194)
Total Road & Street Facilities	86,800	50,634	97,561	(46,928)
Parks & Recreation				
Athletic Court/Field/Playground Maintenance	1,000	583	5,429	(4,846)
Clubhouse Miscellaneous Expense	10,081	5,881	8,399	(2,518)
Contracted Employee Salaries	400,000	233,333	241,868	(8,535)
Fitness Equipment Maintenance & Repair	8,200	4,783	4,976	(193)
Furniture Repair & Replacement	4,000	2,334	0	2,333
Maintenance & Repairs	30,000	17,500	20,425	(2,925)
Management Contract	23,000	13,416	13,417	0

See Notes to Unaudited Financial Statements

**Sterling Hill Community Development District**

## Statement of Revenues and Expenditures

As of 04/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 04/30/2026	Year To Date 04/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Office Supplies	4,000	2,334	1,986	347
Pest Control	2,940	1,715	1,905	(190)
Playground Equipment & Maintenance	2,500	1,458	12,329	(10,871)
Pool Furniture Replacement	5,000	2,917	0	2,917
Pool Service Contract & Chemicals	40,000	23,333	28,203	(4,869)
Telephone, Internet, Cable	8,000	4,667	5,759	(1,093)
Vehicle Maintenance	7,736	4,512	8,426	(3,913)
Wildlife Management Services	1,000	584	0	584
Total Parks & Recreation	547,457	319,350	353,122	(33,772)
Special Events				
Special Events	11,000	6,416	9,644	(3,227)
Total Special Events	11,000	6,416	9,644	(3,227)
Contingency				
Capital Outlay	122,155	71,257	201,929	(130,673)
Total Contingency	122,155	71,257	201,929	(130,673)
Total Expenditures	1,758,634	1,091,853	1,334,441	(242,588)
Total Excess of Revenues Over(Under) Ex- penditures	(87,304)	579,477	473,626	(105,851)
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	294,910	294,911
Carry Forward Fund Balance				
Carry Forward Fund Balance	87,304	87,304	0	(87,304)
Total Other Financing Sources(Uses)	87,304	87,304	294,910	207,607
Fund Balance, Beginning of Period	0	0	949,875	949,875
Total Fund Balance, End of Period	0	666,781	1,718,411	1,051,631

**Sterling Hill Community Development District**

## Statement of Revenues and Expenditures

As of 04/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 04/30/2026 <u>YTD Budget</u>	Year To Date 04/30/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	37,566	37,566
Special Assessments				
Tax Roll	178,562	178,562	95,382	(83,180)
<b>Total Revenues</b>	<u>178,562</u>	<u>178,562</u>	<u>132,948</u>	<u>(45,614)</u>
<b>Expenditures</b>				
Contingency				
Capital Reserve - Asset Replacement	83,180	83,180	38,975	44,205
Capital Reserve - Road	95,382	95,382	12,000	83,382
<b>Total Contingency</b>	<u>178,562</u>	<u>178,562</u>	<u>50,975</u>	<u>127,587</u>
<b>Total Expenditures</b>	<u>178,562</u>	<u>178,562</u>	<u>50,975</u>	<u>127,587</u>
<b>Total Excess of Revenues Over(Under) Ex-</b> <b>penditures</b>	<u>0</u>	<u>0</u>	<u>81,973</u>	<u>81,973</u>
<b>Total Other Financing Sources(Uses)</b>				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(294,911)	(294,911)
<b>Total Other Financing Sources(Uses)</b>	<u>0</u>	<u>0</u>	<u>(294,911)</u>	<u>(294,911)</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>1,745,616</u>	<u>1,745,616</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>0</u>	<u>1,532,678</u>	<u>1,532,678</u>

**Sterling Hill Community Development District**

## Statement of Revenues and Expenditures

As of 04/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 04/30/2026 <u>YTD Budget</u>	Year To Date 04/30/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	14,716	14,716
Special Assessments				
Prepayments	0	0	5,139	5,139
Tax Roll	785,522	785,522	795,937	10,415
<b>Total Revenues</b>	<u>785,522</u>	<u>785,522</u>	<u>815,792</u>	<u>30,270</u>
<b>Expenditures</b>				
Debt Service				
Interest	305,522	305,522	408,108	(102,586)
Principal	480,000	480,000	0	480,000
<b>Total Debt Service</b>	<u>785,522</u>	<u>785,522</u>	<u>408,108</u>	<u>377,414</u>
<b>Total Expenditures</b>	<u>785,522</u>	<u>785,522</u>	<u>408,108</u>	<u>377,414</u>
<b>Total Excess of Revenues Over(Under) Ex-</b> <b>penditures</b>	<u>0</u>	<u>0</u>	<u>407,684</u>	<u>407,684</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>(6,554,180)</u>	<u>(6,554,180)</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>0</u>	<u>(6,146,496)</u>	<u>(6,146,496)</u>

**Sterling Hill CDD  
Investment Summary  
April 30, 2026**

<u>Account</u>		<u>Balance as of April 30, 2026</u>
Valley National Bank	Governmental Checking/ICS	\$ 429,213
<b>Total General Fund Investments</b>		<b>\$ 429,213</b>
Valley National Bank Asset Replacement Reserve	Governmental Checking/ICS	\$ 714,584
Valley National Bank Road Reserve	Governmental Checking/ICS	578,094
<b>Subtotal</b>		<b>1,292,678</b>
Regions Bank CD Reserve	3.14% - 6 Month Term - Maturity Date 08/29/26	240,000
<b>Subtotal</b>		<b>240,000</b>
<b>Total Reserve Fund Investments</b>		<b>\$ 1,532,678</b>
US Bank Series 2003 Revenue	US Bank Money Market Account-Managed	\$ 830,113
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	805
US Bank Series 2003 Interest B	US Bank Money Market Account-Managed	81
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	4
<b>Total Debt Service Fund Investments</b>		<b>\$ 1,079,243</b>

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 04/01/2026 to 04/30/2026**

<b>Fund_ID</b>	<b>Fund Name</b>	<b>Customer</b>	<b>Invoice Number</b>	<b>AR Account</b>	<b>Date</b>	<b>Balance Due</b>	
<b>655, 2639</b>	655-001	655 General Fund	Hernando County Tax Collector	AR00002889	12110	10/01/2025	103,234.16
<b>Sum for 655, 2639</b>							<b>103,234.16</b>
<b>655, 2641</b>	655-200	655 Debt Service Fund S2003	Hernando County Tax Collector	AR00002889	12110	10/01/2025	44,315.50
<b>Sum for 655, 2641</b>							<b>44,315.50</b>
<b>Sum for 655</b>							<b>147,549.66</b>
<b>Sum Total</b>							<b>147,549.66</b>

See Notes to Unaudited Financial Statements

**Sterling Hill Community Development District  
Summary A/P Ledger  
From 04/01/2026 to 04/30/2026**

<b>Fund Name</b>	<b>GL posting date</b>	<b>Vendor name</b>	<b>Document number</b>	<b>Description</b>	<b>Balance Due</b>
<b>655, 2639</b>					
655 General Fund	04/21/2026	Hernando County Utili-	SS0001300-042126	Water Services 04/26	725.39
655 General Fund	04/21/2026	ties Hernando County Utili-	SS0000100-042126	Water Services 04/26	341.08
655 General Fund	04/29/2026	Juniper Landscaping	393269	Insect & Disease Control 04/26	300.00
655 General Fund	04/30/2026	of Florida, LLC Juniper Landscaping	395517	Irrigation Repair 04/26	205.55
655 General Fund	04/30/2026	of Florida, LLC Juniper Landscaping	395518	Irrigation Repair 04/26	375.82
655 General Fund	04/30/2026	of Florida, LLC Juniper Landscaping	395516	Irrigation Repair 04/26	562.08
655 General Fund	04/30/2026	Rizzetta & Company, Inc.	INV0000109295	Cell Phone 04/26	50.00
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	04/29/2026	Times Publishing Company	86945-042926	Legal Advertising 04/26	56.40
655 General Fund	04/30/2026	Valley National Bank	CC043026-655	Credit Card Expenses 04/26	879.32
655 General Fund	04/30/2026	Valley National Bank	CC043026-655	Credit Card Expenses 04/26	670.93
655 General Fund	04/30/2026	Valley National Bank	CC043026-655	Credit Card Expenses 04/26	115.18
655 General Fund	04/30/2026	Valley National Bank	CC043026-655	Credit Card Expenses 04/26	4,341.91
655 General Fund	04/30/2026	Valley National Bank	CC043026-655	Credit Card Expenses 04/26	19.99
655 General Fund	04/30/2026	Valley National Bank	CC043026-655	Credit Card Expenses 04/26	877.33
655 General Fund	04/30/2026	Valley National Bank	CC043026-655	Credit Card Expenses 04/26	1,504.99
655 General Fund	04/23/2026	Withlacoochee River Electric Cooperative, Inc.	1415089-042326	Electric Services 04/26	96.94
655 General Fund	04/23/2026	Withlacoochee River Electric Cooperative, Inc.	1415078-042326	Electric Services 04/26	57.77
655 General Fund	04/23/2026	Withlacoochee River Electric Cooperative, Inc.	1415071-042326	Electric Services 04/26	338.87
655 General Fund	04/23/2026	Withlacoochee River Electric Cooperative, Inc.	1415085-042326	Electric Services 04/26	55.52
655 General Fund	04/23/2026	Withlacoochee River Electric Cooperative, Inc.	1415092-042326	Electric Services 04/26	78.27
655 General Fund	04/23/2026	Withlacoochee River Electric Cooperative, Inc.	1415084-042326	Electric Services 04/26	56.15
655 General Fund	04/23/2026	Withlacoochee River Electric Cooperative, Inc.	1415090-042326	Electric Services 04/26	55.09
655 General Fund	04/23/2026	Withlacoochee River Electric Cooperative, Inc.	1415080-042326	Electric Services 04/26	152.64
655 General Fund	04/23/2026	Withlacoochee River Electric Cooperative, Inc.	1415082-042326	Electric Services 04/26	56.15
655 General Fund	04/23/2026	Withlacoochee River Electric Cooperative, Inc.	1415069-042326	Electric Services 04/26	446.63
655 General Fund	04/23/2026	Withlacoochee River Electric Cooperative, Inc.	1415088-042326	Electric Services 04/26	49.93
655 General Fund	04/23/2026	Withlacoochee River Electric Cooperative, Inc.	2161145-042326	Electric Services 04/26	86.11

**Sterling Hill Community Development District  
Summary A/P Ledger  
From 04/01/2026 to 04/30/2026**

<b>Fund Name</b>	<b>GL posting date</b>	<b>Vendor name</b>	<b>Document number</b>	<b>Description</b>	<b>Balance Due</b>
655 General Fund	04/23/2026	Inc. Withlacoochee River Electric Cooperative, Inc.	2161146-042326	Electric Services 04/26	55.94
655 General Fund	04/23/2026	Withlacoochee River Electric Cooperative, Inc.	2118959-042326	Electric Services 04/26	782.09
655 General Fund	04/23/2026	Withlacoochee River Electric Cooperative, Inc.	1415075-042326	Electric Services 04/26	54.54
655 General Fund	04/23/2026	Withlacoochee River Electric Cooperative, Inc.	1415086-042326	Electric Services 04/26	57.88
655 General Fund	04/23/2026	Withlacoochee River Electric Cooperative, Inc.	1415070-042326	Electric Services 04/26	206.96
655 General Fund	04/23/2026	Withlacoochee River Electric Cooperative, Inc.	1415081-042326	Electric Services 04/26	60.77
655 General Fund	04/23/2026	Withlacoochee River Electric Cooperative, Inc.	1415074-042326	Electric Services 04/26	996.56
655 General Fund	04/17/2026	Withlacoochee River Electric Cooperative, Inc.	1415083-042326	Electric Services 04/26	57.66
655 General Fund	04/23/2026	Withlacoochee River Electric Cooperative, Inc.	1415079-042326	Electric Services 04/26	345.42
655 General Fund	04/23/2026	Withlacoochee River Electric Cooperative, Inc.	1415073-042326	Electric Services 04/26	6,118.01
655 General Fund	04/23/2026	Withlacoochee River Electric Cooperative, Inc.	1415091-042326	Electric Services 04/26	927.69
655 General Fund	04/23/2026	Withlacoochee River Electric Cooperative, Inc.	1415072-042326	Electric Services 04/26	411.86
655 General Fund	04/23/2026	Withlacoochee River Electric Cooperative, Inc.	1415076-042326	Electric Services 04/26	54.76
655 General Fund	04/23/2026	Withlacoochee River Electric Cooperative, Inc.	1415077-042326	Electric Services 04/26	54.12
655 General Fund	04/23/2026	Withlacoochee River Electric Cooperative, Inc.	1415087-042326	Electric Services 04/26	49.07
<b>Sum for 655, 2639</b>					<b>23,052.29</b>
<b>Sum for 655</b>					<b>23,052.29</b>
<b>Sum Total</b>					<b>23,052.29</b>

**Sterling Hill Community Development District**  
**Notes to Unaudited Financial Statements**  
**April 30, 2026**

**Balance Sheet**

1. Trust statement activity has been recorded through 04/30/26.
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 \$51,716.01 was received in May 2026.
6. Debt Service Fund 200 - Payment for invoice #AR00002889 in the amount of \$22,200.22 was received in May 2026.

# Tab 8

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, May 12, 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
Christina Miller Board Supervisor, Chairman

Also present were:

- Darryl Adams District Manager, Rizzetta & Company
Lauren Gentry District Counsel, Kilinski Van Wyk (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)
John Toborg Landscape Inspection Manger, Rizzetta & Company (via conference call)

Audience Present

FIRST ORDER OF BUSINESS Call to Order

Mr. Adams called the meeting to order at 10:03 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

49 Mrs. Clark asked whether John Toborg would continue as the landscape inspector. Mr.  
50 Campbell stated that he would be taking over the landscape inspection responsibilities  
51 and would provide a monthly report.

52  
53 Mr. Raymond asked about excess parking around Edgemere.

54  
55 **FOURTH ORDER OF BUSINESS** **Presentation of Fiscal Year 2026-2027**  
56 **Proposed Budget**

57  
58 **1. Consideration of Resolution 2026-08; Approving Fiscal Year 2026/2027**  
59 **Proposed Budget and Setting Public Hearing**

60  
61 The Board set the Public hearing for August 11, 2026 at 6:00 p.m.

62  
63  
64  
65  
66  

On a motion from Mr. Gebala, seconded by Mr. Bagnuolo, with all in favor, the Board of Supervisors approved the Resolution 2026-08; Approving Fiscal Year 2026/2027 Proposed Budget and Setting Public Hearing, for the Sterling Hill Community Development District.
---

63  
64 **FIFTH ORDER OF BUSINESS** **Consideration of Quality Sod and**  
65 **Landscape Sod Installation Proposal**

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86  

On a motion from Mr. Gebala, seconded by Ms. Feliu, with all in favor, the Board of Supervisors approved the Quality Sod and Landscape sod installation Proposal #224071, in the amount of \$36,823.50, with the work to commence during the rainy season, and authorize District Counsel to draft the agreement, for the Sterling Hill Community Development District.
---

67  
68 **SIXTH ORDER OF BUSINESS** **Staff Reports**

69  
70 **A. District Engineer**

71 There were no items to discuss.

72  
73 **B. Landscape Report**

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

75 Mr. Campbell reviewed his report

76  
77 **C. District Counsel**

78 Ms. Moczynski discussed the timeline for the Supervisor election ballot, Form 1 filing,  
79 and Ethics Training requirements. Ballots will be distributed from June 8 through June  
80 12. Form 1 must be filed by July 1, 2026, and Ethics Training must be completed by  
81 December 31, 2026.

82  
83 **D. Amenity Management Report**

84 **1. Review of Amenity Report**

85 Mr. Pond reviewed his report and discussed T-Mobile's request to install fiber optic  
86 infrastructure within the community. The Board had no objection to the installation;

87 however, they requested that internet service be provided at no cost for the Clubhouse  
88 and gate systems as part of the project agreement.  
89

On a motion from Mr. Gebala, seconded by Mr. Bagnuolo, with all in favor, the Board of Supervisors allowing T-Mobile to install fiber optic infrastructure within the community, with the request that complimentary internet service be provided at no cost at all gatehouses and clubhouse facilities, for the Sterling Hill Community Development District.

90 On a motion from Mr. Gebala, seconded by Ms. Manuele, with all in favor, the Board of Supervisors approved the installation of speed bumps in the north-side parking area at a cost not to exceed \$3,000.00., for the Sterling Hill Community Development District.

91  
92 **E. District Manager**

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

94 Mr. Adams reviewed his report and monthly financials. He also reminded the Board that  
95 the next meeting is scheduled for June 9, 2026, at 10:00 a.m.

96  
97 **2. Review of 1st Quarterly Website Audit**

98 Mr. Adams reviewed the 1st Quarterly Website Audit.  
99

100 **3. Review of Registered Voter Count**

101 Mr. Adams reviewed Registered Voter Count.  
102

103 **SEVENTH ORDER OF BUSINESS**

**Consideration of Minutes of Board  
of Budget Workshop held on  
April 9, 2026**

104  
105  
106  
107 The Board made several edits to the Budget Workshop April 9, 2026 minutes.  
108

On a motion from Mr. Bagnuolo, seconded by Mr. Gebala, with all in favor, the Board of Supervisors approved the minutes of the Budget Workshop held on April 9, 2026, as amended, for the Sterling Hill Community Development District.

109  
110 **EIGHTH ORDER OF BUSINESS**

**Consideration of Minutes of Board  
of Supervisors' Meeting held on  
April 14, 2026**

111  
112  
113  
114 The Board made several edits to the April 14, 2026 meeting minutes.  
115

On a motion from Mr. Gebala, seconded by Mr. Bagnuolo, with all in favor, the Board of Supervisors approved the minutes of the regular meeting held on April 14, 2026, as amended, for the Sterling Hill Community Development District.

116

117 **NINTH ORDER OF BUSINESS** **Ratification of Operations &**  
 118 **Maintenance Expenditures for**  
 119 **March 2026**  
 120

On a motion from Mr. Gebala, seconded by Ms. Feliu, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenses for March 2026 (\$ 98,958.08), as discussed, for the Sterling Hill Community Development District.

121 **TENTH ORDER OF BUSINESS** **Audience Comments**  
 122  
 123  
 124 Mrs. Clark requested an explanation for the budget increase and asked as to why the  
 125 District is currently over budget.

