



Rizzetta & Company

Sterling Hill Community Development District

Board of Supervisors' Meeting August 11, 2026

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

www.sterlinghillcdd.org

STERLING HILL COMMUNITY DEVELOPMENT DISTRICT

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

Board of Supervisors	Christina Miller	Chairman
	Sandra Manuele	Vice Chairman
	Nancy Felio	Assistant Secretary
	Michael Gebala	Assistant Secretary
	Darrin Bagnuolo	Assistant Secretary
District Manager	Daryl Adams	Rizzetta & Company, Inc.
District Counsel	Lauren Gentry	Kilinski/Van Wyk
District Engineer	Stephen Brletic	BDI Engineering

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

STERLING HILL COMMUNITY DEVELOPMENT DISTRICT
District Office – Wesley Chapel, Florida (813) 994-1001
Mailing Address – 3434 Colwell Ave, Suite 200, Tampa, Florida 33614
www.sterlinghillcdd.org

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

August 4, 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, August 11, 2026, at 6:00 p.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. Public Hearing on Fiscal Year 2026-2027 Final Budget** Tab 1
 1. Consideration of Resolution 2026-10 Adopting
Fiscal Year 2026-2027 Final Budget..... Tab 2
 - B. Public Hearing on Fiscal Year 2026-2027 Assessments**
 1. Consideration of Resolution 2026-11; Levying O&M
Assessments for Fiscal Year 2026-2027 Tab 3
 - C. Consideration of Resolution 2026-12, Setting the
Meeting Schedule for Fiscal Year 2026-2027** Tab 4
 - D. Discussion of Bond Progress**
- 5. STAFF REPORTS**
 - A. District Engineer**
 - B. Landscape**
 1. Review of Landscape Inspection Report..... Tab 5
 - C. District Counsel**
 - D. Amenity Management**
 1. Review of Amenity Report (*Under Separate Cover*)
 - E. District Manager**
 1. Review of District Manager Report and Monthly Financials Tab 6
- 6. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors’
Meeting held on July 14, 2026**..... Tab 7
 - B. Consideration of Operations & Maintenance
Expenditures for June 2026** Tab 8
- 7. AUDIENCE COMMENTS**
- 8. SUPERVISOR REQUESTS**
- 9. ADJOURNMENT**

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

Sincerely,
Darryl Adams
District Manager

Tab 1

Proposed Budget Sterling Hill Community Development District General Fund Fiscal Year 2026/2027								Prior Actuals		Comments
Chart of Accounts Classification		Actual YTD through 06/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	Actual FY 24/25	Actual FY 23/24	
1										
2	ASSESSMENT REVENUES									
3										
4	Special Assessments									
5	Tax Roll	\$ 1,767,904	\$ 1,767,904	\$ 1,651,330	\$ 116,574	\$ 1,797,043	\$ 145,713	\$ 1,764,904.00	\$ 1,584,397.00	
6										
7	Assessment Revenue Subtotal	\$ 1,767,904	\$ 1,767,904	\$ 1,651,330	\$ 116,574	\$ 1,797,043	\$ 145,713	\$ 1,764,904.00	\$ 1,584,397.00	
8										
9	OTHER REVENUES									
10										
11	Balance Forward									
12	Balance Forward	\$ -	\$ -	\$ 87,304	\$ (87,304)	\$ -	\$ (87,304)			Board Decision
13	Interest Earnings									
14	Interest Earnings	\$ 13,140	\$ 17,520	\$ -	\$ 17,520	\$ -	\$ -	\$ 25,507.00	\$ 10,359.00	
15	Other Misc. Revenues									
16	Insurance Proceeds	\$ 1,112	\$ 1,112	\$ -	\$ 1,112	\$ -	\$ -	\$ 30,600.00	\$ 29,539.00	
17	Miscellaneous Revenue	\$ 15,019	\$ 20,025	\$ -	\$ 20,025	\$ -	\$ -	\$ 12,222.00	\$ 223,573.00	
18	RV & Boat Storage Fees	\$ 28,476	\$ 37,968	\$ 20,000	\$ 17,968	\$ 20,000	\$ -	\$ 27,929.00	\$ 27,695.00	
19										
20	Other Revenue Subtotal	\$ 57,747	\$ 76,625	\$ 107,304	\$ (30,679)	\$ 20,000	\$ (87,304)	\$ 96,258.00	\$ 291,166.00	
21										
22	TOTAL REVENUES	\$ 1,825,651	\$ 1,844,529	\$ 1,758,634	\$ 85,895	\$ 1,817,043	\$ 58,409	\$ 1,861,162.00	\$ 1,875,563.00	
23										
24	EXPENDITURES - ADMINISTRATIVE									
25										
26	Legislative									
27	Supervisor Fees	\$ 10,000	\$ 13,333	\$ 14,000	\$ 667	\$ 14,000	\$ -	\$ 11,000.00	\$ 14,000.00	
28	Financial & Administrative									
29	Accounting Services	\$ 14,550	\$ 19,400	\$ 19,400	\$ -	\$ 19,982	\$ 582	\$ 19,400.00	\$ 19,400.00	
30	Administrative Services	\$ 4,582	\$ 6,109	\$ 6,109	\$ (0)	\$ 6,292	\$ 183	\$ 6,109.00	\$ 6,109.00	
31	Arbitrage Rebate Calculation	\$ 500	\$ 500	\$ 1,000	\$ 500	\$ 500	\$ (500)	\$ 500.00	\$ 500.00	Per contract is \$500 a year.
32	Assessment Roll	\$ 5,093	\$ 5,093	\$ 5,093	\$ -	\$ 5,246	\$ 153	\$ 5,093.00	\$ 5,093.00	
33	Auditing Services	\$ -	\$ -	\$ 3,985	\$ 3,985	\$ 3,985	\$ -	\$ 3,985.00	\$ 3,985.00	FY21&22 = \$3865, FY23-25 = \$3985
34	Disclosure Report	\$ 1,500	\$ 1,500	\$ 2,000	\$ 500	\$ 2,000	\$ -	\$ 2,000.00	\$ 2,000.00	No increase
35	District Engineer	\$ 14,905	\$ 19,873	\$ 18,000	\$ (1,873)	\$ 18,000	\$ -	\$ 12,788.00	\$ 24,895.00	Board's decision
36	District Management	\$ 18,180	\$ 24,240	\$ 24,240	\$ -	\$ 24,967	\$ 727	\$ 24,240.00	\$ 24,240.00	
37	Dues, Licenses & Fees	\$ 305	\$ 407	\$ 1,500	\$ 1,093	\$ 1,500	\$ -	\$ 1,546.00	\$ 1,161.00	DEO/Pool Permits/Property Taxes

Proposed Budget Sterling Hill Community Development District General Fund Fiscal Year 2026/2027								Prior Actuals		Comments
Chart of Accounts Classification		Actual YTD through 06/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	Actual FY 24/25	Actual FY 23/24	
38	Financial Consulting & Revenue Collections	\$ 3,820	\$ 5,093	\$ 5,093	\$ (0)	\$ 6,446	\$ 1,353	\$ 5,093.00	\$ 5,093.00	
39	Legal Advertising	\$ 445	\$ 593	\$ 1,500	\$ 907	\$ 1,500	\$ -	\$ 504.00	\$ 2,607.00	Average of last 2 years + trend =\$1,296
40	Miscellaneous Mailings	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	\$ -	\$ 2,498.00	
41	Public Officials Liability Insurance	\$ 5,290	\$ 5,290	\$ 4,919	\$ (371)	\$ 5,097	\$ 178	\$ 5,028.00	\$ 4,699.00	EGIS estimate.
42	Tax Collector /Property Appraiser Fees	\$ 85,992	\$ 85,992	\$ 86,122	\$ 130	\$ 86,122	\$ -	\$ 57,695.00	\$ 54,898.00	Normally part of debt service chart. Now 3% is invoiced separately.
43	Website Hosting, Maintenance, Backup & Email	\$ 900	\$ 1,200	\$ 2,858	\$ 1,658	\$ 2,905	\$ 47	\$ 4,275.00	\$ 2,737.00	RTS \$1320 & Campus Suite \$1585
44	Legal Counsel									
45	District Counsel	\$ 26,104	\$ 34,805	\$ 23,000	\$ (11,805)	\$ 25,000	\$ 2,000	\$ 31,496.00	\$ 44,327.00	Board's decision
46	Outside Counsel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 700.00	\$ 61,176.00	
47										
48	Administrative Subtotal	\$ 192,166	\$ 223,430	\$ 221,319	\$ (2,111)	\$ 226,042	\$ 4,723	\$ 191,452.00	\$ 279,418.00	
49										
50	EXPENDITURES - FIELD OPERATIONS									
51										
52	Law Enforcement									
53	Off Duty Deputy	\$ 1,920	\$ 2,560	\$ 20,000	\$ 17,440	\$ 10,000	\$ (10,000)	\$ 2,640.00	\$ 26,650.00	Board's decision
54	Security Operations									
55	Security Monitoring & Maintenance	\$ 23,573	\$ 31,431	\$ 12,000	\$ (19,431)	\$ 12,000	\$ -	\$ 16,549.00	\$ 13,241.00	\$17,537 for camera upgrade
56	Electric Utility Services									
57	Utility - Street Lights	\$ 59,454	\$ 79,272	\$ 79,150	\$ (122)	\$ 79,150	\$ -	\$ 76,644.00	\$ 74,160.00	
58	Utility Services	\$ 38,401	\$ 51,201	\$ 56,000	\$ 4,799	\$ 56,000	\$ -	\$ 50,081.00	\$ 46,624.00	
59	Garbage/Solid Waste Control Services									
60	Garbage - Recreation Facility	\$ 3,363	\$ 4,484	\$ 10,203	\$ 5,719	\$ 10,203	\$ -	\$ 9,663.00	\$ 9,197.00	March's Bill was \$349.84 which is \$4,198 for the year
61	Water-Sewer Combination Services									
62	Utility Services	\$ 8,823	\$ 11,764	\$ 9,585	\$ (2,179)	\$ 10,061	\$ 476	\$ 10,080.00	\$ 9,173.00	Jan's bill was \$1,049 and Feb's bill was \$628, which the avg of both months is 10,061 for the year
63	Stormwater Control									
64	Lake Pond Bank Maint. & Repair	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 3,000	\$ -	\$ -	\$ -	Dry Retention Pond Repair
65	Other Physical Environment									
66	Entry & Walls Maintenance	\$ -	\$ -	\$ 20,000	\$ 20,000	\$ 20,000	\$ -	\$ 27,000.00	\$ 23,304.00	Board's decision
67	General Liability Insurance	\$ 7,231	\$ 7,231	\$ 7,623	\$ 392	\$ 7,825	\$ 202	\$ 6,894.00	\$ 6,448.00	EGIS estimate
68	Holiday Decorations	\$ 922	\$ 1,229	\$ 1,500	\$ 271	\$ 1,500	\$ -	\$ 942.00	\$ 1,352.00	
69	Irrigation Repairs	\$ 64,232	\$ 85,643	\$ 50,000	\$ (35,643)	\$ 70,000	\$ 20,000	\$ 67,550.00	\$ 75,072.00	Board's decision
70	Landscape - Annuals/Flowers	\$ 1,994	\$ 2,659	\$ 3,600	\$ 941	\$ 3,600	\$ -	\$ 1,800.00	\$ 2,550.00	Juniper Landscaping
71	Landscape - Fertilizer	\$ 15,731	\$ 20,975	\$ 22,860	\$ 1,885	\$ 25,000	\$ 2,140	\$ 24,935.00	\$ 23,627.00	Board's decision
72	Landscape - Mulch	\$ 74,900	\$ 99,867	\$ 60,000	\$ (39,867)	\$ 60,000	\$ -	\$ -	\$ 6,880.00	\$51,975 per application/In contract
73	Landscape - Pest Control	\$ 2,687	\$ 3,583	\$ 2,100	\$ (1,483)	\$ 1,200	\$ (900)	\$ 995.00	\$ 900.00	Board's decision
74	Landscape Inspection Services	\$ 8,550	\$ 11,400	\$ 11,400	\$ -	\$ 12,600	\$ 1,200	\$ 9,350.00	\$ 8,400.00	Per contract