126 **ELEVENTH ORDER OF BUSINESS** **Supervisor Requests**  
 127  
 128  
 129 Supervisor Feliu raised questions regarding the sidewalk.  
 130  
 131 Supervisor Gebala requested that Mr. Adams determine whether an agreement exists  
 132 between the developer and the County concerning the sidewalk. Supervisor Gebala also  
 133 requested that Mr. Adams and Mr. Pond contact the Challenger School System regarding  
 134 vehicles parking on the community's grass areas.

135 **TWELFTH ORDER OF BUSINESS** **Adjournment**  
 136

On a motion from Ms. Manuele, seconded by Mr. Gebala, with all in favor, the Board of Supervisors adjourned the meeting at 11:18 a.m. for the Sterling Hill Community Development District.

137  
 138  
 139  
 140  
 141  
 142 \_\_\_\_\_  
 143 Assistant Secretary Chairman/Vice Chairman  
 144

# Tab 9

# STERLING HILL COMMUNITY DEVELOPMENT DISTRICT

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

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

[www.sterlinghillcdd.org](http://www.sterlinghillcdd.org)

## **Operation and Maintenance Expenditures April 2026 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2026 through April 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented:        **\$ 297,606.27**

Approval of Expenditures:

---

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Architectural Assembly, Inc.	300410	25022-BAL	Pool Sunshade Recover Project 03/26	\$ 15,884.50
Brletic Dvorak, Inc.	300423	2403	Engineering Services 03/26	\$ 720.00
Christina Miller	20260416-4	CM040926-655	Board of Supervisors Meeting 04/09/26	\$ 200.00
Christina Miller	20260422-1	CM041426-655	Board of Supervisors Meeting 04/14/26	\$ 200.00
Commercial Energy Specialists, Inc.	300424	291224	Irrigation Repair 11/25	\$ 3,236.20
Darrin Bagnuolo	20260416-3	DB040926-655	Board of Supervisors Meeting 04/09/26	\$ 200.00
Darrin Bagnuolo	20260422-2	DB041426-655	Board of Supervisors Meeting 04/14/26	\$ 200.00
DCSI, Inc.	300416	34994	Security Monitoring & Maintenance 04/26	\$ 128.97
DCSI, Inc.	300416	34995	Security Monitoring & Maintenance 04/26	\$ 128.97
DCSI, Inc.	300436	35048	Security Monitoring & Maintenance 03/26	\$ 613.99
DCSI, Inc.	300436	35049	Security Monitoring & Maintenance 03/26	\$ 363.99

# Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
DCSI, Inc.	300436	35052	Security Monitoring & Maintenance 04/26	\$ 99.96
DCSI, Inc.	300447	35054	Security Monitoring & Maintenance 04/26	\$ 19,944.50
DCSI, Inc.	300448	35096	Security Monitoring & Maintenance 04/26	\$ 507.50
FitRev, Inc.	300417	38244	Fitness Equipment Maintenance & Repair 04/26	\$ 434.00
Hernando County Utilities	20260410-2 655	SS0000100-032026	Water Services 03/26	\$ 377.02
Hernando County Utilities	20260410-1 655	SS0001300-032026	Water Services 03/26	\$ 250.79
Jason Pond	300411	655-031326	Reimbursable Expenses 03/26	\$ 70.86
Juniper Landscaping of Florida, LLC	300412	387853	Insect & Disease Control 03/26	\$ 300.00
Juniper Landscaping of Florida, LLC	300412	388123	Landscape - Fertilizer 03/26	\$ 2,300.00
Juniper Landscaping of Florida, LLC	300412	388456	Landscape - Fertilizer 03/26	\$ 3,000.00
Juniper Landscaping of Florida, LLC	300434	390344	Landscape Maintenance 04/26	\$ 21,470.73

# Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 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	300437	392312	Landscape - Fertilizer 04/26	\$ 500.00
Juniper Landscaping of Florida, LLC	300449	392660	Irrigation Repair 04/26	\$ 356.60
Juniper Landscaping of Florida, LLC	300449	392661	Irrigation Repair 04/26	\$ 1,158.91
Kilinski Van Wyk, PLLC	300444	14713	Legal Services 03/26	\$ 2,390.00
LaRocca Contracting Services, Inc.	300438	001	Maintenance & Repair 04/26	\$ 3,293.00
Love Motorsports	300433	655-041626	Vehicle 04/26	\$ 12,000.00
Michael William Gebala	20260416-1	MG040926-655	Board of Supervisors Meeting 04/09/26	\$ 200.00
Michael William Gebala	20260422-3	MG041426-655	Board of Supervisors Meeting 04/14/26	\$ 200.00
Nancy E Feliu	20260416-2	NF040926-655	Board of Supervisors Meeting 04/09/26	\$ 200.00
Nancy E Feliu	20260422-4	NF041426-655	Board of Supervisors Meeting 04/14/26	\$ 200.00
Natural Solutions	300425	13601	Landscape - Mulch 02/26	\$ 18,725.00

# Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Natural Solutions	300429	13670	Landscape Mulch 02/26	\$ 56,175.00
Outsmart Pest Management, Inc.	300430	47687	Pest Control 04/26	\$ 75.00
Outsmart Pest Management, Inc.	300430	47688	Pest Control 04/26	\$ 75.00
Outsmart Pest Management, Inc.	300430	47689	Pest Control 04/26	\$ 285.00
Panzner's Tree Service, Inc.	300439	5198	Landscape Replacement 04/26	\$ 3,300.00
Rizzetta & Company, Inc.	300409	INV0000108103	Accounting Services 04/26	\$ 5,786.84
Rizzetta & Company, Inc.	300408	INV0000108148	Personnel Reimbursement 03/26	\$ 16,758.28
Rizzetta & Company, Inc.	300427	INV0000108183	Cell Phone 03/26	\$ 50.00
Rizzetta & Company, Inc.	300428	INV0000108210	Personnel Reimbursement 04/26	\$ 18,286.86
Rizzetta & Company, Inc.	300446	INV0000109078	Personnel Reimbursement 04/26	\$ 15,957.04
Ronald J. & Jackie C. Wood	300440	6374	Clubhouse Floor Cleaning 04/26	\$ 180.00

# Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Sandra Manuele	300432	SM040926-655	Board of Supervisors Meeting 04/09/26	\$ 200.00
Sandra Manuele	300443	SM041426-655	Board of Supervisors Meeting 04/14/26	\$ 200.00
Shore Pool Services	300413	4817	Pool Maintenance 03/26	\$ 163.80
Shore Pool Services	300418	4818	Pool Maintenance 03/26	\$ 2,750.00
Shore Pool Services	300435	4944	Pool Maintenance 04/26	\$ 2,825.00
Shore Pool Services	300441	4980	Pool Maintenance 04/26	\$ 187.00
Southern Automated Access Services, LLC	300414	17810	Gate Maintenance & Repair 03/26	\$ 116.00
Southern Automated Access Services, LLC	300414	17820	Gate Phones 03/26	\$ 49.95
Southern Automated Access Services, LLC	300414	17858	Gate Maintenance & Repair 03/26	\$ 115.00
Southern Automated Access Services, LLC	300419	17879	Gate Maintenance & Repair 03/26	\$ 127.00
Southern Automated Access Services, LLC	300426	17938	Gate Maintenance & Repair 04/26	\$ 115.00

# Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 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	300426	17939	Gate Maintenance & Repair 04/26	\$ 1,396.80
Southern Automated Access Services, LLC	300426	17941	Gate Maintenance & Repair 04/26	\$ 135.00
Southern Automated Access Services, LLC	300426	17942	Gate Maintenance & Repair 04/26	\$ 115.00
Southern Automated Access Services, LLC	300442	17967	Gate Phones 04/26	\$ 49.95
Southern Automated Access Services, LLC	300442	17968	Gate Phones 04/26	\$ 49.95
Southern Automated Access Services, LLC	300442	17970	Gate Phones 04/26	\$ 62.95
Southern Automated Access Services, LLC	300442	17974	Gate Phones 04/26	\$ 62.95
Southern Automated Access Services, LLC	300442	17975	Gate Phones 04/26	\$ 62.95
Southern Automated Access Services, LLC	300442	17976	Gate Phones 04/26	\$ 49.95
Southern Automated Access Services, LLC	300442	17977	Gate Phones 04/26	\$ 62.95
Southern Automated Access Services, LLC	300442	17978	Gate Phones 04/26	\$ 49.95

# Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 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	300442	17979	Gate Phones 04/26	\$ 49.95
Southern Automated Access Services, LLC	300442	17983	Gate Phones 04/26	\$ 49.95
Southern Automated Access Services, LLC	300442	17986	Gate Phones 04/26	\$ 49.95
Southern Automated Access Services, LLC	300442	17988	Gate Phones 04/26	\$ 39.95
Southern Automated Access Services, LLC	300442	17989	Gate Phones 04/26	\$ 49.95
Southern Automated Access Services, LLC	300445	18001	Gate Maintenance & Repair 04/26	\$ 397.73
Southern Automated Access Services, LLC	300450	18002	Gate Phones 04/26	\$ 368.98
Taylor Painting and More	300422	410-1	Pressure Washing 03/26	\$ 38,975.00
Times Publishing Company	300407	82335-032926	Legal Advertising 03/26	\$ 135.00
Universal Repairs & Maintenance Inc	300415	27259	Maintenance & Repairs 03/26	\$ 1,064.00
Universal Repairs & Maintenance Inc	300431	27446	Maintenance & Repairs 04/26	\$ 485.00
Valley National Bank	20260428	CC033126-655	Credit Card Expenses 03/26	\$ 8,766.08

# Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Waste Management Inc. of Florida	20260415-2	1188342-1568-3	Waste Disposal Services 04/26	\$ 184.95
Waste Management Inc. of Florida	20260415-1	1188427-1568-2	Waste Disposal Services 04/26	\$ 184.95
Withlacoochee River Electric Cooperative, Inc.	20260410-25	1415069-032426	Electric Services 03/26	\$ 392.23
Withlacoochee River Electric Cooperative, Inc.	20260410-7	1415070-032426	Electric Services 03/26	\$ 177.16
Withlacoochee River Electric Cooperative, Inc.	20260410-12	1415071-032426	Electric Services 03/26	\$ 234.36
Withlacoochee River Electric Cooperative, Inc.	20260410-2	1415072-032426	Electric Services 03/26	\$ 475.50
Withlacoochee River Electric Cooperative, Inc.	20260410-5	1415073-032426	Electric Services 03/26	\$ 6,080.82
Withlacoochee River Electric Cooperative, Inc.	20260410-15	1415074-032426	Electric Services 03/26	\$ 905.41
Withlacoochee River Electric Cooperative, Inc.	20260410-3	1415075-032426	Electric Services 03/26	\$ 52.09
Withlacoochee River Electric Cooperative, Inc.	20260410-16	1415076-032426	Electric Services 03/26	\$ 52.93
Withlacoochee River Electric Cooperative, Inc.	20260410-26	1415077-032426	Electric Services 03/26	\$ 52.73
Withlacoochee River Electric Cooperative, Inc.	20260410-27	1415078-032426	Electric Services 03/26	\$ 56.00

# Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 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.	20260410-10	1415079-032426	Electric Services 03/26	\$ 396.56
Withlacoochee River Electric Cooperative, Inc.	20260410-9	1415080-032426	Electric Services 03/26	\$ 120.27
Withlacoochee River Electric Cooperative, Inc.	20260410-22	1415081-032426	Electric Services 03/26	\$ 58.20
Withlacoochee River Electric Cooperative, Inc.	20260410-20	1415082-032426	Electric Services 03/26	\$ 54.61
Withlacoochee River Electric Cooperative, Inc.	20260410-1	1415083-032426	Electric Services 03/26	\$ 55.26
Withlacoochee River Electric Cooperative, Inc.	20260410-6	1415084-032426	Electric Services 03/26	\$ 54.61
Withlacoochee River Electric Cooperative, Inc.	20260410-14	1415085-032426	Electric Services 03/26	\$ 53.15
Withlacoochee River Electric Cooperative, Inc.	20260410-4	1415086-032426	Electric Services 03/26	\$ 58.00
Withlacoochee River Electric Cooperative, Inc.	20260410-23	1415087-032426	Electric Services 03/26	\$ 48.60
Withlacoochee River Electric Cooperative, Inc.	20260410-17	1415088-032426	Electric Services 03/26	\$ 48.71
Withlacoochee River Electric Cooperative, Inc.	20260410-11	1415089-032426	Electric Services 03/26	\$ 93.35
Withlacoochee River Electric Cooperative, Inc.	20260410-8	1415090-032426	Electric Services 03/26	\$ 54.84

# Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 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.	20260410-18	1415091-032426	Electric Services 03/26	\$ 496.40
Withlacoochee River Electric Cooperative, Inc.	20260410-21	1415092-032426	Electric Services 03/26	\$ 71.09
Withlacoochee River Electric Cooperative, Inc.	20260410-24	2118959-032426	Electric Services 03/26	\$ 780.43
Withlacoochee River Electric Cooperative, Inc.	20260410-19	2161145-032426	Electric Services 03/26	\$ 95.77
Withlacoochee River Electric Cooperative, Inc.	20260410-13	2161146-032426	Electric Services 03/26	<u>\$ 54.09</u>
<b>Report Total</b>				<b><u>\$ 297,606.27</u></b>

# Architectural Assembly Inc

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

Invoice Date: March 26, 2026

## Final Invoice

**Sold To:**

Sterling Hill CDD  
3434 Colwell Ave Suite 200  
Tampa Florida 33614

**Job Location:**

Sterling Hill Cdd  
4411 Sterling Hill Road  
Spring Hill Florida

Invoice Number	Payment Terms	Sales Rep	Due Date
25022-BAL	Due Upon Receipt	JA	March 26, 2026

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

<b>Engineering Cost:</b>	\$0.00
<b>Total Contract Amount:</b>	\$31,769.00
<b>Deposit:</b>	\$15,884.50
<b>Remaing Balance:</b>	\$15,884.50

**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 2403  
DATE 03/31/2026  
TERMS Net 30  
DUE DATE 04/30/2026

**PROJECT NAME**

Sterling Hill CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Senior Inspector	[March 06 - March 10]	6:00	120.00	720.00

BALANCE DUE

**\$720.00**

Pay invoice



**Sterling Hill COMMUNITY DEVELOPMENT DISTRICT**  
**Mar-26**

	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
<b><u>CDD Activities</u></b>				
Board Meeting Prep, Attendance, Follow up		\$210	S. Brletic	\$0.00
Engineer's Reports/Invoicing		\$180	J. Whited	\$0.00
South Clubhouse Dog Park Redevelopment -		\$210	S. Brletic	\$0.00
Plans, Permitting, Site Visits		\$135	K. Wagner	\$0.00
Barrington Signage Review and Coordination of		\$80	S. Ferguson	\$0.00
Enforcement Agreement	6.00	\$120	J. Whited	\$720.00
		\$210	S. Brletic	\$0.00
Road Reserve Coordination		\$210	S. Brletic	\$0.00
<b>INVOICE TOTAL</b>				<b>6.00</b>
<b>INVOICE TOTAL</b>				<b>\$720.00</b>

---

**Sterling Hill CDD Meeting**

Meeting Date: April 9, 2026

Budget Workshop

**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:	10:02 am
Meeting End Time:	11:51 am
Total Meeting Time:	1.49

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: \_\_\_\_\_



**Sterling Hill CDD Meeting**  
Meeting Date: April 14, 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:	10:02am
Meeting End Time:	10:55am
Total Meeting Time:	53 min

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: *Jayl Adams*

**INVOICE**

Sterling Hill CDD

PMA704 UV PM for November 2025

**Invoice #** 291224  
**Date** 11/26/25  
**Billing Terms** Net 30  
**Date Due** 12/26/25  
**Order #** SO-329968  
**Ordered By** Connie Mastroni  
**Customer PO #**

**Bill To**

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

**Ship To**

South Clubhouse  
 Connie Mastroni  
 4250 Sterling Hill Blvd  
 Spring Hill, FL 34609

**Service Requested**

PMA704 UV PM for November 2025

**Invoice Items**

Line Item Code	Description	Qty	Unit Price	Total
PMA704 - SAG	SAG 120-APVC UV Annual PM Program	1	910.34	910.34
PMA704 - SAG	SAG 480-APVC UV Annual PM Program	1	2,325.86	2,325.86

**Actions Taken**

11/25/2025 - Performed UV preventative maintenance. Removed quartz sleeve and bulb. Replaced both bulbs. Replaced both quartz sleeves due to dirtiness and lack of transparency. Replaced all gaskets. Cleaned intensity sensor quartz window. Checked all voltages to panel and UV unit all voltages were in range. UV is up and running and dosing at 60 mJ. ;  
 11/25/2025 - Performed UV preventative maintenance. Removed all quartz sleeves and lamps. Replaced all 4 lamps. Replaced 4 quartz sleeves due to dirtiness and lack of transparency. Replaced all gaskets. Cleaned intensity sensor quartz window. Checked all voltages to panel and UV unit all voltages were in range. UV is up and running and dosing at 60 mJ. ;

<b>Subtotal</b>	3,236.20
<b>Shipping</b>	0.00
<b>Tax</b>	0.00
<b>Grand Total</b>	3,236.20
<b>Credits/Adjs</b>	0.00
<b>Receipts</b>	0.00
<b>Refunds</b>	0.00
<b>Balance</b>	3,236.20

**Please remit payment to:**

Commercial Energy Specialists, LLC  
 PO Box 71175  
 Charlotte, NC 28272-1175

**Invoices paid by credit card will incur a 3.5% processing fee.**  
 Email all remittances to AR@aquafinity.com  
 If you wish to pay via Wire/ACH please call 561-354-2707.  
 \*\*\*\*\* Please Note Our New Remittance Address \*\*\*\*\*



Commercial Energy Specialists, LLC \* Since 1972 \* (800) 940-1557 \* [www.aquafinity.com](http://www.aquafinity.com)  
 Aquafinity \* Jupiter FL \* Anderson SC \* Addison TX \* Phoenix AZ





**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 Clubhouse  
 4411 Sterling Hill Blvd.  
 Spring Hill, FL 34609

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
34994	04/02/2026	\$128.97	04/17/2026	Net 15	

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

**SALES REP**  
 Daniel Ciccarello

**ACCT#/LOT/BLK**  
 AN46224 - North Clubhouse

DATE	ACTIVITY	QTY	RATE	AMOUNT
	<b>Alarm Monitoring Service:RR-C-429903i</b> 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
<b>BALANCE DUE</b>	<b>\$128.97</b>