Proposed Budget Sterling Hill Community Development District General Fund Fiscal Year 2026/2027							
Chart of Accounts Classification		Actual YTD through 06/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
75	Landscape Maintenance	\$ 188,961	\$ 251,948	\$ 275,000	\$ 23,052	\$ 279,250	\$ 4,250
76	Landscape Replacement Plants,Shrubs,Trees	\$ 16,320	\$ 21,760	\$ 40,000	\$ 18,240	\$ 40,000	\$ -
77	Property Insurance	\$ 53,173	\$ 53,173	\$ 57,382	\$ 4,209	\$ 53,847	\$ (3,535)
78	Capital Outlay - Village Entry Enhancements	\$ 975	\$ 1,300	\$ 25,000	\$ 23,700	\$ 92,155	\$ 67,155
79	Well Repairs & Maintenance	\$ 8,831	\$ 11,775	\$ 3,500	\$ (8,275)	\$ 5,000	\$ 1,500
80	Road & Street Facilities						
81	Gate Maintenance & Repair	\$ 81,500	\$ 108,667	\$ 43,700	\$ (64,967)	\$ 45,000	\$ 1,300
82	Gate Phone	\$ 9,301	\$ 12,401	\$ 7,100	\$ (5,301)	\$ 9,610	\$ 2,510
83	Pressure Washing Curbsings & Sidewalk	\$ -	\$ -	\$ 8,000	\$ 8,000	\$ -	\$ (8,000)
84	Sidewalk Repair & Maintenance	\$ 9,085	\$ 12,113	\$ 25,000	\$ 12,887	\$ 25,000	\$ -
85	Street Light/Decorative Uplight Maintenance & Repair	\$ 5,780	\$ 7,707	\$ 1,500	\$ (6,207)	\$ 1,500	\$ -
86	Street Sign Repair & Replacement	\$ 1,519	\$ 2,025	\$ 1,500	\$ (525)	\$ 1,500	\$ -
87	Parks & Recreation						
88	Athletic/Park Court/Field Repairs	\$ 5,429	\$ 7,239	\$ 1,000	\$ (6,239)	\$ 1,500	\$ 500
89	Clubhouse Miscellaneous Expense	\$ 9,000	\$ 12,000	\$ 10,081	\$ (1,919)	\$ 12,000	\$ 1,919
90	Contracted Employee Salaries	\$ 305,164	\$ 406,885	\$ 400,000	\$ (6,885)	\$ 430,000	\$ 30,000
91	Fitness Equipment Maintenance & Repairs	\$ 5,604	\$ 7,472	\$ 8,200	\$ 728	\$ 12,000	\$ 3,800
92	Furniture Repair & Replacement	\$ -	\$ -	\$ 4,000	\$ 4,000	\$ 4,000	\$ -
93	Maintenance & Repair	\$ 29,534	\$ 39,379	\$ 30,000	\$ (9,379)	\$ 30,000	\$ -
94	Amenity Management Contract	\$ 17,250	\$ 23,000	\$ 23,000	\$ -	\$ 24,000	\$ 1,000
95	Office Supplies	\$ 3,851	\$ 5,135	\$ 4,000	\$ (1,135)	\$ 3,500	\$ (500)
96	Pest Control	\$ 2,205	\$ 2,940	\$ 2,940	\$ -	\$ 4,000	\$ 1,060
97	Playground Equipment & Maintenance	\$ 12,618	\$ 16,824	\$ 2,500	\$ (14,324)	\$ 10,000	\$ 7,500
98	Pool Furniture Replacement	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
99	Pool Service Contract - Supplies & Repairs	\$ 37,385	\$ 49,847	\$ 40,000	\$ (9,847)	\$ 40,000	\$ -
100	Telephone, Internet, Cable	\$ 6,833	\$ 9,111	\$ 8,000	\$ (1,111)	\$ 8,000	\$ -
101	Vehicle Maintenance	\$ 10,063	\$ 13,417	\$ 7,736	\$ (5,681)	\$ 10,000	\$ 2,264
102	Wildlife Management Services	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ (1,000)
103	Special Events						
104	Special Events	\$ 13,282	\$ 17,709	\$ 11,000	\$ (6,709)	\$ 12,000	\$ 1,000
105	Contingency						
106	Capital Outlay	\$ 206,362	\$ 275,149	\$ 122,155	\$ (152,994)	\$ 50,000	\$ (72,155)
107		\$ -	\$ -	\$ -	\$ -		\$ -
108							
109	Field Operations Subtotal	\$ 1,351,806	\$ 1,782,273	\$ 1,537,315	\$ (244,958)	\$ 1,591,001	\$ 53,686
110							
111	TOTAL EXPENDITURES	\$ 1,543,972	\$ 2,005,703	\$ 1,758,634	\$ (247,069)	\$ 1,817,043	\$ 58,409