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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
34995	04/02/2026	\$128.97	04/17/2026	Net 15	

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

**SALES REP**  
 Daniel Ciccarello

**ACCT#/LOT/BLK**  
 AN46226 - South Clubhouse

DATE	ACTIVITY	QTY	RATE	AMOUNT
	<b>Alarm Monitoring Service:RR-C-429903i</b> 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
<b>BALANCE DUE</b>	<b>\$128.97</b>



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
35048	04/14/2026	\$613.99	04/29/2026	Net 15	

**P.O. NUMBER**  
11340

**SALES REP**  
DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
03/06/2026	<b>Camera/DVR Service (C)</b> Reason for call: 1. Amersham exit camera out. 2. Brackenwood exit camera out and check WiFi.  Tech Notes: 1. Amersham: Tested power, power is OK. Camera was bad. Removed exit camera and back box, replaced box and camera. Tested - OK. 2. Brackenwood: Tested power, power is OK. Video line is showing signs of corrosion, so I removed the BNC connector and spliced on a new BNC. Camera is back up, but the underground cable will need to be replaced soon. WiFi is good.	3	145.00	435.00
03/06/2026	<b>Cameras</b> (1) H5TRFG analog 5MP turret camera black	1	149.00	149.00
03/06/2026	<b>Camera/DVR Parts</b> (1) BBS6 outdoor back box black	1	29.99	29.99

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

SUBTOTAL	613.99
TAX (0.075)	0.00
TOTAL	613.99
<b>BALANCE DUE</b>	<b>\$613.99</b>



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
35049	04/14/2026	\$363.99	04/29/2026	Net 15	

**P.O. NUMBER** 11341      **SALES REP** Tech: DC      **ACCT#/LOT/BLK** South Clubhouse

DATE	ACTIVITY	QTY	RATE	AMOUNT
03/06/2026	<b>Service:Reg.</b> Reason for call: Install wireless receiver and silent panic button to the alarm system.  Tech notes: Installed wireless receiver, programmed, tested, and installed wireless panic button under manager's desk keyboard drawer.	1	145.00	145.00
03/06/2026	<b>Service:Parts</b> 5802WXT wireless panic button	1	89.00	89.00
03/06/2026	<b>Service:Parts</b> 5881ENHM wireless receiver	1	129.99	129.99

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

SUBTOTAL	363.99
TAX (0.075)	0.00
TOTAL	363.99
<b>BALANCE DUE</b>	<b>\$363.99</b>



**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
35052	04/17/2026	\$99.96	05/02/2026	Net 15	

**P.O. NUMBER**  
 Install Date:9/17/25

**SALES REP**  
 DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
	<b>Cloud Cover Music Server Subscription</b> 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
	<b>Cloud Cover Music Server Subscription</b> 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
<b>BALANCE DUE</b>	<b>\$99.96</b>



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
35054	04/17/2026	\$19,944.50	05/02/2026	Net 15	

SALES REP  
 DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
	<p>This invoice is for the remaining 50% due for the installation of a Linear E-merge E3 state-of-the-art access control system controllers and readers to the 12 (Twelve) existing doors and gates (6-North CH and 6-South CH) and also to add the Tennis and Basketball Court gates on the North CH, also a pavilion bathroom and new gate that will enter the Dog park/Pickle Ball area at the South CH for a total of sixteen (16) access-controlled Doors/Gates. This system is expandable to control any future doors/gates in the community and will be pre-programmed to allow the use of existing access cards to access the facilities.</p> <p>Included:</p> <p><b>Access System</b></p> <ul style="list-style-type: none"> <li>(2) EL36-4M- eMerge Elite-36 4-Door Access Control Platform</li> <li>(2) ACM2D- 2-Door ACM Module</li> <li>(2) EXN-2C- 2-Door Expansion Node</li> <li>(4) HID Slimline readers</li> <li>(4) 1200lbs Maglocks</li> <li>(1) Indoor Z-Bracket</li> <li>(3) Chain-link Gate Mounting Brackets</li> <li>(3) Chain Link Gate Closers</li> <li>(6) Request to Exit Aluminum Post</li> <li>(4) Request to exit weatherproof buttons</li> <li>(2) 24V AC power supplies</li> <li>(2) 24V DC power supplies</li> <li>(4) 5 Port Gigabit Switches</li> <li>(1) 18x16x08 Fiberglass Reinf Polyester FRP Weatherproof Outdoor IP24 NEMA 3R Enclosure</li> <li>(1) Internet PTP receiver</li> <li>(2) AL600ULACMCB- Access Power Controllers</li> <li>(2) TL-OMNI1500- 1500VA UPS Battery Backup AVR</li> <li>(2) UPS wall mount brackets</li> <li>(2) 7amp 12V batteries</li> </ul> <p>Trenching, Conduit, Wire, Installation and Training Included.            *NO ADDITIONAL MONTHLY FEES            **Three Year manufacturer warranty on readers and door controllers</p>	0.50	39,889.00	19,944.50

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

SUBTOTAL	19,944.50
TAX (0.075)	0.00
TOTAL	19,944.50
BALANCE DUE	<b>\$19,944.50</b>



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
35096	04/23/2026	\$507.50	05/08/2026	Net 15	

<b>P.O. NUMBER</b> 11324	<b>SALES REP</b> Tech: DC	<b>ACCT#/LOT/BLK</b> Sterling Hill North
-----------------------------	------------------------------	---

DATE	ACTIVITY	QTY	RATE	AMOUNT
04/16/2026	<b>Camera/DVR Service (C)</b> Reason for call: New internet service at North clubhouse needs to re-network entire clubhouse (new static IP).  Tech Notes: 1. Re-networked the fitness center PTP and set up TVs on the new network. 2. Re-networked the bus stop PTP and reconnected cameras to the NVR. 3. Set up port forwarding for the access control panels at the North clubhouse. 4. Re-networked three access control panels at the South clubhouse to the new static IP connection and tested. All panels are online.	3.50	145.00	507.50

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

SUBTOTAL	507.50
TAX (0.075)	0.00
TOTAL	507.50
<b>BALANCE DUE</b>	<b>\$507.50</b>



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

# Invoice

Date	Invoice #
4/1/2026	38244

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

<b>Ship To</b>
Sterling Hills Jason Pond 4250 Sterling Hills Blvd Spring Hill, FL 34609

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

Item	Description	Qty	Rate	Amount
Precor S3.45				
Parts	BOLTS	2	11.00	22.00
Parts	WASHERS	2	6.00	12.00
Parts	PIVOT FRAME WELDMENT	1	195.00	195.00
Labor	Labor	2	80.00	160.00
Freight Sales (INV)	Freight Charges are subject to change		45.00	45.00

<b>Subtotal</b>		\$434.00
<b>Sales Tax (0.0%)</b>		\$0.00
<b>Total</b>		\$434.00
<b>Payments/Credits</b>		\$0.00
<b>Balance Due</b>		\$434.00

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

03/20/26  
 SS00001-00

SHCDD NORTH PARK REC CTR  
 PO BOX 32414  
 CHARLOTTE NC 28232

Current Charges 377.02  
 Current Charges Due Date 04/09/26  
 Total Due 377.02

SS0000100 9 000037702 1 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](http://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	03/13/2026	02/12/2026	02/19/2026	03/20/2026 29
AVG MONTHLY USAGE		AVG USAGE LAST MONTH	AVG SAME MONTH LAST YEAR		3 YR RESIDENTIAL AVERAGE	
33400		33300	31100			
CURRENT READ	PREVIOUS READ	CONSUMPTION	IRR CURRENT READ	IRR PREVIOUS READ	CONSUMPTION - AVG CONSUMPTION	
5751300	5728600	22700				

1	\$2.14	0 - 50,000	48.58
2	\$3.42	50,001 - 100,000	N/A
3	\$5.14	100,001 - 150,000	N/A
4	\$7.38	150,001 - 250,000	N/A
5	\$10.49	250,001 - 375,000	N/A
6	\$14.45	375,001 - and up	N/A

PREVIOUS BALANCE 739.25  
 PAYMENTS RECEIVED 739.25 CR  
**BALANCE FORWARD 0.00**

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

**CURRENT ACTIVITY**  
 WATER USAGE 48.58  
 WATER BASE CHG 52.70  
 SEWER USAGE 141.19  
 SEWER USAGE - Billed at \$6.22/1,000 gallons  
 based on meter units  
 SEWER BASE CHG 134.55

FEB	63900	
JAN	29600	
DEC	25300	
NOV	16500	
OCT	28000	
SEP	28200	
AUG	42400	
JUL	33700	
JUN	38000	
MAY	29000	
APR	43600	
MAR	22300	

TOTAL CURRENT CHARGES 377.02  
**TOTAL DUE 377.02**

SS00001-00



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

Statement Date  
 Account Number

03/20/26  
 SS00013-00

STERLING HILL COMM DEV COMM  
 PO BOX 32414  
 CHARLOTTE NC 28232

Current Charges 250.79  
 Current Charges Due Date 04/09/26  
 Total Due 250.79

SS0001300 6 000025079 7 0



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

**IMPORTANT MESSAGES**

\*\*\*\*\* SAVE TIME WITH EFT AUTOPAY. IT'S FREE \*\*\*\*\*  
 Sign up for Electronic Fund Transfer AUTOPAY  
 Visit [www.invoicecloud.com/hernandocounty](http://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	03/13/2026	02/12/2026	02/19/2026	03/20/2026 29
AVG MONTHLY USAGE		AVG USAGE LAST MONTH	AVG SAME MONTH LAST YEAR		3 YR RESIDENTIAL AVERAGE	
48000		49500	29000			
CURRENT READ	PREVIOUS READ	CONSUMPTION	IRR CURRENT READ	IRR PREVIOUS READ	CONSUMPTION - AVG CONSUMPTION	
2093000	2074200	18800				

1	\$2.14	0 - 25,000	40.23
2	\$3.42	25,001 - 50,000	N/A
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 309.37  
 PAYMENTS RECEIVED 309.37 CR  
**BALANCE FORWARD 0.00**

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

**CURRENT ACTIVITY**  
 WATER USAGE 40.23  
 WATER BASE CHG 26.35  
 SEWER USAGE 116.93  
 SEWER USAGE - Billed at \$6.22/1,000 gallons  
 based on meter units  
 SEWER BASE CHG 67.28

FEB	25700	
JAN	14100	
DEC	36000	
NOV	63100	
OCT	84800	
SEP	53700	
AUG	53900	
JUL	47000	
JUN	74200	
MAY	43800	
APR	61800	
MAR	37000	

TOTAL CURRENT CHARGES 250.79  
**TOTAL DUE 250.79**

SS00013-00

# STERLING HILL COMMUNITY DEVELOPMENT DISTRICT

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

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

## Check Request

Amount: \$70.86

Date: 03/13/2026

Payable to: Jason Pond

Address: 1461 Breezy Way  
Spring Hill, FL 34608

Description: Reimburse 02/03/2026 Amazon Purchase

Requestor: Tracy Preston, Staff Accountant

Special Instructions: Code to 001-10250



## Amazon

Amount

**-\$70.86**

Description

**Credit Card AMAZON MKTPL\*NB6BP9QI3  
Amzn.com/bill WA Date 02/03/26 84188  
5942 Card 40 #8065**

Posting Date

**02/03/2026**

Transaction ID

**2944663**

Transaction Categories

**Shopping**

Fee Amount

**\$0.00**

Interest Amount

**\$0.00**

Principal Amount

**\$70.86**

Memo

**Enter a memo**



# Order Summary

Order placed February 3, 2026    Order # 113-5778281-0217023

<b>Ship to</b> Sterling Hill CDD 4411 STERLING HILL BLVD SPRING HILL, FL 34609-0866 United States	<b>Payment method</b> Mastercard ending in 1615 <a href="#">View related transactions</a>	<b>Order Summary</b> Item(s) Subtotal: \$70.86 Shipping & Handling: \$2.99 Free Shipping: -\$2.99 Total before tax: \$70.86 Estimated tax to be collected: \$0.00 <b>Grand Total: \$70.86</b>
---	---	---

## Arriving today 2 PM – 6 PM



2

[RESTMO Hose Nozzle Heavy Duty, Metal Water Hose Sprayer for Garden, 9 Spray Patterns | High Pressure | Thumb Flow Control | On/Off Valve, Ideal for Outdoor Lawn & Plant Watering, Car & Pet Washing](#)

Sold by: Restmo  
Supplied by: Other  
**\$22.94**



[Energizer MAX AA Batteries \(48 Pack\), Double A Alkaline Batteries](#)

Sold by: Amazon.com  
Supplied by: Other  
**\$24.98**

[Back to top](#)

**Please Remit Payment to:**

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



Invoice 387853

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

<b>Date</b>	<b>Due Date</b>
03/20/26	4/19/2026
<b>Account Owner</b>	<b>PO#</b>
JORGE LEDESMA	

Item	Amount
<b>#348417 - Sterling Hill 2025-2026 Single Ticket Maintenance Renewal</b>	
<i>Insect and Disease Control - 03/18/2026</i>	\$300.00

**Grand Total** \$300.00

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$20,846.82	\$0.00	(\$3,555.00)	\$0.00	\$0.00

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

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

Thank you for allowing us to serve you.

**Please Remit Payment to:**

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



Invoice 388123

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

<b>Date</b>	<b>Due Date</b>
03/25/26	4/24/2026
<b>Account Owner</b>	<b>PO#</b>
JORGE LEDESMA	

Item	Amount
<b>#348417 - Sterling Hill 2025-2026 Single Ticket Maintenance Renewal</b>	
<i>Bahia Fertilize Turf MARCH - 03/20/2026</i>	\$2,300.00

**Grand Total** \$2,300.00

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$23,146.82	\$0.00	\$17,545.80	(\$21,100.80)	\$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 388456

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

<b>Date</b>	<b>Due Date</b>
03/30/26	4/29/2026
<b>Account Owner</b>	<b>PO#</b>
JORGE LEDESMA	

<b>Item</b>	<b>Amount</b>
<b>#348417 - Sterling Hill 2025-2026 Single Ticket Maintenance Renewal</b>	
<i>Ornamentals Fertilization MARCH - 03/25/2026</i>	\$1,500.00
<i>Palm Fertilization MARCH - 03/25/2026</i>	\$1,000.00
<i>Specialty Plants Fertilize Loropetalum/Ixora MARCH - 03/25/2026</i>	\$500.00

**Grand Total** \$3,000.00

<b>1-30 Days</b>	<b>31-60 Days (Past Due)</b>	<b>61-90 Days (Past Due)</b>	<b>91-120 Days (Past Due)</b>	<b>121+ Days (Past Due)</b>
\$5,600.00	\$0.00	\$17,545.80	(\$21,100.80)	\$0.00

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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 390344

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

<b>Date</b>	<b>Due Date</b>
04/01/26	5/1/2026
<b>Account Owner</b>	<b>PO#</b>
JORGE LEDESMA	

Item	Amount
#348417 - Sterling Hill 2025-2026 Single Ticket Maintenance Renewal April 2026	\$21,470.73

**Grand Total** \$21,470.73

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$27,070.73	\$0.00	\$17,245.80	(\$20,800.80)	\$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 392312

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

<b>Date</b>	<b>Due Date</b>
04/20/26	5/20/2026
<b>Account Owner</b>	<b>PO#</b>
JORGE LEDESMA	

<b>Item</b>	<b>Amount</b>
<b>#348417 - Sterling Hill 2025-2026 Single Ticket Maintenance Renewal</b>	
<i>ST AUGUSTINE Fertilize Turf APRIL - 04/13/2026</i>	\$500.00

**Grand Total** \$500.00

<b>1-30 Days</b>	<b>31-60 Days (Past Due)</b>	<b>61-90 Days (Past Due)</b>	<b>91-120 Days (Past Due)</b>	<b>121+ Days (Past Due)</b>
\$18,415.73	\$0.00	\$0.00	\$0.00	\$0.00

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

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

Thank you for allowing us to serve you.

**Please Remit Payment to:**

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



Invoice 392660

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

<b>Date</b>	<b>Due Date</b>
04/23/26	5/23/2026
<b>Account Owner</b>	<b>PO#</b>
JORGE LEDESMA	

Item	Qty/UOM	Rate	Ext. Price	Amount
<b>#393207 - March 2026 Irrigation Repair-Clubhouse Entrance-Sprinklers</b>				<b>\$356.60</b>
<i>Lateral Components - 04/03/2026</i>				
Irrigation Tech Labor	3.00HR	\$75.00	\$225.00	
6" Pop Up	5.00EA	\$19.14	\$95.71	
Nozzles	6.00EA	\$3.15	\$18.91	
<i>Fuel Surcharge 5% - 04/03/2026</i>				
Fuel Surcharge	339.62EA	\$0.05	\$16.98	
<b>Grand Total</b>				<b>\$356.60</b>

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
(\$1,539.49)	\$0.00	\$0.00	\$0.00	\$0.00

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

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

Thank you for allowing us to serve you.

**Please Remit Payment to:**

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



Invoice 392661

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

<b>Date</b>	<b>Due Date</b>
04/23/26	5/23/2026
<b>Account Owner</b>	<b>PO#</b>
JORGE LEDESMA	

Item	Qty/UOM	Rate	Ext. Price	Amount
<b>#395122 - April 2026 Irrigation Repair-Clock D-Main Line</b>				<b>\$1,158.91</b>
<i>Lateral Components - 04/13/2026</i>				
Irrigation Tech Labor	10.00HR	\$75.00	\$750.00	
4" Misc Fittings	2.00EA	\$61.63	\$123.26	
Expansion Coupling 4"	1.00EA	\$224.22	\$224.22	
PVC Pipe 4" - sch 40 by the foot	1.00FT	\$6.24	\$6.24	
<i>Fuel Surcharge 5% - 04/13/2026</i>				
Fuel Surcharge	1,103.EA 72	\$0.05	\$55.19	
<b>Grand Total</b>				<b>\$1,158.91</b>

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
(\$1,539.49)	\$0.00	\$0.00	\$0.00	\$0.00

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

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

Thank you for allowing us to serve you.



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 # 14713  
Date: 04/20/2026  
Due On: 05/20/2026

## Statement of Account

Outstanding Balance	New Charges	Payments Received	<b>Total Amount Outstanding</b>
( \$0.00	+ \$2,390.00	) - ( \$0.00	) = <b>\$2,390.00</b>

## STHCDD-01

### Sterling Hill CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	LM	03/02/2026	Revise agreement and affidavit for Natural Solutions for playground mulch; Confer with N. Betancourt re: revised proposal for mulch and proposal for sump pump; Confer with District Staff re: Barrington road	0.40	\$285.00	\$114.00
Service	LG	03/02/2026	Review status of legal action items and necessary agenda items.	0.20	\$365.00	\$73.00
Service	LM	03/03/2026	Confer with T. Preston and review January 2026 unaudited financial statements; Confer with N. Betancourt and review agenda package	0.30	\$285.00	\$85.50
Service	LM	03/04/2026	Confer with N. Betancourt re: pool pump replacement, mulch estimate 1065; Revise agreement for pool pump replacement; Prepare affidavit for Universal Repairs & Maintenance	0.40	\$285.00	\$114.00
Service	LM	03/06/2026	Review revised agenda package; Prepare for meeting; Confer with N. Betancourt re: revisions to agenda package and mulch proposals	0.70	\$285.00	\$199.50

Service	LG	03/06/2026	Review draft agenda and prepare for Board meeting.	0.40	\$365.00	\$146.00
Service	CD	03/09/2026	Analyze election information and update status on election chart.	0.10	\$190.00	\$19.00
Service	LG	03/09/2026	Confer with Adams regarding agenda items for discussion.	0.30	\$365.00	\$109.50
Service	LM	03/09/2026	Confer with District Staff re: approved proposals, agenda items, clubhouse rentals; Confer with R. Schappacher re: revised proposal for MES repairs	0.40	\$285.00	\$114.00
Service	LG	03/10/2026	Attend Board meeting.	1.30	\$365.00	\$474.50
Service	LG	03/10/2026	Confer with engineer regarding Barrington roadway turnover.	0.20	\$365.00	\$73.00
Service	LM	03/16/2026	Confer with District Staff re: proposals from natural solutions	0.10	\$285.00	\$28.50
Service	LG	03/16/2026	Update records regarding dismissal of Adams ethics complaint.	0.10	\$365.00	\$36.50
Service	LM	03/17/2026	Confer with D. Adams and review irrigations proposals from Juniper	0.20	\$285.00	\$57.00
Service	LM	03/18/2026	Confer with District Staff re: agreements approved between meetings based on spending authority	0.10	\$285.00	\$28.50
Service	SH	03/20/2026	Monitor and report on bills affecting special districts, including final bill passage analysis and final distribution of the newsletter.	0.30	\$285.00	\$85.50
Service	LM	03/25/2026	Prepare agreement for top mulch throughout community with Natural Solutions; Confer with J. Pond re: clubhouse rental	0.40	\$285.00	\$114.00
Service	SD	03/25/2026	Research Website; Draft Fiscal Year 2027 Budget Resolutions, Notices, Affidavits and Notices of Mailings and Appropriation Resolution; Update Tracking Chart.	0.50	\$190.00	\$95.00
Service	LM	03/25/2026	Confer with District Staff re: preliminary budget	0.20	\$285.00	\$57.00
Service	LM	03/26/2026	Confer with D. Adams re: revised proposal for mulch; Review February unaudited financial statement; Review workshop agenda	0.30	\$285.00	\$85.50
Service	LM	03/27/2026	Review Amenity Policies relating to clubhouse rentals	0.20	\$285.00	\$57.00

Service	LG	03/29/2026	Review and analyze bills passed in 2026 legislative session and impacts on District operations.	0.10	\$365.00	\$36.50
Service	LM	03/30/2026	Confer with District Staff re: private clubhouse rentals, commercial activities; Confer with J. Pond re: clubhouse rental form	0.20	\$285.00	\$57.00
Service	MH	03/30/2026	Advise District staff regarding amenity policies, rental requirements, and related legal considerations for events on District property.	0.20	\$365.00	\$73.00
Service	LM	03/31/2026	Confer with N. Betancourt and review final workshop agenda, tentative regular meeting agenda	0.20	\$285.00	\$57.00
					<b>Total</b>	<b>\$2,390.00</b>

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

Please pay within 30 days.



Sterling Hill  
Community Development District

---

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

Check Request

**Amount:** \$12,000.00

**Date:** 04/16/26

**Payable To:** Love Motorsports

**Address:** 2021 S. Suncoast Blvd.  
Homosassa, Fl. 34448

**Reason:** Purchase of a 2026 Polaris Ranger – Model # R26CCA5ABB  
Will include a 5-year warranty.

\*\*\*\*\* Jason Pond (manager) of Sterling Hill will pick up check.

**Requestor:** Jason Pond – Manager

**Manager:** \_\_\_\_\_

 4/16/26

**Approved:** \_\_\_\_\_



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

**SHIP TO**  
Sterling Hill CDD  
Sterling Hill Blvd. & Elgin Blvd.  
Spring Hill, FL 34609

**INVOICE 13601**

**DATE 02/12/2026 TERMS Net 30**

**DUE DATE 03/14/2026**

**P.O. NUMBER**  
Deposit

SERVICE	QTY	RATE	AMOUNT
Pine Installation Service	1	18,725.00	18,725.00

Contact Natural Solutions LLC to pay.

[Pay invoice](#)

SUBTOTAL	18,725.00
TAX	0.00
TOTAL	18,725.00
<b>TOTAL DUE</b>	<b>\$18,725.00</b>



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

**SHIP TO**  
Sterling Hill CDD  
Sterling Hill Blvd. & Elgin Blvd.  
Spring Hill, FL 34609

**INVOICE 13670**

**DATE** 02/27/2026 **TERMS** Net 30

**DUE DATE** 03/29/2026

SERVICE	QTY	RATE	AMOUNT
Pine Nugget Installation Service	1,050	53.50	56,175.00

Contact Natural Solutions LLC to pay.

Pay invoice

**SUBTOTAL** 56,175.00  
**TAX** 0.00  
**TOTAL** 56,175.00

**TOTAL DUE \$56,175.00**



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

## Service Slip/Invoice

**INVOICE:** 47687  
**DATE:** 04/14/2026  
**ORDER:** 47687

**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
04/14/2026	02:14 PM			
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	04/14/2026		

Service	Description	Price
MONTHLY PEST	Monthly Pest & Rodent Control	\$75.00
		<b>SUBTOTAL</b> \$75.00
		<b>TAX</b> \$0.00
		<b>AMT. PAID</b> \$0.00
		<b>TOTAL</b> \$75.00
		<b>PRIOR BAL</b> \$0.00
		<b>AMOUNT DUE</b> \$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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Outsmart Pest Management  
 4814 Parkway Blvd  
 Land O Lakes, FL 34639

## Service Slip/Invoice

**INVOICE:** 47688  
**DATE:** 04/14/2026  
**ORDER:** 47688

**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
04/14/2026	02:14 PM			
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	04/14/2026		

Service	Description	Price
MONTHLY PEST	Monthly Pest & Rodent Control	\$75.00
		<b>SUBTOTAL</b> \$75.00
		<b>TAX</b> \$0.00
		<b>AMT. PAID</b> \$0.00
		<b>TOTAL</b> \$75.00
		<b>PRIOR BAL</b> \$285.00
		<b>AMOUNT DUE</b> \$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**

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

## Service Slip/Invoice

**INVOICE:** 47689  
**DATE:** 04/14/2026  
**ORDER:** 47689

**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
04/14/2026	02:14 PM			
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	04/14/2026		

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

6 MONTH ANT	6 Month Fire Ant Control	\$285.00
-------------	--------------------------	----------

<b>SUBTOTAL</b>	\$285.00
<b>TAX</b>	\$0.00
<b>AMT. PAID</b>	\$0.00
<b>TOTAL</b>	\$285.00
<b>PRIOR BAL</b>	\$75.00
<b>AMOUNT DUE</b>	<b>\$360.00</b>

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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**PANZNER'S TREE SERVICE, INC.**

FREE ESTIMATES  
COMMERCIAL & RESIDENTIAL  
LICENSED & INSURED

- STUMPS
- TRIMMING
- REMOVAL
- DEMOSSING
- FIREWOOD

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

2840 W. Edison Pl.  
Citrus Springs, FL 34433

5198

**INVOICE**

352 PHONE 650-7402  
 NAME Sterling Hill CDD  
 ADDRESS 4411 Sterling Hill Blvd  
 CITY Spring Hill STATE FL ZIP 34609



4-14-26

DESCRIPTION

13044 Moonstone way Rem. 3 pines LSH  
 Rem Dead pine South of Covey Run  
 4581 Copper Hill Remove large leaning pine  
 in Back  
 Remove 2 dead Pines North C.H. by Storage  
 Dead Pine in Median by Arbor glades  
 Haul debris

PRICE

INVOICE COPY  
THANK YOU!

SUB TOTAL	3300
TAX	0
TOTAL	3300

TECHNICIAN \_\_\_\_\_ CUSTOMER SIGNATURE [Signature]  
 DATE OF ESTIMATE \_\_\_\_\_ DATE OF SERVICE 4-14-26

Not Pd

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

**Invoice**

Date	Invoice #
4/2/2026	INV0000108103

**Bill To:**

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

Services for the month of	Terms	Client Number
April	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
<b>Subtotal</b>			\$5,786.84
<b>Total</b>			\$5,786.84

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

**Invoice**

Date	Invoice #
3/27/2026	INV0000108148

**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
Personnel Reimbursement	1.00	\$16,758.28	\$16,758.28
<b>Subtotal</b>			\$16,758.28
<b>Total</b>			\$16,758.28

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

**Invoice**

Date	Invoice #
4/1/2026	INV0000108183

**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
Cell Phone	50.00	\$1.00	\$50.00
<b>Subtotal</b>			\$50.00
<b>Total</b>			\$50.00

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

**Invoice**

Date	Invoice #
4/10/2026	INV0000108210

**Bill To:**

Sterling Hill CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614
---

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

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	\$1,916.67	\$1,916.67
Personnel Reimbursement	1.00	\$16,370.19	\$16,370.19
<b>Subtotal</b>			\$18,286.86
<b>Total</b>			\$18,286.86

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

**Invoice**

Date	Invoice #
4/24/2026	INV0000109078

**Bill To:**

Sterling Hill CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614
---

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$15,957.04	\$15,957.04
<b>Subtotal</b>			\$15,957.04
<b>Total</b>			\$15,957.04

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

# Invoice



**BILL TO**

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
6374	04/20/2026	\$180.00	04/20/2026	Due On Completion	

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

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

**BALANCE DUE**

**\$180.00**

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

# 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.: 4817  
Terms: Net 30  
Invoice date: 03/26/2026  
Due date: 04/25/2026

Date	Product or service	Description	Qty	Rate	Amount
03/25/2026	Discharge Hose	50' Lay Flat Hose	1	\$50.40	\$50.40
03/25/2026	O Ring	Installed new O Ring (Filter)	1	\$84.00	\$84.00
03/25/2026	O Ring	Installed new O Ring (Basket)	1	\$29.40	\$29.40

**Total** **\$163.80**

## Ways to pay

BANK

Thank you for your business. If you have any questions about payment please email [ian@shorepoolpros.com](mailto: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.: 4818  
Terms: Net 30  
Invoice date: 03/31/2026  
Due date: 04/30/2026

Date	Product or service	Description	Qty	Rate	Amount
03/30/2026	Chemical Feeder	HCC2000 Installed South Pool	1	\$2,750.00	\$2,750.00
<b>Total</b>					<b>\$2,750.00</b>

## Ways to pay

BANK

Thank you for your business. If you have any questions about payment please email [ian@shorepoolpros.com](mailto: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.: 4944  
Terms: Net 30  
Invoice date: 04/01/2026  
Due date: 05/01/2026

Date	Product or service	Description	Qty	Rate	Amount
	<b>Commercial Pool Maintenance</b>	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](mailto: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.: 4980  
Terms: Net 30  
Invoice date: 04/16/2026  
Due date: 05/16/2026

Date	Product or service	Description	Qty	Rate	Amount
04/13/2026	Electrical	Check wiring on new pump and Control box. Confirm 208v.	1	\$187.00	\$187.00

**Total** **\$187.00**

## Ways to pay

BANK

Thank you for your business. If you have any questions about payment please email [ian@shorepoolpros.com](mailto: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 #
3/16/2026	17810

<b>Bill To</b>
Sterling Hill CDD P.O. Box 32414 Charlotte, NC 28232

Job Name	Terms
GLENBURNE	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Report that the entrance curb side operator was staying open. Determined the primary/secondary communication link was failing. Erased wireless communication and re learned. Operators are 11 years old.			
1	Hourly Tech Charge	115.00		115.00
1	CSW cover bolt	1.00		1.00

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.	<b>Total</b>	\$116.00
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$116.00



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
3/17/2026	17820

<b>Bill To</b>
Sterling Hill CDD P.O. Box 32414 Charlotte, NC 28232

Job Name	Terms
WINDANCE	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Phone number 352 606-8291	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.	<b>Total</b>	\$49.95
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$49.95



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
3/23/2026	17858

<b>Bill To</b>
Sterling Hill CDD P.O. Box 32414 Charlotte, NC 28232

<b>Job Name</b>	<b>Terms</b>
GLENBURNE	Due on receipt

Quantity	Description	Rate	Serviced	Amount
1	<p>Report that one side of the entrance gate is not closing. Found the center loop detector was locked up. Cleared fault and re set detector. Also re learned communication link.</p> <p>I refrained from replacing the circuit since that wasn't the error code I was getting this time.</p> <p>All performing properly at this time.</p> <p>Hourly Tech Charge</p>	115.00		115.00

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



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
3/30/2026	17879

<b>Bill To</b>
Sterling Hill CDD P.O. Box 32414 Charlotte, NC 28232

Job Name	Terms
AMERSHAM	Due on receipt

Quantity	Description	Rate	Serviced	Amount
1	Exit gate hit by vehicle. Re attached arm to gate and adjusted open limit. all performing properly at this time.	115.00		115.00
	Hourly Tech Charge	12.00		12.00
	Miscellaneous materials. Bolts and spacer.			

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days	<b>Total</b>	\$127.00
Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$127.00



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
4/6/2026	17938

<b>Bill To</b>
Sterling Hill CDD P.O. Box 32414 Charlotte, NC 28232

Job Name	Terms
MANDALAY	Due on receipt

Quantity	Description	Rate	Serviced	Amount
1	Report that the entrance island side operator isn't working properly. Determined the internal power switch was turned off and the limits had to be re learned.  Tested many cycles, all performing properly at this time. Hourly Tech Charge	115.00		115.00

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days	<b>Total</b>	\$115.00
Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$115.00



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
4/6/2026	17939

<b>Bill To</b>
Sterling Hill CDD P.O. Box 32414 Charlotte, NC 28232

Job Name	Terms
WINDANCE	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Returned with new cellular board and retrieved loaner. Tested successfully.			
1	Door King Cellular control board.	1,281.80		1,281.80
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.	<b>Total</b>	\$1,396.80
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$1,396.80



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
4/7/2026	17941

<b>Bill To</b>
Sterling Hill CDD P.O. Box 32414 Charlotte, NC 28232

<b>Job Name</b>	<b>Terms</b>
COVEY RUN	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Report that the curbside entrance gate wasn't opening and the island side was opening slightly then reversing back closed. Error log indicated there was an APE sensor reading failure. Inspected the sensor and found the housing to have a lot of ant nesting inside. Cleaned and reassembled assembly. Erased and re learned limits. Tested many cycles, all performing properly at this time.  Replaced missing tophat and screw on entrance curb side operator.			
1	Hourly Tech Charge	115.00		115.00
1	CSW200UL TOPHAT	15.00		15.00
1	CSW tophat screw.	5.00		5.00

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.	<b>Total</b>	\$135.00
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$135.00



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
4/7/2026	17942

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

Job Name	Terms
STORAGE	Due on receipt

Quantity	Description	Rate	Serviced	Amount
1	Report of intermittently staying open. Error codes indicate obstructions and also no battery at boot up. Found that the negative wire was disconnected from the batteries. Reconnected and voltage was good. Ran many cycles and no issues. Lubricated chain. 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.	<b>Total</b>	\$115.00
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$115.00



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
4/17/2026	17967

<b>Bill To</b>
Sterling Hill CDD P.O. Box 32414 Charlotte, NC 28232

Job Name	Terms
WINDANCE	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Phone number 352 606-8291	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.	<b>Total</b>	\$49.95
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$49.95



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
4/17/2026	17968

<b>Bill To</b>
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	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.	<b>Total</b>	\$49.95
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$49.95



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
4/17/2026	17970

<b>Bill To</b>
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.	<b>Total</b>	\$62.95
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$62.95



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
4/17/2026	17974

<b>Bill To</b>
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	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.	<b>Total</b>	\$62.95
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$62.95



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
4/17/2026	17975

<b>Bill To</b>
Sterling Hill CDD P.O. Box 32414 Charlotte, NC 28232

<b>Job Name</b>	<b>Terms</b>
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.	<b>Total</b>	\$62.95
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$62.95



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
4/17/2026	17976

<b>Bill To</b>
Sterling Hill CDD P.O. Box 32414 Charlotte, NC 28232

<b>Job Name</b>	<b>Terms</b>
MANDALAY	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Phone number 352 200 0606	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.	<b>Total</b>	\$49.95
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$49.95



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
4/17/2026	17977

<b>Bill To</b>
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.	<b>Total</b>	\$62.95
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$62.95



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
4/17/2026	17978

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.	<b>Total</b>	\$49.95
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$49.95



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
4/17/2026	17979

<b>Bill To</b>
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	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.	<b>Total</b>	\$49.95
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$49.95



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
4/17/2026	17983

<b>Bill To</b>
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	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.	<b>Total</b>	\$49.95
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$49.95



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
4/17/2026	17986

<b>Bill To</b>
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	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.	<b>Total</b>	\$49.95
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$49.95



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
4/17/2026	17988

<b>Bill To</b>
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.	<b>Total</b>	\$39.95
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$39.95



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
4/17/2026	17989

<b>Bill To</b>
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	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.	<b>Total</b>	\$49.95
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$49.95



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
4/21/2026	18001

<b>Bill To</b>
Sterling Hill CDD P.O. Box 32414 Charlotte, NC 28232

Job Name	Terms
ARBORGLADES	Due on receipt

Quantity	Description	Rate	Serviced	Amount
1	Report that the exit gate photoeyes weren't working. Replaced with new, all performing properly at this time.	253.98		253.98
1.25	Omron E3K photo eye. Hourly Tech Charge	115.00		143.75

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days	<b>Total</b>	\$397.73
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.	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$397.73



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
4/21/2026	18002

<b>Bill To</b>
Sterling Hill CDD P.O. Box 32414 Charlotte, NC 28232

Job Name	Terms
STORAGE	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Installed new photo eye. Circuit board was giving a forced reversal error. Gave open command the gate resumed normal operation. All performing properly at this time.			
1	Omron E3K photo eye.	253.98		253.98
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	<b>Total</b>	\$368.98
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.	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$368.98



# Tampa Bay Times

tampabay.com

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

## ADVERTISING INVOICE

<b>Advertising Run Dates</b>		<b>Advertiser Name</b>	
3/29/26-3/29/26		STERLING HILL CDD	
<b>Billing Date</b>	<b>Sales Rep</b>	<b>Customer Account</b>	
3/29/2026	Deirdre Bonett	TB107011	
<b>Total Amount Due</b>		<b>Invoice Number</b>	
\$135.00		82335-032926	

### PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
3/29/26	3/29/26	82335	Baylink Pasco , tampabay.com	Legal-CLS 2 col	Workshop Notice  Affidavit Fee	2	1.00x40.00 L	\$133.00  \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

# Tampa Bay Times

tampabay.com

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

<b>Advertising Run Dates</b>		<b>Advertiser Name</b>	
3/29/26-3/29/26		STERLING HILL CDD	
<b>Billing Date</b>	<b>Sales Rep</b>	<b>Customer Account</b>	
3/29/2026	Deirdre Bonett	TB107011	
<b>Total Amount Due</b>		<b>Invoice Number</b>	
\$135.00		82335-032926	

**DO NOT SEND CASH BY MAIL**

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

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

**REMIT TO:**  
 Times Publishing Company  
 DEPT 3396  
 PO BOX 123396  
 DALLAS, TX 75312-3396

82335


# Tampa Bay Times

Published Daily

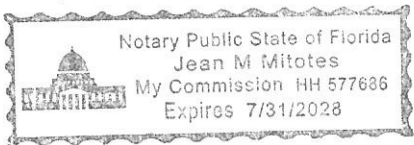
STATE OF FLORIDA } ss  
COUNTY OF PASCO County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pasco County, Florida that the attached copy of advertisement being a Legal Notice in the matter Workshop Notice was published in said newspaper by print in the issues of 03/29/26 or by publication on the newspaper's website, if authorized.