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

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

Proposed Budget Sterling Hill Community Development District Reserve Fund Fiscal Year 2026/2027								Comments
Chart of Accounts Classification		Actual YTD through 06/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	
1								
2	ASSESSMENT REVENUES							
3								
4	Special Assessments							
5	Tax Roll	\$ 95,383	\$ 95,383	\$ 178,562	\$ (83,179)	\$ 193,133	\$ 14,571	
6								
7	Assessment Revenue Subtotal	\$ 95,383	\$ 95,383	\$ 178,562	\$ (83,179)	\$ 193,133	\$ 14,571	
8								
9	OTHER REVENUES							
10								
11	Interest Earnings							
12	Interest Earnings	\$ 44,600	\$ 59,467	\$ -	\$ 59,467	\$ -	\$ -	
13								
14	Other Revenue Subtotal	\$ 44,600	\$ 59,467	\$ -	\$ 59,467	\$ -	\$ -	
15								
16	TOTAL REVENUES	\$ 139,983	\$ 154,850	\$ 178,562	\$ (23,712)	\$ 193,133	\$ 14,571	
17								
18	EXPENDITURES							
19								
20	Contingency							
21	Capital Reserve (Asset Reserve)	\$ 47,375	\$ 63,167	\$ 83,180	\$ 20,013	\$ 83,180	\$ -	
22	Road Reserve	\$ 12,000	\$ 16,000	\$ 95,382	\$ 79,382	\$ 109,953	\$ 14,571	Barrington Added
23								
24	TOTAL EXPENDITURES	\$ 59,375	\$ 79,167	\$ 178,562	\$ 99,395	\$ 193,133	\$ 14,571	

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

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

ROAD RESERVE ASSESSMENT

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

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

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

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

6.0%

GROSS ASSESSMENTS

\$834,841.04

Notes:

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

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received

STERLING HILL COMMUNITY DEVELOPMENT DISTRICT					
FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE					
2026/2027 O&M Budget:		\$1,990,176.00	2025/2026 O&M Budget:		\$1,829,891.53
Collection Costs:	2%	\$42,344.17	2026/2027 O&M Budget:		\$1,990,176.00
Early Payment Discount:	4%	\$84,688.34			
2026/2027 Total:		\$2,117,208.51	Total Difference:		\$160,284.47

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
Single Family 60' - Covey Run	Series 2003A Debt Service	\$701.05	\$701.05	\$0.00	0.00%
	Operations/Maintenance	\$1,194.32	\$1,294.65	\$100.33	8.40%
	Road Reserve	\$70.66	\$70.66	\$0.00	0.00%
	Total	\$1,966.03	\$2,066.36	\$100.33	5.10%
Single Family 60' - Glenburne	Series 2003A Debt Service	\$701.05	\$701.05	\$0.00	0.00%
	Operations/Maintenance	\$1,194.32	\$1,294.65	\$100.33	8.40%
	Road Reserve	\$55.10	\$55.10	\$0.00	0.00%
	Total	\$1,950.47	\$2,050.80	\$100.33	5.14%
Single Family 60' - Haverhill	Series 2003A Debt Service	\$701.05	\$701.05	\$0.00	0.00%
	Operations/Maintenance	\$1,194.32	\$1,294.65	\$100.33	8.40%
	Road Reserve	\$77.59	\$77.59	\$0.00	0.00%
	Total	\$1,972.96	\$2,073.29	\$100.33	5.09%
Single Family 60' - Mandalay Place	Series 2003A Debt Service	\$701.05	\$701.05	\$0.00	0.00%
	Operations/Maintenance	\$1,194.32	\$1,294.65	\$100.33	8.40%
	Road Reserve	\$88.58	\$88.58	\$0.00	0.00%
	Total	\$1,983.95	\$2,084.28	\$100.33	5.06%
Single Family 65' - Arborglades	Series 2003A Debt Service	\$757.13	\$757.13	\$0.00	0.00%
	Operations/Maintenance	\$1,194.32	\$1,294.65	\$100.33	8.40%
	Road Reserve	\$68.91	\$68.91	\$0.00	0.00%
	Total	\$2,020.36	\$2,120.69	\$100.33	4.97%
Single Family 65' - Dunwoody	Series 2003A Debt Service	\$757.13	\$757.13	\$0.00	0.00%
	Operations/Maintenance	\$1,194.32	\$1,294.65	\$100.33	8.40%
	Road Reserve	\$71.82	\$71.82	\$0.00	0.00%
	Total	\$2,023.27	\$2,123.60	\$100.33	4.96%
Single Family 70' - Amersham Isles	Series 2003A Debt Service	\$820.22	\$820.22	\$0.00	0.00%
	Operations/Maintenance	\$1,194.32	\$1,294.65	\$100.33	8.40%
	Road Reserve	\$48.91	\$48.91	\$0.00	0.00%
	Total	\$2,063.45	\$2,163.78	\$100.33	4.86%
Single Family 70' - Edgemere	Series 2003A Debt Service	\$820.22	\$820.22	\$0.00	0.00%
	Operations/Maintenance	\$1,194.32	\$1,294.65	\$100.33	8.40%
	Road Reserve	\$80.22	\$80.22	\$0.00	0.00%
	Total	\$2,094.76	\$2,195.09	\$100.33	4.79%
Single Family 80' - Brackenwood	Series 2003A Debt Service	\$932.39	\$932.39	\$0.00	0.00%
	Operations/Maintenance	\$1,194.32	\$1,294.65	\$100.33	8.40%
	Road Reserve	\$120.85	\$120.85	\$0.00	0.00%
	Total	\$2,247.56	\$2,347.89	\$100.33	4.46%
Single Family 80' - Brighstone Place	Series 2003A Debt Service	\$932.39	\$932.39	\$0.00	0.00%
	Operations/Maintenance	\$1,194.32	\$1,294.65	\$100.33	8.40%
	Road Reserve	\$101.49	\$101.49	\$0.00	0.00%
	Total	\$2,228.20	\$2,328.53	\$100.33	4.50%
Villas - Windance	Operations/Maintenance	\$1,194.32	\$1,294.65	\$100.33	8.40%
	Road Reserve	\$84.02	\$84.02	\$0.00	0.00%
	Total	\$1,278.34	\$1,378.67	\$100.33	7.85%
Single Family 70' - Windance	Operations/Maintenance	\$1,194.32	\$1,294.65	\$100.33	8.40%
	Road Reserve	\$84.02	\$84.02	\$0.00	0.00%
	Total	\$1,278.34	\$1,378.67	\$100.33	7.85%

STERLING HILL COMMUNITY DEVELOPMENT DISTRICT					
FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE					
2026/2027 O&M Budget:		\$1,990,176.00	2025/2026 O&M Budget:		\$1,829,891.53
Collection Costs:	2%	\$42,344.17	2026/2027 O&M Budget:		\$1,990,176.00
Early Payment Discount:	4%	\$84,688.34			
2026/2027 Total:		<u><u>\$2,117,208.51</u></u>	Total Difference:		<u><u>\$160,284.47</u></u>

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
Single Family 50' - Barrington	Operations/Maintenance	\$1,194.32	\$1,294.65	\$100.33	8.40%
	Road Reserve ⁽¹⁾	\$0.00	\$69.20	\$69.20	N/A
	Total	<u>\$1,194.32</u>	<u>\$1,363.85</u>	<u>\$169.53</u>	<u>14.19%</u>
Single Family 60' - Barrington	Operations/Maintenance	\$1,194.32	\$1,294.65	\$100.33	8.40%
	Road Reserve ⁽¹⁾	\$0.00	\$69.20	\$69.20	N/A
	Total	<u>\$1,194.32</u>	<u>\$1,363.85</u>	<u>\$169.53</u>	<u>14.19%</u>

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

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

STERLING HILL COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

O&M Budget		\$1,880,223.27
Collection Cost @	2%	\$40,004.75
Early Payment Discount @	4%	\$80,009.50
Total O&M Assessment		\$2,000,237.52

Road Reserve Budget		\$109,952.73
Collection Cost @	2%	\$2,339.42
Early Payment Discou	4%	\$4,678.84
Total Road Reserves		\$116,970.99

UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT				ALLOCATION OF ROAD RESERVE ASSESSMENT			PER LOT ANNUAL ASSESSMENT			
LOT SIZE / Subdivision	O&M	SERIES 2003A DEBT SERVICE ⁽¹⁾	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	O/M PER PARCEL	TOTAL UNITS	ROAD RESERVE PER UNIT	ROAD RESERVE PER PARCEL	O&M	ROAD RESERVES	SERIES 2003A DEBT SERVICE ⁽²⁾	TOTAL ^{(3) (4)}
Single Family 60 - Covey Run	109	26	1.00	109.00	7.06%	\$141,117.08	109.00	\$70.66	\$7,701.41	\$1,294.65	\$70.66	\$701.05	\$2,066.36
Single Family 60 - Glenburne	150	150	1.00	150.00	9.71%	\$194,197.82	150.00	\$55.10	\$8,264.97	\$1,294.65	\$55.10	\$701.05	\$2,050.80
Single Family 60 - Haverhill	92	85	1.00	92.00	5.95%	\$119,107.99	92.00	\$77.59	\$7,137.95	\$1,294.65	\$77.59	\$701.05	\$2,073.29
Single Family 60 - Mandalay Place	123	119	1.00	123.00	7.96%	\$159,242.21	123.00	\$88.58	\$10,894.76	\$1,294.65	\$88.58	\$701.05	\$2,084.28
Single Family 65 - Arborglades	169	166	1.00	169.00	10.94%	\$218,796.21	169.00	\$68.91	\$11,646.10	\$1,294.65	\$68.91	\$757.13	\$2,120.69
Single Family 65 - Dunwoody	102	95	1.00	102.00	6.60%	\$132,054.52	102.00	\$71.82	\$7,325.74	\$1,294.65	\$71.82	\$757.13	\$2,123.60
Single Family 70 - Amersham Isles	169	165	1.00	169.00	10.94%	\$218,796.21	169.00	\$48.91	\$8,264.97	\$1,294.65	\$48.91	\$820.22	\$2,163.78
Single Family 70 - Edgemere	96	95	1.00	96.00	6.21%	\$124,286.60	96.00	\$80.22	\$7,701.41	\$1,294.65	\$80.22	\$820.22	\$2,195.09
Single Family 80 - Brackenwood	115	112	1.00	115.00	7.44%	\$148,884.99	115.00	\$120.85	\$13,897.59	\$1,294.65	\$120.85	\$932.39	\$2,347.89
Single Family 80 - Brightstone Place	124	57	1.00	124.00	8.03%	\$160,536.86	124.00	\$101.49	\$12,585.24	\$1,294.65	\$101.49	\$932.39	\$2,328.53
Villas - Windance	8	0	1.00	8.00	0.52%	\$10,357.22	8.00	\$84.02	\$672.17	\$1,294.65	\$84.02	\$0.00	\$1,378.67
Single Family 70 - Windance	64	0	1.00	64.00	4.14%	\$82,857.74	64.00	\$84.02	\$5,377.40	\$1,294.65	\$84.02	\$0.00	\$1,378.67
Single Family 50 - Barrington	110	0	1.00	110.00	7.12%	\$142,411.73	110.00	\$69.20	\$7,612.23	\$1,294.65	\$69.20	\$0.00	\$1,363.85
Single Family 60 - Barrington	114	0	1.00	114.00	7.38%	\$147,590.34	114.00	\$69.20	\$7,889.04	\$1,294.65	\$69.20	\$0.00	\$1,363.85
TOTAL	1545	1070		1545.00	100.00%	\$2,000,237.52	1545.00		\$116,970.99				

LESS: Hernando County Collection Costs (2%) and Early Payment Discounts (4%):	(\$120,014.25)	(\$7,018.26)
Net Revenue to be Collected:	\$1,880,223.27	\$109,952.73

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

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

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

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

Tab 2

RESOLUTION 2026-10

THE ANNUAL APPROPRIATION RESOLUTION OF THE STERLING HILL COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, submitted to the Board of Supervisors (“**Board**”) of the Sterling Hill Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”), along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two (2) days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing Fiscal Year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing Fiscal Year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the Fiscal Year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Sterling Hill Community Development District for the Fiscal Year Ending September 30, 2027.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2027, the sum of \$ _____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

GENERAL FUND	\$ _____
DEBT SERVICE FUND (SERIES 2003A)	\$ _____
RESERVE FUNDS	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2027 or within sixty (60) days following the end of the Fiscal Year 2027 may amend its Adopted Budget for that Fiscal Year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in

the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within five (5) days after adoption and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 11TH DAY OF AUGUST 2026.

ATTEST:

**STERLING HILL COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____

Exhibit A: Adopted Budget for Fiscal Year 2027

Tab 3

RESOLUTION 2026-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STERLING HILL COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Sterling Hill Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Hernando County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”), attached hereto as **Exhibit A** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2027; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Sterling Hill Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit B** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits A and B**, is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits A and B**. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 11TH DAY OF AUGUST 2026.

ATTEST:

**STERLING HILL COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2027

Exhibit B: Assessment Roll

Tab 4

RESOLUTION 2026-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STERLING HILL COMMUNITY DEVELOPMENT DISTRICT SETTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2027; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the District’s Board of Supervisors desires to adopt an annual meeting schedule for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”), attached as **Exhibit A**.

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

SECTION 1. The Fiscal Year 2027 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 11TH DAY OF AUGUST 2026.

ATTEST:

**STERLING HILL COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2027 Annual Meeting Schedule

EXHIBIT A

STERLING HILL COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETINGS FOR FISCAL YEAR 2027

The Board of Supervisors (“**Board**”) of the Sterling Hill Community Development District (“**District**”) will hold their regular meetings for Fiscal Year 2027 at the Sterling Hill North Clubhouse, 4411 Sterling Hill Blvd., Spring Hill, Florida 34609, on the second Tuesday of each month at 10:00 a.m., unless otherwise indicated below:

October 13, 2026
November 10, 2026
December 8, 2026
January 12, 2027
February 9, 2027
March 9, 2027
April 13, 2027
May 11, 2027
June 8, 2027
July 13, 2027
August 10, 2027 (at 6:00pm)
September 14, 2027

The meetings will be conducted in accordance with the provisions of Florida law for community development districts will be open to the public. The meetings may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meetings may be obtained by contacting the office of the District Manager c/o Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544 (“**District Manager’s Office**”) or by visiting the District’s website at <https://www.sterlinghillcdd.org/>.

There may be occasions when one or more Board supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at any meeting because of a disability or physical impairment should contact the District Manager’s Office at (813) 933-5571 at least three (3) business days prior to the meeting. 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.