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

Signature of Affiant   
Sworn to and subscribed before me this 03/29/2026

Signature of Notary of Public  
Personally known  or produced identification.  
Type of identification produced \_\_\_\_\_



**STERLING HILL COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF WORKSHOP**

The Board of Supervisors of the Sterling Hill Community Development District ("District") will hold a public workshop on April 9, 2026, at 10:00 a.m., at the North Sterling Hill Clubhouse, 4411 Sterling Hill Boulevard, Spring Hill, Florida 34609. The purpose of the public workshop is to discuss the District's Fiscal Year 2026-2027 budget and other business of the District.

The workshop is open to the public and will be conducted in accordance with provisions of Florida law. Copies of the agenda for the workshop may be obtained by contacting the office of the District Manager, c/o Rizzetta & Company, by mail at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 or by phone at (813) 994-1001 (the "District Manager's Office"), during normal business hours. The public workshop may be continued to a date, time, and place to be specified on the record at the workshop. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at a public workshop because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the public workshop. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

No Board decisions shall be made at the public workshop. However, please be advised that any person who decides to appeal any decision made by the Board with respect to any matter is advised that this same 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 such appeal is to be based.

District Manager  
March 29, 2026 82335

Universal Repairs & Maintenance Inc

7211 Jasmin Drive  
 New Port Richey,  
 FL 34652

# Invoice

Date	Invoice #
3/17/2026	27259

<b>Bill To</b>
Spring Hill CDD 4250 Sterling Hill Blvd Spring Hill FL 34609

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Supply and Install Water Way Pccf Filter for Splash Pad	856.00	856.00
	Supply and Install Pressure Gauge and Vacuum Gauge	208.00	208.00

Thank you for your business.	<b>Total</b>	\$1,064.00
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Universal Repairs & Maintenance Inc

7211 Jasmin Drive  
New Port Richey,  
FL 34652

# Invoice

Date	Invoice #
4/14/2026	27446

<b>Bill To</b>
Spring Hill CDD 4250 Sterling Hill Blvd Spring Hill FL 34609

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Supply and Install plungers on pool Equipment	485.00	485.00
Thank you for your business.		<b>Total</b>	\$485.00



CC033126-655

0 0

**ACCOUNT SUMMARY**

Credit Limit \$30,000.00  
 Credit Available \$21,025.00  
 Statement Closing Date March 31, 2026  
 Days in Billing Cycle 31  
 Previous Balance \$7,690.90  
 Payments & Credits \$7,717.51  
 Purchases & Other Charges \$8,792.69  
 Balance Transfer \$0.00  
**FEES CHARGED** \$0.00  
**INTEREST CHARGED** \$0.00  
 New Balance \$8,766.08

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

**PAYMENT INFORMATION**

New Balance \$8,766.08  
**Minimum Payment Due** \$8,766.08  
**Payment Due Date** April 27, 2026

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

**TRANSACTIONS**

Tran Date	Post Date	Reference Number	Transaction Description	Amount
				<b>\$7,690.90-</b>
03/25	03/25	F151500F400CHGDDA	AUTOMATIC PAYMENT - THANK YOU	7,690.90-
		<b>MICHELLE WHITE</b>		<b>\$0.00</b>
		<b>JASON POND</b>		<b>\$8,766.08</b>
03/03	03/03	8545491EES66LX3SR	AMERICAN LEAK DETECTIO HOLIDAY FL MCC: 1711 MERCHANT ZIP: 34690	1,975.00
03/04	03/04	5543286EF5SPPYB61	SPECTRUM 855-707-7328 MO MCC: 4899 MERCHANT ZIP: 06902	218.73
03/04	03/04	5543286EF5SS1DLZA	LOWES #01605* SPRING HILL FL MCC: 5200 MERCHANT ZIP: 346061925	122.56
03/04	03/04	8702130EFEHPBN4LE	PRONTOCLEANERSBROOKSVI BROOKSVILLE FL MCC: 7210 MERCHANT ZIP:	25.00
03/05	03/05	5543286EG5V43EQEG	SPI*DIRECTV SERVICE 800-531-5000 CA MCC: 4899 MERCHANT ZIP:	189.43
03/06	03/06	5543286EH5VQSPEAH	AMAZON MKTPL*BE3173231 SEATTLE WA MCC: 5942 MERCHANT ZIP:	107.97

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** April 27, 2026  
**New Balance** \$8,766.08  
 Minimum Payment Due \$8,766.08  
 Past Due Amount \$0.00

Make Check  
Payable to:

Amount Enclosed:

\$	
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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
03/06	03/06	5548382EJ0KPKM0SV	SAMSClub #4818 BROOKSVILLE FL MCC: 5300 MERCHANT ZIP: 34613	426.64
03/07	03/07	5543286EJ5VK84GS6	AMAZON MKTPL*BP7H39672 SEATTLE WA MCC: 5942 MERCHANT ZIP:	297.90
03/10	03/10	5543286EM5WGYEYWT	BRIMAR INDUSTRIES GARFIELD NJ MCC: 5099 MERCHANT ZIP:	578.68
03/13	03/13	5543286ER5XNVNY1J	SQ *CROSBY'S BILLIARDS SPRING HILL FL MCC: 5399 MERCHANT ZIP: 34606	550.00
03/13	03/13	5543286ER5XREZZ1H	SPI*DIRECTV SERVICE 888-388-4249 CA MCC: 4899 MERCHANT ZIP:	324.00
03/13	03/13	5543286ER5XS4HS60	AMAZON.COM*BP6RO2PI0 SEATTLE WA MCC: 5942 MERCHANT ZIP:	476.42
03/13	03/13	5543286ER5XTWY3G3	IN *LEGACY FENCE LLC SPRING HILL FL MCC: 5039 MERCHANT ZIP:	451.42
03/13	03/13	5543286ET5XVTQ8XE	CIRCLE K 05992 SPRING HILL FL MCC: 5542 MERCHANT ZIP:	90.30
03/13	03/13	5550036ERKRA4HQ4Z	ATT BUSINESS UVERSE DALLAS TX MCC: 4814 MERCHANT ZIP: 75202	289.78
03/19	03/19	8702130EYEHPTBQT	PRONTOCLEANERSBROOKSVI BROOKSVILLE FL MCC: 7210 MERCHANT ZIP:	25.00
03/23	03/23	0230537F300HAMDB6	AUTOZONE #2477 BROOKSVILLE FL MCC: 5533 MERCHANT ZIP: 34613	37.26
03/23	03/23	0230537F300HAMD8X	AUTOZONE #2477 BROOKSVILLE FL MCC: 5533 MERCHANT ZIP: 34613	103.26
03/23	03/23	0230537F301LSGB1L	AUTOZONE #2477 BROOKSVILLE FL CREDIT MCC: 5533 MERCHANT ZIP: 34613	26.61-
03/23	03/23	8211755F2EHMFYQFM	NUTS AND VOLTS ELECTRI WEEKI WACHEE FL MCC: 1731 MERCHANT ZIP:	225.00
03/24	03/24	7271973F3S66M99N6	NATURE COAST TIRE RECY BROOKSVILLE FL MCC: 5532 MERCHANT ZIP:	68.78
03/24	03/24	8211755F3EHMPW83W	NUTS AND VOLTS ELECTRI WEEKI WACHEE FL MCC: 1731 MERCHANT ZIP:	865.00
03/25	03/25	5543286F461JG8J17	AMAZON MKTPL*BG5YS7D42 SEATTLE WA MCC: 5942 MERCHANT ZIP:	159.98
03/25	03/25	5543286F461M10QDK	LOWES #01827* BROOKSVILLE FL MCC: 5200 MERCHANT ZIP: 346015536	263.59
03/27	03/27	5543286F662A8SWP7	AMAZON MKTPL*B58BZ47B1 SEATTLE WA MCC: 5942 MERCHANT ZIP:	729.00
03/28	03/28	5543286F762G722V4	AMAZON.COM*B578575H0 SEATTLE WA MCC: 5942 MERCHANT ZIP:	17.60
03/28	03/28	5543286F762PFTAVJ	AMAZON.COM*BC0PX6T52 SEATTLE WA MCC: 5942 MERCHANT ZIP:	56.15
03/30	03/30	5563995FA0R82PZ4L	EXXON FAST LANE EXPRES SPRING HILL FL MCC: 5542 MERCHANT ZIP: 34609	102.25
03/31	03/31	5543286FA63GEHBRX	AMAZON MKTPL*BC46H9DC2 SEATTLE WA MCC: 5942 MERCHANT ZIP:	15.99

**IMPORTANT ACCOUNT INFORMATION**

\$0 - \$8,766.08 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 04/27/26. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

TOTAL \*FINANCE CHARGE\* PAID IN 2025 \$0.00



# 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
3/3/26	American Leak Detection	Leak detection @ north clubhouse pool	1,975.00
3/4/26	Pronto Cleaners	Wash, dry, fold rags	25.00
3/4/26	Lowe's	Bond filler, flex joint, paint multi tool, paint roller covers	122.56
3/4/26	Safety Signs.com	Replacement street signs	616.29
3/5/26	Directv	Directv for north clubhouse	189.43
3/6/26	Sam's Club	paper towels, wiper, garbage bags, clorox clean up, lysol toilet, Swiffer	426.64
3/6/26	Amazon.com	(2) cases of wellness center wet wipes	297.90
3/6/26	Amazon.com	Latex gloves (2) boxes (M & XL sizes)	107.97
3/8/26	Directv	Directv for south clubhouse (2 months)	324.00
3/13/26	Amazon.com	(2) Ego Power saw batteries	476.42
3/13/26	AT&T	Phone and fiber optic internet for north clubhouse	281.75
3/13/26	Circle K	Gas for work truck	90.30
3/13/26	Crosby's Billiards	Refelt billiard table in north clubhouse	550.00
3/13/26	Nuts & Volts Electric	Splice pad GFI repair and labor / diagnostic.	225.00
3/13/26	Legacy Fence LLC	Fence repair in Coney Run, tree on CDD property fell on fence	451.42
3/18/26	Pronto Cleaners	Wash, dry & fold rags	25.00
3/23/26	Auto Zone	Rain-X, wiper blades for RAM truck, steering wheel cover	103.26
3/23/26	Auto Zone	Return of steering wheel cover (wrong size)	+ 26.61
3/23/26	Auto Zone	New truck wheel cover	37.26
3/24/26	Nature Coast Tire	New used tire for RAM truck 265/70/17	68.78

Submitted By:  Date: 3/31/26

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_

Total Amount:   
↓





American Leak Detection  
 1745 Grand Blvd.  
 Holiday, Florida 34690  
 (727) 935-5810  
 www.americanleakdetection.com  
 Tax ID # 59-3730907

Invoice 103773  
 Invoice Date 3/3/2026  
 Completed Date 3/3/2026  
 Technicians Michael Kurish  
 MJ Howard  
 Customer PO  
 Payment Term Due Upon Receipt  
 Due Date 3/3/2026

**Billing Address**  
 Sterling Hill CDD  
 4411 Sterling Hill Boulevard  
 Spring Hill, FL 34609 USA

**Job Address**  
 Sterling Hill  
 4411 Sterling Hill Boulevard  
 Spring Hill, FL 34609 USA

**Description of Work**

Task #	Description	Quantity	Your Price	Your Total
CP	Leak Detection on a commercial pool with up to 4 skimmers/scum gutters/skimmer grates.	1.00	\$500.00	\$500.00
Commercial Skimmer Grate	Additional skimmers and or skimmer grates, after the initial 4 included in the base fee for commercial pool detection.	1.00	\$1,200.00	\$1,200.00
Second Technician	Additional fee applied when a job requires two technicians in order to complete.	1.00	\$275.00	\$275.00

Paid On	Type	Memo	Amount
3/3/2026	MasterCard		\$1,975.00

<b>Potential Savings</b>	\$0.00
<b>Sub-Total</b>	\$1,975.00
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$1,975.00
<b>Payment</b>	\$1,975.00
<b>Balance Due</b>	\$0.00

It has been our pleasure working for you. Thank you for choosing American Leak Detection!

I authorize American Leak Detection to charge the agreed amount to my credit card provided herein. I agree that I will pay for this purchase in accordance with the issuing bank cardholder agreement.

3/3/2026



R-1 - 5

Wed 03/04/26 5pm

HILLS,  
STERLING

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

26061-687



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 03/02/26 3:12pm



LEARN MORE AT [LOWES.COM/MYLOWESREWARDS](http://LOWES.COM/MYLOWESREWARDS)

LOWE'S HOME CENTERS, LLC

4780 COMMERCIAL WAY

SPRING HILL, FL 34606 (352) 592-0176

- SALE -

SALES#: S1605F88 3849883 TRANS#: 480367802 03-04-26

6302785 KWIKBOND 15 FILLER QT	34.68
350013 WARNER 4-IN FLEX JOINT KN	12.98
350004 WARNER 6IN1 PAINT MULTI T	6.98
656867 6-FT X 10MM LOOPED END CA	67.92
4 @	16.98

SUBTOTAL: 122.56

TOTAL TAX: 0.00

INVOICE 70400 TOTAL: 122.56

M/C: 122.56

MC: XXXXXXXXXXXX4175 AMOUNT: 122.56 AUTHCD: 004277

TAP REFID:160530400894 03/04/26 13:14:09

CUSTOMER CODE: NA

TUR : 000008001

ATD : A0000000041010

STORE: 1605 TERMINAL: 30 03/04/26 13:14:38

# OF ITEMS PURCHASED: 7

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.

FOR FULL DETAILS ON OUR RETURN POLICY, VISIT

[LOWES.COM/RETURNS](http://LOWES.COM/RETURNS)

A WRITTEN COPY OF OUR RETURN POLICY IS AVAILABLE

AT OUR CUSTOMER SERVICE DESK

MY LOWE'S REWARDS, CREDIT CARD HOLDERS GET MORE.

FOR DETAILS VISIT [LOWES.COM/MYLOWESREWARDS](http://LOWES.COM/MYLOWESREWARDS)

\*\*\*\*\*

\* SHARE YOUR FEEDBACK! \*

\* ENTER FOR A CHANCE TO BE \*

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

\* ENTRE EN EL SORTEO MENSUAL \*

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

\* ENTER BY COMPLETING A SHORT SURVEY \*



ACCOUNT NUMBER  
002627992

DATE DUE  
No Payment Due

AMOUNT DUE  
No Payment Due

INVOICE NUMBER  
002627992X260305

To contact us call 1-888-388-4249

Summary

Statement Date: 03/05/26  
Page 1 of 1 for:  
STERLING HILL CDD  
For Service at:  
JASON POND  
4411 STERLING HILL BLVD  
SPRING HILL, FL 34609-0866

Previous Balance	189.43
Payments	-378.86
Current Charges & Fees	169.99
Adjustments & Credits	0.00
Taxes	19.44
<b>Amount Due</b>	<b>\$0.00</b>



Call to order  
**1.888.513.0492**

Activity

Start	End	Description	Amount
		Previous Balance	189.43
02/18		Payment - Thank You - MasterCard	-189.43
03/05		Payment - Thank You - MasterCard	-189.43
<b>Current Charges for Service Period 03/04/26 - 04/03/26</b>			
03/04	04/03	Business Ent Pack 1of2 Monthly	89.99
03/04	04/03	Business Ent Pack 2of2 Monthly	20.00
03/04	04/03	TV Access Fee Quantity 6	60.00
		Communications Service Tax	19.44
		<b>AMOUNT DUE</b>	<b>\$0.00</b>

Major League Soccer

As of February 21, 2026, MLS content is included at no additional cost in BUSINESS ENTERTAINMENT PACK and higher commercial packages. The MLS Season Pass standalone service has been discontinued. With an eligible base package, you can watch MLS programming on channels 9475-9490.

Get \$25 off your next bill

Switch your auto bill payment method to EFT/ACH to get a bill credit. Call 888.388.4249.

No payment is due at this time.

This statement is for your information only.