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

District Manager

Tab 5

STERLING HILL

Community Asset Management Report



July 24, 2026

Rizzetta & Company

Dylan Campbell – Community Asset Manager



Rizzetta & Company
Professionals in Community Management

General Notes

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. **General Note, Hedge Detailing:** While some hedges throughout the community have been better detailed since the previous inspection, many still exhibit runner branches and an unkempt appearance. More consistent pruning is recommended to remove stray growth and maintain a clean, uniform hedge line. Because hedges are a dominant landscape feature throughout the community, consistent detailing is essential to preserving the property's overall appearance and curb appeal. **(Pics 1A> & 1B>)**



2. **General Note, Bahia Installs:** Recently planted Bahia turf is showing mixed results throughout the property. Some areas have established well, while others are beginning to recover following the recent lack of irrigation. However, several sections remain completely dry and burnt out with little indication of recovery. Recommend inspecting these areas for replacement, as natural recovery is unlikely. **(Pic 2A & 2B>)**



Sterling Hill Blvd

- 3. North Clubhouse:** The struggling turf just outside the clubhouse remains in poor condition. Due to the heavy shade in this area, natural recovery is unlikely to occur. Consider canopy thinning to increase sunlight or replacing the turf with a more shade-tolerant landscape material better suited to the existing conditions. **(Pic 3)**



- 5. Sterling Hill Blvd:** Torpedo grass was observed growing throughout the landscape bed and within the ornamental plantings in the median outside the North Clubhouse. Recommend prompt removal and treatment, as this invasive grass spreads rapidly, competes with ornamentals for water, nutrients, sunlight, and root space, and can quickly overtake the planting bed if left unmanaged. **(Pic 5)**



- 4. North Clubhouse:** Turf grass intrusion was observed throughout the mulched beds surrounding the clubhouse entryway. Recommend routine removal to reduce competition for water, nutrients, sunlight, and root space, prevent further spread, and maintain clean, well-defined landscape beds. **(Pic 4)**



- 6. Sterling Hill Boulevard:** On the opposite side of the roadway from the Edgemere entrance, considerable turf grass intrusion was observed within the landscape bed behind the sidewalk, including grass growing through the plantings. Recommend prompt removal to reduce competition for water, nutrients, sunlight, and root space, and prevent further spread. **(Pic 6)**



Arborglades, Sterling Hill Blvd, Edgemere, Brackenwood

7. **Sterling Hill Blvd:** Although annuals have not yet been planted, the beds are clean and well maintained, with no visible turf grass or weed intrusion. The area is well prepared for the installation and establishment of the new annual plantings. **(Pic 7)**



9. **Arborglades:** A considerable amount of turf grass was observed growing throughout the jasmine on the rear side of the median. Recommend prompt removal to eliminate competition for water, nutrients, sunlight, and root space, prevent further spread, and maintain the health and appearance of the jasmine plantings. **(Pic 9)**



8. **Sterling Hill Blvd:** Considerable turf grass intrusion was observed growing through the groundcover on both sides of the roadway in front of monument signage at the southern intersection with Elgin Boulevard. Recommend prompt removal to eliminate competition for water, nutrients, sunlight, and root space, prevent further spread, and maintain the clean appearance of this important entry feature. **(Pic 8)**



10. **Edgemere:** Numerous palm saplings were observed throughout the landscape beds at the subdivision entrance, with approximately ten visible in the area shown in the accompanying photo. Recommend prompt removal to eliminate competition for water, nutrients, sunlight, and root space, preserve the intended landscape design, and prevent the saplings from becoming more difficult to remove as they mature. **(Pic 10)**



11. Edgemere: Turf grass intrusion was observed within the small landscape bed directly in front of the gate, with weeds growing over the curb. Recommend prompt removal to reduce competition for water, nutrients, sunlight, and root space, improve bed definition, and maintain a clean appearance. **(Pic 11)**



13. Brackenwood: The jasmine within the community entryway is exhibiting excessive runner growth and would benefit from more consistent detailing and pruning to maintain a clean, uniform appearance. Several palm saplings were also observed within the landscape beds. Recommend prompt removal to eliminate competition for water, nutrients, sunlight, and root space. **(Pic 13)**



12. Edgemere: The jasmine within the community entryway is lacking consistent detailing, with runner branches extending over the curb. Recommend routine pruning to maintain a clean, uniform appearance, improve bed definition, and enhance the presentation of this prominent entrance feature. **(Pic 12)**



14. Brackenwood: A considerable amount of turf grass was observed growing throughout the landscape bed and through the jasmine plantings. Recommend prompt removal to eliminate competition for water, nutrients, sunlight, and root space, prevent further spread, and maintain the health and appearance of the jasmine. **(Pic 14)**



Haver Hill, Windance, Barrington

15. Haver Hill: At the four-way intersection with Elgin Boulevard, considerable turf grass intrusion was observed throughout the jasmine beds in front of the monument signs. Several palm saplings were also noted within the beds. Recommend prompt removal of both to reduce competition for water, nutrients, sunlight, and root space, and maintain the appearance of this important entry feature. **(Pic 15)**



17. South Clubhouse: The landscape bed on the right-hand side of the clubhouse has become almost entirely overgrown with turf grass and weeds. Recommend prompt and thorough weed removal to eliminate competition for water, nutrients, sunlight, and root space, restore the appearance of the bed, and prevent further spread. **(Pic 17)**



16. South Clubhouse: Firebush surrounding the sidewalks leading to and behind the clubhouse is overgrown and beginning to encroach onto the walkways. Recommend cutbacks to restore pedestrian clearance, maintain a clean appearance, and encourage healthy, compact growth. **(Pic 16)**



18. General Note, Demossing: While Spanish moss generally does not harm large, established trees such as oaks, smaller ornamental trees like the pictured crape myrtles are more susceptible to excessive moss accumulation. Recommend routine demossing to improve light penetration, reduce excess branch loading, promote healthy growth, and prevent unnecessary stress to the trees. **(Pic 18)**