001306 1/1



--- no inserts ---

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



INVOICE NUMBER  
002627992X260305

DATE DUE  
No Payment Due

ACCOUNT NUMBER  
002627992

AMOUNT DUE  
No Payment Due

PAYMENT ENCLOSED

DO NOT WRITE OTHER COMMENTS ON THIS FORM

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

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

DIRECTV  
PO BOX 5006  
CAROL STREAM IL 60197-5006



500600000000000000002627992 0 0028 00000000 00000000 1

# Order Summary

Order placed March 6, 2026    Order # 113-6741768-2773017

<b>Ship to</b> Sterling Hill CDD 4411 STERLING HILL BLVD SPRING HILL, FL 34609-0866 United States	<b>Payment method</b> Mastercard ending in 4175 <a href="#">View related transactions</a>	<b>Order Summary</b> Item(s) Subtotal: \$107.97 Shipping & Handling: \$0.00 Total before tax: \$107.97 Estimated tax to be collected: \$0.00 <b>Grand Total: \$107.97</b>
---	---	--

## Arriving Tuesday



London Labs Synsafe 4 Mil -Blue Nitrile Exam Gloves –Disposable Latex Free & Powder Free – Extra Strong, Rubber Gloves – First Aid Kit, Medical, EMT, Cleaning, Cooking | Bulk Case of (1000 ct)

Sold by: London Exchange Brands  
Supplied by: Other  
\$35.99



London Labs Synsafe 4 Mil -Blue Nitrile Exam Gloves –Disposable Latex Free & Powder Free – Extra Strong, Rubber Gloves – First Aid Kit, Medical, EMT, Cleaning, Cooking | Bulk Case of (1000 ct)

Sold by: London Exchange Brands  
Supplied by: Other  
\$35.99

[Back to top](#)



# Santitas club

1-592-4737

03/06/26 10:51 4147 04810 097 9097

JASOB 10:51 4147 04810 097 \*178 9

990478481 TAPER	18.76 0
652369 FUM TISSUE	26.63 0
990299759 BUBB WRAPS	19.56 0
3 @ 33.98	
98974 TUBEL	101.54 0
2 @ 24.98	
990304472 55 GAL BOWL	49.96 0
2 @ 17.98	
980143634 136 TRASH	35.96 0
3 @ 16.48	
741749 CLX CLR	49.94 0
2 @ 11.48	
980238935 FYSOL TOWEL	22.96 0
2 @ 10.99	
165779 SIMPLE WARE	20.00 0
2 @ 18.58	
990440171 SWIFFER DUS	37.16 0
990332122 NS SPONGES	14.57 0

SUBTOTAL 426.64  
TOTAL 426.64

MCARD FEED 426.64  
CHANGE REC 0.00

MASTERCARD- 4175 1 2 666600629

426.64 TOTAL PURCHASE

REF # 606515328981

PAYMENT SERVICE - P

AID 0000000041010

TERMINAL # 50451033

\*No Signature Required

03/06/26 10:51:11

# ITEMS SOLD 20

TCN 3752 6039 2436 8912 9759 8



Yay! You earned \$8.54 Santitas Cash with  
Plus. Check all earnings and savings  
at [SantitasClub.com/Account](http://SantitasClub.com/Account)

# Order Summary

Order placed March 6, 2026    Order # 113-8044444-0287414

<b>Ship to</b> Sterling Hill CDD 4411 STERLING HILL BLVD SPRING HILL, FL 34609-0866 United States	<b>Payment method</b> Mastercard ending in 4175 <a href="#">View related transactions</a>	<b>Order Summary</b> Item(s) Subtotal: \$297.90 Shipping & Handling: \$0.00 Total before tax: \$297.90 Estimated tax to be collected: \$0.00 <b>Grand Total: \$297.90</b>
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## Arriving Monday



Zogics Wellness Center Cleaning Wipes – Gym Equipment Wipes for Cleaning Surfaces and Equipment, Durable and Safe Pre-Saturated (4,600 Count, 4 Rolls of 1150)

Sold by: Zogics, LLC

Supplied by: Other

**\$148.95**

[Back to top](#)



Phone: 800-274-5271 toll-free ▪ 973-405-2672  
 Fax: 800-279-6897 toll-free ▪ 973-340-7809

Address: 64 Outwater Lane, Garfield, NJ 07026  
 Email: sales@safetysign.com ▪ support@safetysign.com

SafetySign.com / Order Invoice

# Thank you! Your order has been placed.



Your total after deducting sales tax will be \$578.68. We'll apply this adjustment after verifying your tax exemption certificate.

You must provide your tax exemption certificate via email (salestax@safetysign.com) or fax (800-279-6897) by March 6, 2026 if you have not already done so. Please include your order number (SS889747244) in the subject line of your email or the cover letter of your fax. Failing to provide your tax exemption certificate will result in your order being processed with sales tax.

## Order # **SS889747244**

Your order invoice will be emailed to [sterlinghillclub@live.com](mailto:sterlinghillclub@live.com).

### Item Summary

Item Description

Quantity

Price



**Flat Blade Sign with  
Optional Prefix and  
Suffix**

Qty: 2

Each: \$62.18  
**\$124.36**

Item #: X2807-36-EG

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

### Ordered

March 4, 2026

### Status

Processing

### Est. Delivery Date

March 12, 2026

### Shipping Method

Ground — FedEx

### Shipped To

Jason Pond  
 Sterling Hill CDD

### Share your opinion

We use Google Customer Reviews to collect feedback.

Can Google email you ([sterlinghillclub@live.com](mailto:sterlinghillclub@live.com)) a one-minute survey after your transaction is complete?

Google Customer Reviews

Sterling Hill

**Background**  
Flat Blade No Border

**Suffix**  
Blvd

**Position**  
Middle

**Color Style**  
Green/White (MUTCD Color)

Suite 200  
Tampa, FL 33614  
13526865161

Subtotal . . . . . \$561.54  
Shipping . . . . . \$17.14  
Sales Tax . . . . . \$37.61  
**Order Total . . . . . \$616.29**

Your total after deducting sales tax will be \$578.68. We'll apply this adjustment after verifying your tax exemption certificate. You must provide your tax exemption certificate via email (salestax@safetysign.com) or fax (800-279-6897) by March 6, 2026 if you have not already done so. Please include your order number (SS889747244) in the subject line of your email or the cover letter of your fax. Failing to provide your tax exemption certificate will cause your invoice to include sales tax.



## Flat Blade Sign with Optional Prefix and Suffix

Qty: 2      Each: \$62.18  
**\$124.36**

Item #: X2807-36-EG

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

^ Full Product Details

**Size:** 36 x 9"

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

**Laminate:** None

**Mounting:** No holes

**Packaging:** Sold Individually

Receipt from Crosby's Billiards & Darts #RSDT

From Crosby's Billiards & Darts <messenger@messaging.squareup.com>  
Date Fri 3/13/2026 10:43 AM  
To sterlinghillclub@live.com <sterlinghillclub@live.com>

Re-Felt Billiard table

Crosby's Billiards & Darts



Let Crosby's Billiards & Darts know  
how your experience was

\$550.00

Custom Amount \$550.00

**Total \$550.00**



Crosby's Billiards & Darts  
5110 Commercial Way

Spring Hill, FL 34606

[\(352\) 556-4855](tel:(352)556-4855)

Shop Online



MasterCard 4175  
(Keyed)



Mar 13 2026 at 7:43 AM

#RSDT

Auth code: 013642

Jason Pond

(352) 650-7402

[sterlinghillclub@live.com](mailto:sterlinghillclub@live.com)



### Receipt Settings

[Not your receipt?](#) [Manage preferences](#)

[Report message to Square](#)

© 2026 Square [Privacy Policy](#)  
1955 Broadway, Suite 600  
Oakland, CA 94612

## Your DIRECTV Payment Confirmation

---

**From** CCRM1 <harshitha.rasala@directv.com>  
**Date** Fri 3/13/2026 10:42 AM  
**To** sterlinghillclub@live.com <sterlinghillclub@live.com>

Jason Pond  
STERLING HILL CDD 2  
DIRECTV Account Number: 14481891

Thank you for your recent payment to DIRECTV. This communication serves as your confirmation of payment receipt.

Payment Date: 2026-03-13  
Payment Confirmation Number: 21D6870D  
Payment Amount: \$324  
Current Balance on Account: \$0.00  
Next Bill Date: 4

Please allow 24 hours for your payment to be reflected on your DIRECTV account.  
If payment was made via a checking account, please allow 72 hours for funds to be processed and posted to your DIRECTV account.  
DIRECTV values your time. If you do not have your account set up with Auto Bill Pay, call us today at 888-388-4249 and have the Auto Bill Pay feature added.

Thank You,  
DESIREE (DIRECTV) MENDOZA MARTINEZ  
DIRECTV Commercial Customer Care  
directvcommercialcare@DIRECTV.com  
888-388-4249 8:00 AM to 1:00 AM ET

# Order Summary

Order placed March 13, 2026    Order # 113-6580679-5848258

### 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:	\$476.42
Shipping & Handling:	\$0.00
Total before tax:	\$476.42
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$476.42</b>

### Arriving tomorrow



2

[EGO Power+ Battery 56V, 4.0Ah - BA2242T](#)

Sold by: Amazon.com

Supplied by: Other

\$238.21

[Back to top](#)

**Legacy Fence LLC**  
5238 Commercial Way  
Spring Hill, FL 34606-1933  
3526008880  
legacyfence8@gmail.com  
www.legacyfencefl.com



**BILL TO**  
Sterling Hill CDD  
4411 Sterling Hill Blvd.  
Spring Hill, FL 34609  
352-686-5161

**INVOICE 2662**

**DATE** 03/13/2026 **TERMS** Due on completion

**DUE DATE** 04/03/2026

DESCRIPTION	AMOUNT
Fence Repairs for Kristen Alvarez, 4072 Bramblewood Loop, Spring Hill	450.00
Repairs to existing 4' H White Vinyl Picket fence due to tree damage - Removal & Disposal of damaged post and fence panel - Install new post, cap, and fence panel	
New Materials Needed: (1) 4' H x 8' W Catalyst Keswick White Vinyl Picket fence panel (1) 5" x 5" x 7' long White Vinyl Line post (1) White Vinyl Standard cap (1) Bag of 60 lb concrete	
Sterling Hill CDD is tax exempt	-13.85
Credit Card Convenience Fee, 3.5%	15.27

PAID

Thank you for your business!

**Ways to pay**



[View and pay](#)

PAYMENT	451.42
<b>TOTAL DUE</b>	<b>\$0.00</b>

Price is good for Cash or Check only  
Additional 3.5% convenience fee if paying by Credit Card  
50% deposit required

3/13/202613:41:3  
Order Number:2302773  
Circle K 2705992  
14195 Elgin Blvd  
Spring Hill FL 34609  
(352) 684-8057

Term: 102  
Appr : 013731

UNL-REG  
PUMP No. 03  
Gallons 24.023  
PRICE/g \$3.759  
NETAL PUMP \$90.30  
TOTAL SALE \$90.30  
TAX

Master Card  
Card Num : (R)  
XXXXXXXXXXXX4175  
Contactless

USD\$ 90.30

Mastercard  
AID: A0000000041010  
TVR: 0000000067  
IAD:  
XXXXXXXXXXXXXXXXXXXX  
XXXXXXXXXXXXXXXXXXXX  
ISI: E000  
ARC: 00  
ARQC:  
D69A5C8F12B53B5F

03/13/2026 13:36:07

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

THANK YOU  
HAVE A NICE DAY

---

**AT&T payment processed for account ending in 6901**

---

From AT&T Account Management <update@account.att-mail.com>

Date Fri 3/13/2026 11:18 AM

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



Hi there,

## We received a payment

Here are the payment details:

**Service type:** AT&T

**AT&T account ending in:** 6901

**Payment method:** CASH

**Account number ending in:** \*\*\*\*\*N/A

**Confirmation:** 8T97BMTXH03WRXM

**Payment date:** Mar. 13, 2026

**Amount:** \$281.75

Sign in and manage your billing and payment information.

[Sign in](#)

Thanks for choosing us,  
AT&T

[Payment Terms & Conditions](#)

1/3 bag



R-1 - 5

Wed 03/18/26 5pm

# HILLS, STERLING

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

26075-419



## 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 03/16/26 3:55pm by Robert H

AutoZone 02477

12445 CORTEZ BLVD  
BROOKSVILLE, FL  
(352)597-3566

#000332603 RX68806	5.99 P
Rain-X Bug Remover	
+32 Degree Washer Fluid, 1 GAL	
#000525300 870039-2	32.99 P
870039-2 Rain-X Quantum	
22" Wiper Blade, EA	
#000525300 870039-2	32.99 P
870039-2 Rain-X Quantum	
22" Wiper Blade, EA	
#000874721 006768R25	24.99 P
R Racing	
Gray Steer Wheel Cover, 1 EA	

SUBTOTAL	96.96
STATE TAX @ 6.500%	6.30
SALE TOTAL	103.26
XXXXXXXXXXXX4175 MASTERCARD	103.26
Approval #	023940

Data Source: CHIP  
AppName/Label: Mastercard  
AID: A0000000041010  
ARQC: 2A630881D06C7258

REG # 02 CSR #58 RECEIPT # 164267  
STR. TRANS #310395  
STORE #02477  
DATE 03/23/2026 13:21  
# OF ITEMS SOLD: 4



\* 0 2 4 7 7 3 1 0 3 9 5 0 3 2 3 2 6 \*

How Did We Do?

Tell us by going to

[www.autozonecares.com](http://www.autozonecares.com)

Ref No:

02477-310395-260323-2

Looking for a rewarding career?  
Apply now by scanning the QR code below.  
Click the red pin in the second box and  
select use my current location to find  
the opportunities nearest to you!



AutoZone 02477  
12445 CORTEZ BLVD  
BROOKSVILLE, FL  
(352) 597-3566

RTRN ITEM 1- @1/24.99-  
\*000874721 006768R25 24.99-P  
R Racing  
Gray Steer Wheel Cover, 1 EA  
SUBTOTAL 24.99-  
TOTAL TAX @6.500% 1.62-  
TOTAL 26.61-  
XXXXXXXXXXXX4175 MASTERCARD  
APPROVAL # 023850

(Customer Copy)

**\*\*KEEP THIS RECEIPT\*\***

Our Best Price Every Day

T #029716 03/23/2026 13:28 CSR # 01  
REG #34 STORE #02477 STR. TRANS #310407

**AutoZone 02477**

12445 CORTEZ BLVD  
BROOKSVILLE, FL  
(352)597-3566

#000859676 10846 34.99 P  
Masque  
Gray Freedom Truck SWC, 1 EA  
SUBTOTAL 34.99  
STATE TAX @ 6.500% 2.27  
SALE TOTAL 37.26  
XXXXXXXXXXXX4175 MASTERCARD 37.26  
Approval # 023930

Data Source: CHIP  
AppName/Label: Mastercard  
AID: A0000000041010  
ARQC: 60361E184B7DB18D

REG # 02 CSR #01 MISC REF # 164273  
STR. TRANS #310411  
STORE #02477  
DATE 03/23/2026 13:28  
# OF ITEMS SOLD: 1



\*02477310411032326\*

**How Did We Do?**  
Tell us by going to  
[www.autozonecares.com](http://www.autozonecares.com)

**Ref No:**  
**02477-310411-260323-2**

Looking for a rewarding career?  
Apply now by scanning the QR code below.  
Click the red pin in the second box and  
select use my current location to find  
the opportunities nearest to you!





## Nuts and Volts Electric LLC

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

(352) 428-4289  
cmnimrod@gmail.com

INVOICE	#2638
SERVICE DATE	Mar 13, 2026
PAYMENT TERMS	Upon receipt
DUE DATE	Mar 13, 2026
<b>AMOUNT DUE</b>	<b>\$0.00</b>

### CONTACT US

12057 Lark Sparrow Rd  
Weeki Wachee, FL 34614

(352) 410-8658  
nandvllc@gmail.com

## INVOICE

Services	qty	unit price	amount
This is for the splash pad. This has been an ongoing problem. She thinks its the outlet this time.	1.0	\$0.00	\$0.00
Service Call - Service Call – Diagnostic Includes: Travel to location Problem description and evaluation Up to 30 minutes of troubleshooting and minor repairs If the issue requires additional labor, materials, or extended repair time, additional charges will apply. All additional costs will be discussed and approved prior to proceeding.	1.0	\$150.00	\$150.00
GFCI Outlet Installation Installation of a company-supplied GFCI outlet to enhance electrical safety in wet or high-risk areas. Includes outlet, wiring, installation, and operational testing. Backed by warranty—ask for more details. Additional materials or modifications may result in extra charges, which will be discussed and approved before work begins.	1.0	\$75.00	\$75.00

<b>Subtotal</b>	<b>\$225.00</b>
<b>Job Total</b>	<b>\$225.00</b>
<b>Amount Due</b>	<b>\$0.00</b>

### Payment History

Mar 23	Mon 9:42am	Credit Card	\$225.00
--------	------------	-------------	----------

**NATURE COAST TIRE RECYCLING**

16208 CORTEZ BLVD

Brooksville, FL. 34601

Phone: 352-848-3376 Fax: 000- -

**INVOICE**

**2302**

Org. Est. # 002473

**INVOICE**

Printed Date: 03/24/2026

Work Completed: 03/24/2026

**STERLING HILL CDD - JASON POND**

2014 Dodge - RAM -

Lic # :

Odometer In : 0

Home 352-686-5161

VIN # :

Part Description / Number	Qty	Sale	Ext	Labor Description	Ext
STANDARD USED TIRE PF Size: 265/70/17 UT1	1.00	50.00	50.00	All used tires or sale tires are sold AS IS, with NO WARRANTY and NO REFUNDS. The customer assumes full responsibility for the condition, use and performance of the tire (s) once purchased. This establishment is not responsible for any accidents, damages, or injuries that may occur as a result of the use of these tires.	
TIRE DISPOSAL FEE DISPOSAL1	1.00	3.00	3.00		
				MOUNT AND BALANCE	10.00
				PROCESSING FEE	1.68

**NATURE COAST TIRE RECYCLING**

16208 Cortez Boulevard  
Brooksville FL 34601  
352-848-3376

03/24/2026 12:49

**Sale**

Trans:3 Batch:193  
MASTERCARD CHIP  
\*\*\*\*\*4175 \*\*/\*\*  
**AMOUNT: \$68.78**

Resp: APPROVAL 024417  
Code: 024417  
Ref#: 608316830676  
App Name: Mastercard  
AID: A0000000041010  
TYR: 0000000000

Cardholder acknowledges receipt of goods and obligations set forth by the cardholder's agreement with issuer.

**CUSTOMER COPY**

All used & sale tires are sold as is.  
No refunds.

Powered By ValorPay(v3.0.26)

Org. Estimate

Current Estimate 68.78

Labor:	10.00
Parts:	53.00
Sublet:	1.68
<b>SubTotal:</b>	<b>64.68</b>
Tax:	4.10
<b>Total:</b>	<b>68.78</b>
<b>Bal Due:</b>	<b>\$0.00</b>

[ Payments - MasterCard - \$68.78 ]

Vehicle Received: 3/24/2026

Customer Number : 1662

I hereby authorize the above repair work to be done along with the necessary material and hereby grant you and/or your employees permission to operate the car or truck herein described on street, highways or elsewhere for the purpose to testing and/or inspection. An express mechanic's lien is hereby acknowledged on above car or truck to secure the amount of repairs thereto. Warranty on parts and labor is one years or 12,000 miles whichever comes first. Warranty work has to be performed in our shop & cannot exceed the original cost of repair.

Signature \_\_\_\_\_

Date \_\_\_\_\_

Visit us on the web: [www.NATURECOASTTIRERECYCLING.COM](http://www.NATURECOASTTIRERECYCLING.COM)

Email Address: [NATURECOASTTIRERECYCLING@GMAIL.COM](mailto:NATURECOASTTIRERECYCLING@GMAIL.COM)



**Nuts and Volts Electric LLC**

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

(352) 428-4289  
 cmnimrod@gmail.com

INVOICE	#2697
SERVICE DATE	Mar 23, 2026
PAYMENT TERMS	Upon receipt
DUE DATE	Mar 24, 2026
AMOUNT DUE	<b>\$0.00</b>

CONTACT US

12057 Lark Sparrow Rd  
 Weeki Wachee, FL 34614

(352) 410-8658  
 nandvllc@gmail.com

INVOICE

Services	qty	unit price	amount
Service Call - Service Call – Diagnostic	1.0	\$150.00	\$150.00
Includes:			
Travel to location			
Problem description and evaluation			
Up to 30 minutes of troubleshooting and minor repairs			
If the issue requires additional labor, materials, or extended repair time, additional charges will apply. All additional costs will be discussed and approved prior to proceeding.			
GFCI outlet pool equipment wr/tr	1.0	\$75.00	\$75.00
In use cover single gang	1.0	\$25.00	\$25.00
Duplex receptacle WR/TR	1.0	\$25.00	\$25.00
Bell box and flapper cover and hardware	1.0	\$40.00	\$40.00
30 amp 240v 120v coil contractor	1.0	\$50.00	\$50.00
KI0202 Capacitive sensor	1.0	\$350.00	\$350.00
Troubleshooting notes from ticket. Arrived at troubleshoot splash pad not functioning properly replaced contactor and further troubleshooting led to bad proximity sensor at splash pad. Replaced contactor replaced proximity sensor tested system. Everything's working good. Pool area pull equipment coordinator has no power troubleshoot found that receptacle was not being was disconnected replaced bell box and receptacle, and cover. Tested all good. Customer request replaced GFCI on outside of pool equipment replaced GFCI and installed new in use cover.	1.0	\$0.00	\$0.00
Labor by the hour 1guy	1.0	\$150.00	\$150.00

<b>Subtotal</b>	<b>\$865.00</b>
<b>Job Total</b>	<b>\$865.00</b>
<b>Amount Due</b>	<b>\$0.00</b>

Payment History

Mar 24	Tue 3:36pm	Credit Card	\$865.00
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Estimate Terms & Conditions

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

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

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

Customer-supplied materials are not covered under any warranty.

Permitting Notice – Florida Residents

Under Florida law, most electrical work requires a permit, depending on your local jurisdiction's building department regulations. We recommend and encourage obtaining a permit, as it ensures that all work complies with the National Electrical Code (NEC) standards. A \$395 permitting fee applies.

Additional Notes

All estimates are subject to change via change orders if unforeseen circumstances arise

If we brightened your day, please leave us a review.

<https://g.page/r/CaS33XjoYphFEBM/review>

See our [Terms & Conditions](#)

# Order Summary

Order placed March 24, 2026    Order # 113-6071781-4780256

<b>Ship to</b> Sterling Hill CDD 4411 STERLING HILL BLVD SPRING HILL, FL 34609-0866 United States	<b>Payment method</b> Mastercard ending in 4175 <a href="#">View related transactions</a>	<b>Order Summary</b> Item(s) Subtotal: \$159.98 Shipping & Handling: \$0.00 Total before tax: \$159.98 Estimated tax to be collected: \$0.00 <b>Grand Total: \$159.98</b>
---	---	--

## Arriving Friday



Calvana 2 Pack 20" Foam Life Preserver Ring with 98.4ft Floating Lifesaving Rope, Throwable Flotation Device, Pool Safety Float, for Buoy, Boat Safety Equipment Marine Decoration

Sold by: Calvana  
Supplied by: Other  
**\$79.99**

[Back to top](#)



LEARN MORE AT [LOWES.COM/MYLOWESREWARDS](http://LOWES.COM/MYLOWESREWARDS)

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

- SALE -

SALES#: S1827TEZ 5271530 TRANS#: 90553344 03-25-26

6312194 PS 5 GAL PINK BUCKET	4.98
4356313 CRAFTSMAN 4GAL BACKPACK S	199.00
80013 SPEC 1-GAL 6/W RTU	50.00
10 @	5.00
13617 GREAT STUFF 12-FL OZ 6AP/	9.16
2 @	4.59
114132 3/8-IN USS FIN NUT	0.45
SUBTOTAL:	263.59
TOTAL TAX:	6.00
INVOICE 84787 TOTAL:	269.59
M/C:	269.59

MC: XXXXXXXXXXXX4175 AMOUNT: 263.59 AUTHCD: 025220  
TAP REFID: 182726787917 03/25/26 13:01:13  
CUSTOMER CODE: NA  
TVR : 0000008001  
AID : A0000000041010

STORE: 1827 TERMINAL: 20 03/25/26 13:01:32  
# OF ITEMS PURCHASED: 15  
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOVE'S.  
FOR FULL DETAILS ON OUR RETURN POLICY, VISIT  
[LOWES.COM/RETURNS](http://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](http://LOWES.COM/MYLOWESREWARDS)

\*\*\*\*\*

\* SHARE YOUR FEEDBACK! \*

\* ENTER FOR A CHANCE TO BE \*

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

\* ENTRE EN EL SORTEO MENSUAL \*

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

# Order Summary

Order placed March 27, 2026    Order # 113-6290409-2998604

<b>Ship to</b> Sterling Hill CDD 4411 STERLING HILL BLVD SPRING HILL, FL 34609-0866 United States	<b>Payment method</b> Mastercard ending in 4175 <a href="#">View related transactions</a>	<b>Order Summary</b> Item(s) Subtotal: \$729.00 Shipping & Handling: \$0.00 Total before tax: \$729.00 Estimated tax to be collected: \$0.00 <b>Grand Total: \$729.00</b>
---	---	--

## Arriving April 2 - April 7



Deluxe Replenishment Accessory Kit for Functional Training Racks – Medicine Balls, Stability Balls, Smart Mats, Recovery Rollers & Resistance Band Set – Commercial-Grade Fitness Equipment Refresh Kit

Sold by: Prism Fitness

Supplied by: Other

**\$729.00**

[Back to top](#)

# Order Summary

Order placed March 27, 2026    Order # 113-7724017-3626665

### 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:	\$17.60
Shipping & Handling:	\$0.00
Total before tax:	\$17.60
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$17.60</b>

### Arriving Sunday



Loctite Tite Foam Big Gaps Spray Foam Sealant, 12 fl oz Can, 1 Pack - Polyurethane Expanding Insulation

Sold by: Amazon.com

Supplied by: Other

2 \$8.80

[Back to top](#)

# Order Summary

Order placed March 27, 2026    Order # 113-7949330-0465035

<b>Ship to</b> Sterling Hill CDD 4411 STERLING HILL BLVD SPRING HILL, FL 34609-0866 United States	<b>Payment method</b> Mastercard ending in 4175 <a href="#">View related transactions</a>	<b>Order Summary</b> Item(s) Subtotal: \$60.70 Shipping & Handling: \$0.00 Your Coupon Savings: -\$4.55 Total before tax: \$56.15 Estimated tax to be collected: \$0.00 <b>Grand Total: \$56.15</b>
---	---	---

### Arriving Monday



**Aerostar 20x22x1 MERV 6 Air Filter, 6 Count, ACTUAL SIZE (19.75 x 21.75 x 0.75), HVAC, Air Conditioning & Furnace Filter for Dust, Lint & Pollen Control (MPR 300 / FPR 3), Made in USA**

Sold by: Amazon.com  
Supplied by: Other  
**\$30.35**

[Back to top](#)

WELCOME  
TO MOBIL  
FASTLANE  
13045SPRINGHILLDR  
SPRINGHILL FL  
34609

DATE 3/30/26 15:49  
TRAN#9005001  
PUMP# 06  
SERVICE LEVEL: SELF  
PRODUCT: UNLDF  
GALLONS: 24.586  
PRICE/G: \$4.159  
FUEL SALE \$102.25  
CREDIT \$102.25

USD\$102.25  
\*\*\*\*\*4175  
Entry: Chip Read  
AppName: Mastercard  
AuthNet: MASTERC  
MODE: Issuer  
AID: A0000000041010  
Auth #: 030144  
Resp Code: 000  
Stan: 09944817492  
Invoice #: 98413  
Shift #: 1  
Store # 9947581

PIN Bypassed

THANK YOU  
HAVE A NICE DAY



R-1 - 6

Tue 03/31/26 5pm

HILLS,  
STERLING

4411 STERLING HILL BLVD  
SPRING HILL, FL 34609-0866  
(352) 630-7402

26088-395



Wash and Fold

Item	Price
-	43.59
Weight: 25 lbs	
Subtotal	43.59
Total	43.59

**FOLD ALL LAUNDRY**

Pronto Cleaners

352-796-2425

104 South Main Street  
Brooksville, FL 34601

Sun 03/29/26 4:52pm Robert H

# Order Summary

Order placed March 30, 2026    Order # 113-1634567-8085812

## 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:	\$15.99
Shipping & Handling:	\$0.00
Total before tax:	\$15.99
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$15.99</b>

## Arriving tomorrow



YSAGi Leather Desk Pad Protector, Office Desk Mat, Large Mouse Pad, Non-Slip PU  
Leather Desk Blotter, Laptop Desk Pad, Waterproof Desk Writing Pad Office and  
Home (Black, 35.4" x 17")

Sold by: YSAGi

Supplied by: Other

\$15.99

[Back to top](#)



# INVOICE

Customer ID: **14-49138-12001**  
 Customer Name: **STERLING HILL CDD**  
 Service Period: **04/01/26-04/30/26**  
 Invoice Date: **03/25/2026**  
 Invoice Number: **1188342-1568-3**

**How to Contact Us**

**Visit [wm.com/MyWM](http://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**

**Apr 24, 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**

**\$184.95**

If payment is received after 04/24/2026: **\$ 189.95**

<b>Previous Balance</b>	+	<b>Payments</b>	+	<b>Adjustments</b>	+	<b>Current Invoice Charges</b>	=	<b>Total Account Balance Due</b>
174.92		(174.92)		0.00		184.95		184.95

**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	04/01/26		1.00	143.58
Energy Surcharge				32.87
Administrative Charge				8.50
<b>Total Current Charges</b>				<b>184.95</b>

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




WASTE MANAGEMENT INC. OF FLORIDA  
 WM OF PASCO COUNTY  
 PO BOX 3020  
 MONROE, WI 53566-8320  
 (800) 255-7172

Invoice Date	Invoice Number	Customer ID
03/25/2026	1188342-1568-3	14-49138-12001
Payment Terms	Total Due	Amount
Total Due by 04/24/2026	\$184.95	
If Received after 04/24/2026	\$189.95	

\*\*\* DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED \*\*\*  
 Your bank account will be drafted \$184.95.

1568000144913812001011883420000001849500000018495 3

0011081 01 AV 0.59 \*\*AUTO T1 0 7082 28232-241414-C04-P11092-11 10290C62



STERLING HILL CDD  
 PO Box 82414  
 CHARLOTTE NC 28232-2414

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





# INVOICE

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

**15-19762-63003**  
STERLING HILL CDD  
04/01/26-04/30/26  
03/25/2026  
1188427-1568-2

**How to Contact Us**

**Visit [wm.com/MyWM](http://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**

**Apr 24, 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**

**\$184.95**

If payment is received after 04/24/2026: **\$ 189.95**

<b>Previous Balance</b>	+	<b>Payments</b>	+	<b>Adjustments</b>	+	<b>Current Invoice Charges</b>	=	<b>Total Account Balance Due</b>
174.92		(174.92)		0.00		184.95		184.95

**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	04/01/26		1.00	143.58
Energy Surcharge				32.87
Administrative Charge				8.50
<b>Total Current Charges</b>				<b>184.95</b>

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



WASTE MANAGEMENT INC. OF FLORIDA  
WM OF PASCO COUNTY  
PO BOX 3020  
MONROE, WI 53566-8320  
(800) 255-7172

Invoice Date	Invoice Number	Customer ID
03/25/2026	1188427-1568-2	15-19762-63003
Payment Terms	Total Due	Amount
Total Due by 04/24/2026	\$184.95	
If Received after 04/24/2026	\$189.95	

\*\*\* DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED \*\*\*  
Your bank account will be drafted \$184.95.

1568000151976263003011884270000001849500000018495 9

0011084 01 AV 0.59 \*\*AUTO T1 0 7082 28232-241414 -C04-P11095-JT  
STERLING HILL CDD  
PO BOX 32414  
CHARLOTTE NC 28232-2414

10290C62

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





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 **03/24/2026**  
Amount Due **392.23**  
Current Charges Due **04/20/2026**

District Office Serving You  
West Hernando

See Reverse Side For More Information

Service Address 4200 STERLING HILL BLVD  
Service Classification General Service Non-Demand

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
02/18	21459	03/18	24795				3336

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Mar 2026	28	119
Feb 2026	29	118
Mar 2025	29	102

**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 400.47  
Payment 400.47CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 3,336 KWH @ 0.06090 203.16  
Fuel Adjustment 3,336 KWH @ 0.04200 140.11  
FL Gross Receipts Tax 9.80

Total Current Charges 392.23  
Total Due E.F.T. 392.23



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](http://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.

\*\*\* ATTENTION \*\*\* Plan to attend WREC's 79th Annual Meeting on Wednesday, April 22, 2026. Registration: 4:30 p.m. to 6:15 p.m. The Bar Code above will be used for registration. Present the top portion of your bill along with photo ID to register. See the enclosed Newsletter for additional information.

**DO NOT PAY**  
Total amount will be electronically transferred on or after 04/10/2026.



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: 03/24/2026

District: WH15

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	04/10/2026
<b>TOTAL CHARGES DUE</b>	<b>392.23</b>
<b>DO NOT PAY</b>	

000141506900003922300003922308



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 **03/24/2026**  
Amount Due **177.16**  
Current Charges Due **04/20/2026**

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					
02/18	15015	03/18	16313				1298	

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Mar 2026	28	46
Feb 2026	29	47
Mar 2025	29	48

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

Previous Balance 183.59  
Payment 183.59CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 1,298 KWH @ 0.06090 79.05  
Fuel Adjustment 1,298 KWH @ 0.04200 54.52  
FL Gross Receipts Tax 4.43

Total Current Charges 177.16  
Total Due E.F.T. 177.16



1 0 2 5 1 0 8 5

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**DO NOT PAY**  
Total amount will be electronically transferred on or after 04/10/2026.



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: 03/24/2026

District: WH15

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	04/10/2026
<b>TOTAL CHARGES DUE</b>	<b>177.16</b>
<b>DO NOT PAY</b>	

000141507000001771600001771609



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 **03/24/2026**  
 Amount Due **234.36**  
 Current Charges Due **04/20/2026**

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				
02/18	98114	03/18	99954				1840

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Mar 2026	28	66
Feb 2026	29	52
Mar 2025	29	46

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

Previous Balance 200.48  
 Payment 200.48CR  
 Balance Forward 0.00

Customer Charge 39.16  
 Energy Charge 1,840 KWH @ 0.06090 112.06  
 Fuel Adjustment 1,840 KWH @ 0.04200 77.28  
 FL Gross Receipts Tax 5.86

Total Current Charges 234.36  
 Total Due E.F.T. 234.36



1 0 2 5 1 0 8 5

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

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

See Reverse Side For Mailing Instructions

Bill Date: 03/24/2026

District: WH15

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	04/10/2026
<b>TOTAL CHARGES DUE</b>	<b>234.36</b>
<b>DO NOT PAY</b>	

000141507100002343600002343608



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 **03/24/2026**  
 Amount Due **475.50**  
 Current Charges Due **04/20/2026**

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				
02/18	2473	03/18	6598				4125

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Mar 2026	28	147
Feb 2026	29	65
Mar 2025	29	76

**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 238.78  
 Payment 238.78CR  
 Balance Forward 0.00

Customer Charge 39.16  
 Energy Charge 4,125 KWH @ 0.06090 251.21  
 Fuel Adjustment 4,125 KWH @ 0.04200 173.25  
 FL Gross Receipts Tax 11.88

Total Current Charges 475.50  
 Total Due E.F.T. 475.50



1 0 2 5 1 0 8 5

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**DO NOT PAY**  
 Total amount will be electronically transferred on or after 04/10/2026.



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: 03/24/2026

District: WH15

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	04/10/2026
<b>TOTAL CHARGES DUE</b>	<b>475.50</b>
<b>DO NOT PAY</b>	

000141507200004755000004755004

Account Number **1415073** Cycle **15**  
 Meter Number  
 Customer Number 10251085  
 Customer Name STERLING HILL COMMUNITY DEVELOPMENT

Bill Date **03/24/2026**  
 Amount Due **6,080.82**  
 Current Charges Due **04/20/2026**

District Office Serving You  
West Hernando

See Reverse Side For More Information

Service Address PUBLIC LIGHTING  
 Service Classification Public Lighting

**ELECTRIC SERVICE**

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

Comparative Usage Information  
Average kWh  
Period Days Per Day

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

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

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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 04/10/2026.



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 **03/24/2026**  
 Amount Due **905.41**  
 Current Charges Due **04/20/2026**

District Office Serving You  
West Hernando

See Reverse Side For More Information

Service Address 4411 STERLING HILL BLVD  
 Service Classification General Service Demand

ELECTRIC SERVICE								
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used	
Date	Reading	Date	Reading					
02/18	30146	03/18	39123		25.04	25	8977	

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Mar 2026	28	321
Feb 2026	29	371
Mar 2025	29	256

**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 1,063.23  
 Payment 1,063.23CR  
 Balance Forward 0.00



Customer Charge 44.16  
 Demand Charge 25 KW @ 6.65000 166.25  
 Energy Charge 8,977 KWH @ 0.03290 295.34  
 Fuel Adjustment 8,977 KWH @ 0.04200 377.03  
 FL Gross Receipts Tax 22.63

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Total Current Charges 905.41  
 Total Due E.F.T. 905.41

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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: 03/24/2026

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	04/10/2026
<b>TOTAL CHARGES DUE</b>	<b>905.41</b>
<b>DO NOT PAY</b>	

000141507400009054100009054103



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 **03/24/2026**  
Amount Due **52.09**  
Current Charges Due **04/20/2026**

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				
02/18	39578	03/18	39691				113

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Mar 2026	28	4
Feb 2026	29	4
Mar 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 53.25  
Payment 53.25CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 113 KWH @ 0.06090 6.88  
Fuel Adjustment 113 KWH @ 0.04200 4.75  
FL Gross Receipts Tax 1.30

Total Current Charges 52.09  
Total Due E.F.T. 52.09



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: 03/24/2026

District: WH15

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	04/10/2026
<b>TOTAL CHARGES DUE</b>	<b>52.09</b>
<b>DO NOT PAY</b>	

000141507500000520900000520901



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 **03/24/2026**  
Amount Due **52.93**  
Current Charges Due **04/20/2026**

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				
02/18	49189	03/18	49310				121

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Mar 2026	28	4
Feb 2026	29	4
Mar 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 53.78  
Payment 53.78CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 121 KWH @ 0.06090 7.37  
Fuel Adjustment 121 KWH @ 0.04200 5.08  
FL Gross Receipts Tax 1.32

Total Current Charges 52.93  
Total Due E.F.T. 52.93



1 0 2 5 1 0 8 5

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

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See Reverse Side For Mailing Instructions

Bill Date: 03/24/2026

District: WH15

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	04/10/2026
<b>TOTAL CHARGES DUE</b>	<b>52.93</b>
<b>DO NOT PAY</b>	

000141507600000529300000529305



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 **03/24/2026**  
Amount Due **52.73**  
Current Charges Due **04/20/2026**

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				
02/18	2271	03/18	2390				119

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Mar 2026	28	4
Feb 2026	29	4
Mar 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 53.68  
Payment 53.68CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 119 KWH @ 0.06090 7.25  
Fuel Adjustment 119 KWH @ 0.04200 5.00  
FL Gross Receipts Tax 1.32

Total Current Charges 52.73  
Total Due E.F.T. 52.73



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: 03/24/2026

District: WH15

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	04/10/2026
<b>TOTAL CHARGES DUE</b>	<b>52.73</b>
<b>DO NOT PAY</b>	

000141507700000527300000527300



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 **03/24/2026**  
Amount Due **56.00**  
Current Charges Due **04/20/2026**

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					
02/18	45158	03/18	45308				150	

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Mar 2026	28	5
Feb 2026	29	5
Mar 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 56.73  
Payment 56.73CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 150 KWH @ 0.06090 9.14  
Fuel Adjustment 150 KWH @ 0.04200 6.30  
FL Gross Receipts Tax 1.40

Total Current Charges 56.00  
Total Due E.F.T. 56.00



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: 03/24/2026

District: WH15

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	04/10/2026
<b>TOTAL CHARGES DUE</b>	<b>56.00</b>
<b>DO NOT PAY</b>	

000141507800000560000000560004



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 **03/24/2026**  
Amount Due **396.56**  
Current Charges Due **04/20/2026**

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				
02/18	58982	03/18	62359				3377

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Mar 2026	28	121
Feb 2026	29	53
Mar 2025	29	63

**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 203.85  
Payment 203.85CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 3,377 KWH @ 0.06090 205.66  
Fuel Adjustment 3,377 KWH @ 0.04200 141.83  
FL Gross Receipts Tax 9.91

Total Current Charges 396.56  
Total Due E.F.T. 396.56



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: 03/24/2026

Use above space for address change ONLY.

District: WH15

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

Electronic Funds Transfer on or after	<b>04/10/2026</b>
<b>TOTAL CHARGES DUE</b>	<b>396.56</b>
<b>DO NOT PAY</b>	

000141507900003965600003965606



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 **03/24/2026**  
Amount Due **120.27**  
Current Charges Due **04/20/2026**

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				
02/18	32390	03/18	33149				759

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Mar 2026	28	27
Feb 2026	29	24
Mar 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 112.78  
Payment 112.78CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 759 KWH @ 0.06090 46.22  
Fuel Adjustment 759 KWH @ 0.04200 31.88  
FL Gross Receipts Tax 3.01

Total Current Charges 120.27  
Total Due E.F.T. 120.27



1 0 2 5 1 0 8 5

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**DO NOT PAY**  
Total amount will be electronically transferred on or after 04/10/2026.



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: 03/24/2026

District: WH15

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	04/10/2026
<b>TOTAL CHARGES DUE</b>	<b>120.27</b>
<b>DO NOT PAY</b>	

000141508000001202700001202702



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 **03/24/2026**  
 Amount Due **58.20**  
 Current Charges Due **04/20/2026**

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				
02/18	51841	03/18	52012				171

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Mar 2026	28	6
Feb 2026	29	6
Mar 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 58.95  
 Payment 58.95CR  
 Balance Forward 0.00

Customer Charge 39.16  
 Energy Charge 171 KWH @ 0.06090 10.41  
 Fuel Adjustment 171 KWH @ 0.04200 7.18  
 FL Gross Receipts Tax 1.45

Total Current Charges 58.20  
 Total Due **58.20** E.F.T.



1 0 2 5 1 0 8 5

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

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See Reverse Side For Mailing Instructions

Bill Date: 03/24/2026

District: WH15

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	<b>04/10/2026</b>
<b>TOTAL CHARGES DUE</b>	<b>58.20</b>
<b>DO NOT PAY</b>	

000141508100000582000000582009



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 **03/24/2026**  
 Amount Due **54.61**  
 Current Charges Due **04/20/2026**

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				
02/18	36297	03/18	36434				137

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Mar 2026	28	5
Feb 2026	29	5
Mar 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 55.05  
 Payment 55.05CR  
 Balance Forward 0.00

Customer Charge 39.16  
 Energy Charge 137 KWH @ 0.06090 8.34  
 Fuel Adjustment 137 KWH @ 0.04200 5.75  
 FL Gross Receipts Tax 1.36

Total Current Charges 54.61  
 Total Due E.F.T. 54.61



1 0 2 5 1 0 8 5

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

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See Reverse Side For Mailing Instructions

Bill Date: 03/24/2026

District: WH15

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	04/10/2026
<b>TOTAL CHARGES DUE</b>	<b>54.61</b>
<b>DO NOT PAY</b>	

000141508200000546100000546109



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

Account Number **1415083** Cycle 15  
 Meter Number 40571368  
 Customer Number 10251085  
 Customer Name STERLING HILL COMMUNITY DEVELOPMENT

Bill Date **03/24/2026**  
 Amount Due **55.26**  
 Current Charges Due **04/20/2026**

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				
02/18	29167	03/18	29310				143

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Mar 2026	28	5
Feb 2026	29	5
Mar 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 56.42  
 Payment 56.42CR  
 Balance Forward 0.00

Customer Charge 39.16  
 Energy Charge 143 KWH @ 0.06090 8.71  
 Fuel Adjustment 143 KWH @ 0.04200 6.01  
 FL Gross Receipts Tax 1.38

Total Current Charges 55.26  
 Total Due E.F.T. 55.26



1 0 2 5 1 0 8 5

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

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See Reverse Side For Mailing Instructions

Bill Date: 03/24/2026

District: WH15

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	04/10/2026
<b>TOTAL CHARGES DUE</b>	<b>55.26</b>
<b>DO NOT PAY</b>	

000141508300000552600000552601



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 **03/24/2026**  
 Amount Due **54.61**  
 Current Charges Due **04/20/2026**

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				
02/18	28976	03/18	29113				137

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Mar 2026	28	5
Feb 2026	29	5
Mar 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 55.57  
 Payment 55.57CR  
 Balance Forward 0.00

Customer Charge 39.16  
 Energy Charge 137 KWH @ 0.06090 8.34  
 Fuel Adjustment 137 KWH @ 0.04200 5.75  
 FL Gross Receipts Tax 1.36

Total Current Charges 54.61  
 Total Due E.F.T. 54.61



1 0 2 5 1 0 8 5

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

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See Reverse Side For Mailing Instructions

Bill Date: 03/24/2026

District: WH15

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	04/10/2026
<b>TOTAL CHARGES DUE</b>	<b>54.61</b>
<b>DO NOT PAY</b>	

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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 **03/24/2026**  
 Amount Due **53.15**  
 Current Charges Due **04/20/2026**

District Office Serving You  
West Hernando

See Reverse Side For More Information

Service Address 14504 EDGE MERE 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				
02/18	31408	03/18	31531				123

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Mar 2026	28	4
Feb 2026	29	5
Mar 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 54.20  
 Payment 54.20CR  
 Balance Forward 0.00

Customer Charge 39.16  
 Energy Charge 123 KWH @ 0.06090 7.49  
 Fuel Adjustment 123 KWH @ 0.04200 5.17  
 FL Gross Receipts Tax 1.33

Total Current Charges 53.15  
 Total Due E.F.T. 53.15



1 0 2 5 1 0 8 5

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Bill Date: 03/24/2026

District: WH15

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

Electronic Funds Transfer on or after	04/10/2026
<b>TOTAL CHARGES DUE</b>	<b>53.15</b>
<b>DO NOT PAY</b>	

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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 **03/24/2026**  
 Amount Due **58.00**  
 Current Charges Due **04/20/2026**

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				
02/18	30287	03/18	30456				169

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Mar 2026	28	6
Feb 2026	29	6
Mar 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 59.06  
 Payment 59.06CR  
 Balance Forward 0.00

Customer Charge 39.16  
 Energy Charge 169 KWH @ 0.06090 10.29  
 Fuel Adjustment 169 KWH @ 0.04200 7.10  
 FL Gross Receipts Tax 1.45

Total Current Charges 58.00  
 Total Due E.F.T. 58.00



1 0 2 5 1 0 8 5

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

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Bill Date: 03/24/2026

District: WH15

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

Electronic Funds Transfer on or after	04/10/2026
<b>TOTAL CHARGES DUE</b>	<b>58.00</b>
<b>DO NOT PAY</b>	

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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 **03/24/2026**  
Amount Due **48.60**  
Current Charges Due **04/20/2026**

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				
02/18	23238	03/18	23318				80

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Mar 2026	28	3
Feb 2026	29	3
Mar 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.

Previous Balance 49.34  
Payment 49.34CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 80 KWH @ 0.06090 4.87  
Fuel Adjustment 80 KWH @ 0.04200 3.36  
FL Gross Receipts Tax 1.21

Total Current Charges 48.60  
Total Due E.F.T. 48.60



1 0 2 5 1 0 8 5

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Bill Date: 03/24/2026

District: WH15

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

Electronic Funds Transfer on or after	04/10/2026
<b>TOTAL CHARGES DUE</b>	<b>48.60</b>
<b>DO NOT PAY</b>	

000141508700000486000000486005



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 **03/24/2026**  
Amount Due **48.71**  
Current Charges Due **04/20/2026**

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				
02/18	25147	03/18	25228				81

Comparative Usage Information

Period	Days	Per Day
Mar 2026	28	3
Feb 2026	29	3
Mar 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.

Previous Balance 49.56  
Payment 49.56CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 81 KWH @ 0.06090 4.93  
Fuel Adjustment 81 KWH @ 0.04200 3.40  
FL Gross Receipts Tax 1.22

Total Current Charges 48.71  
Total Due E.F.T. 48.71



1 0 2 5 1 0 8 5

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Your Touchstone Energy® Cooperative  
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See Reverse Side For Mailing Instructions

Bill Date: 03/24/2026

District: WH15

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

Electronic Funds Transfer on or after	04/10/2026
<b>TOTAL CHARGES DUE</b>	<b>48.71</b>
<b>DO NOT PAY</b>	

000141508800000487100000487105



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 **03/24/2026**  
 Amount Due **93.35**  
 Current Charges Due **04/20/2026**

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				
02/18	16859	03/18	17363				504

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Mar 2026	28	18
Feb 2026	29	22
Mar 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.

Previous Balance 107.81  
 Payment 107.81CR  
 Balance Forward 0.00

Customer Charge 39.16  
 Energy Charge 504 KWH @ 0.06090 30.69  
 Fuel Adjustment 504 KWH @ 0.04200 21.17  
 FL Gross Receipts Tax 2.33

Total Current Charges 93.35  
 Total Due E.F.T. 93.35



1 0 2 5 1 0 8 5

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

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See Reverse Side For Mailing Instructions

Bill Date: 03/24/2026

District: WH15

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	04/10/2026
<b>TOTAL CHARGES DUE</b>	<b>93.35</b>
<b>DO NOT PAY</b>	

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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 **03/24/2026**  
Amount Due **54.84**  
Current Charges Due **04/20/2026**

District Office Serving You  
West Hernando

See Reverse Side For More Information

Service Address 8335 WINDANCE AVE  
Service Classification General Service Non-Demand

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
02/18	24396	03/18	24535				139

Comparative Usage Information

Period	Days	Per Day
Mar 2026	28	5
Feb 2026	29	5
Mar 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 139 KWH @ 0.06090 8.47  
Fuel Adjustment 139 KWH @ 0.04200 5.84  
FL Gross Receipts Tax 1.37

Total Current Charges 54.84  
Total Due E.F.T. 54.84



1 0 2 5 1 0 8 5

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

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

See Reverse Side For Mailing Instructions

Bill Date: 03/24/2026

District: WH15

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	04/10/2026
<b>TOTAL CHARGES DUE</b>	<b>54.84</b>
<b>DO NOT PAY</b>	

000141509000000548400000548407



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 **03/24/2026**  
 Amount Due **496.40**  
 Current Charges Due **04/20/2026**

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				
02/18	98954	03/18	3277		28.89	29	4323

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Mar 2026	28	154
Feb 2026	29	166
Mar 2025	29	242

**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 548.22  
 Payment 548.22CR  
 Balance Forward 0.00

Customer Charge 39.16  
 Energy Charge 4,323 KWH @ 0.06090 263.27  
 Fuel Adjustment 4,323 KWH @ 0.04200 181.57  
 FL Gross Receipts Tax 12.40

Total Current Charges 496.40  
 Total Due E.F.T. 496.40



1 0 2 5 1 0 8 5

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

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Bill Date: 03/24/2026

District: WH15

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

Electronic Funds Transfer on or after	04/10/2026
<b>TOTAL CHARGES DUE</b>	<b>496.40</b>
<b>DO NOT PAY</b>	

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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 **03/24/2026**  
Amount Due **71.09**  
Current Charges Due **04/20/2026**

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					
02/18	16330	03/18	16623				293	

Comparative Usage Information

Period	Days	Per Day
Mar 2026	28	10
Feb 2026	29	10
Mar 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 72.03  
Payment 72.03CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 293 KWH @ 0.06090 17.84  
Fuel Adjustment 293 KWH @ 0.04200 12.31  
FL Gross Receipts Tax 1.78

Total Current Charges 71.09  
Total Due E.F.T. 71.09



1 0 2 5 1 0 8 5

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

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Bill Date: 03/24/2026

District: WH15

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	04/10/2026
<b>TOTAL CHARGES DUE</b>	<b>71.09</b>
<b>DO NOT PAY</b>	

000141509200000710900000710902

Account Number **2118959** Cycle **15**  
 Meter Number  
 Customer Number 10251085  
 Customer Name STERLING HILL COMMUNITY DEVELOPMENT

Bill Date **03/24/2026**  
 Amount Due **780.43**  
 Current Charges Due **04/20/2026**

District Office Serving You  
West Hernando

See Reverse Side For More Information

Service Address PUBLIC LIGHTING  
 Service Classification Public Lighting

**ELECTRIC SERVICE**

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

Comparative Usage Information

Average kWh  
 Period Days Per Day

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

Previous Balance **780.43**  
 Payment **780.43CR**  
 Balance Forward **0.00**



1 0 2 5 1 0 8 5

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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 **780.43** E.F.T.

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

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

Account Number **2161145** Cycle 15  
 Meter Number 85106909  
 Customer Number 10251085  
 Customer Name STERLING HILL COMMUNITY DEVELOPMENT

Bill Date **03/24/2026**  
 Amount Due **95.77**  
 Current Charges Due **04/20/2026**

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				
02/18	41793	03/18	42320				527

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Mar 2026	28	19
Feb 2026	29	11
Mar 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 75.20  
 Payment 75.20CR  
 Balance Forward 0.00

Customer Charge 39.16  
 Energy Charge 527 KWH @ 0.06090 32.09  
 Fuel Adjustment 527 KWH @ 0.04200 22.13  
 FL Gross Receipts Tax 2.39

Total Current Charges 95.77  
 Total Due E.F.T. 95.77



1 0 2 5 1 0 8 5

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Bill Date: 03/24/2026

District: WH15

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

Electronic Funds Transfer on or after	04/10/2026
<b>TOTAL CHARGES DUE</b>	<b>95.77</b>
<b>DO NOT PAY</b>	

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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 **03/24/2026**  
Amount Due **54.09**  
Current Charges Due **04/20/2026**

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					
02/18	6347	03/18	6479				132	

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Mar 2026	28	5
Feb 2026	29	5
Mar 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 54.94  
Payment 54.94CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 132 KWH @ 0.06090 8.04  
Fuel Adjustment 132 KWH @ 0.04200 5.54  
FL Gross Receipts Tax 1.35

Total Current Charges 54.09  
Total Due E.F.T. 54.09



1 0 2 5 1 0 8 5

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

Electronic Funds Transfer on or after	04/10/2026
<b>TOTAL CHARGES DUE</b>	<b>54.09</b>
<b>DO NOT PAY</b>	

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