Covey Run, Barrington

19. South Clubhouse: Vine-like weeds were observed growing throughout the hedging on the left-hand side of the clubhouse. Recommend prompt removal to eliminate competition for water, nutrients, sunlight, and root space, promote healthy hedge growth, prevent further spread, and maintain a clean, well-defined appearance. **(Pic 19)**



20. Haverhill : Weed presence was observed within the entryway median landscape beds. Recommend routine removal to reduce competition for water, nutrients, sunlight, and root space, prevent further spread, and maintain a clean, well-maintained appearance. **(Pic 20)**



21. Windance: The community entryway is well maintained and consistently detailed, providing an excellent overall presentation. This level of maintenance and attention to detail should be used as the standard throughout the remainder of the community. **(Pic 21)**



22. Barrington: Turf grass intrusion was observed within the mulched beds surrounding the mail kiosk area. Recommend prompt removal to eliminate competition for water, nutrients, sunlight, and root space, prevent further spread, and maintain clean, well-defined landscape beds. **(Pic 22)**



Dunwoody, Elgin Blvd

23. Covey Run: Jasmine detailing remains lacking within the entryway median. Recommend pruning runner growth to maintain a clean, uniform appearance and encourage healthy growth. Additionally, weeds and palm saplings were observed along the roadway exit easement. Recommend prompt removal to prevent competition for water, nutrients, sunlight, and root space, maintain the intended landscape design, and reduce future maintenance. (Pics 23A & 23B)



24. Dunwoody: Weed presence was observed within the entryway landscape beds, with some weeds exceeding 2 feet in height. Recommend prompt removal to eliminate competition for water, nutrients, sunlight, and root space, prevent further spread, and restore the clean, well-maintained appearance of this highly visible area. (Pic 24)



24. Elgin Blvd: Jasmine along the roadway was observed in poor condition, with numerous plantings appearing unlikely to recover. The landscape crew was actively weeding the area during the inspection and indicated mulch would be installed shortly. Recommend monitoring following mulch installation and evaluating severely declined plants for replacement if recovery does not occur. (Pic 24)



Tab 6



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** September 8, 2026, at 10:00 am
- **FY 2025-2026 Audit Completion Deadline:** June 30, 2027
- **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

August 11

2026

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District Manager Updates

<u>FINANCIAL SUMMARY</u>		<u>6/30/2026</u>
General Fund Cash & Investment Balance:		\$1,293,397
Reserve Fund Cash & Investment Balance:		\$1,771,313
Debt Service Fund & Investment Balance:		<u>\$724,136</u>
Total Cash and Investment Balances:		\$3,788,846
General Fund Expense		Over
Variance: \$183,216		Budget



Rizzetta & Company

Sterling Hill Community Development District

**Financial Statements
(Unaudited)**

June 30, 2026

Prepared by: Rizzetta & Company, Inc.

sterlinghillcdd.org
rizzetta.com

Sterling Hill Community Development District

Balance Sheet

As of 06/30/2026

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	861,848	0	0	861,848	0	0
Investments	431,549	1,771,313	724,136	2,926,999	0	0
Prepaid Expenses	133	0	0	133	0	0
Refundable Deposits	30,663	0	0	30,663	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
Total Assets	1,324,193	1,771,313	724,136	3,819,643	27,300,872	13,630,000
Liabilities						
Accounts Payable	26,408	0	0	26,408	0	0
Deferred Revenue	10,761	0	0	10,761	0	0
Accrued Expenses	500	0	0	500	0	0
Due To Other	60	0	0	60	0	0
Debt Service Obligations-Current	0	0	7,780,000	7,780,000	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	13,630,000
Total Liabilities	37,729	0	7,780,000	7,817,729	0	13,630,000
Fund Equity & Other Credits						
Beginning Fund Balance	949,875	1,745,616	(6,554,180)	(3,858,689)	0	0
Investment In General Fixed Assets	0	0	0	0	27,300,872	0
Net Change in Fund Balance	336,589	25,697	(501,684)	(139,397)	0	0
Total Fund Equity & Other Credits	1,286,464	1,771,313	(7,055,864)	(3,998,086)	27,300,872	0
Total Liabilities & Fund Equity	1,324,193	1,771,313	724,136	3,819,643	27,300,872	13,630,000

See Notes to Unaudited Financial Statements

Sterling Hill Community Development District

Statement of Revenues and Expenditures

As of 06/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 06/30/2026 YTD Budget	Year To Date 06/30/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	13,140	13,140
Special Assessments				
Tax Roll	1,651,330	1,651,330	1,767,904	116,574
Other Misc. Revenues				
Insurance Proceeds	0	0	1,112	1,112
Miscellaneous Revenue	0	0	15,019	15,019
RV & Boat Storage Fees	20,000	20,000	28,476	8,476
Total Revenues	1,671,330	1,671,330	1,825,651	154,321
Expenditures				
Legislative				
Supervisor Fees	14,000	10,500	10,000	500
Total Legislative	14,000	10,500	10,000	500
Financial & Administrative				
Accounting Services	19,400	14,550	14,550	0
Administrative Services	6,109	4,582	4,582	0
Arbitrage Rebate Calculation	1,000	500	500	0
Assessment Roll	5,093	5,093	5,093	0
Auditing Services	3,985	3,985	0	3,985
Disclosure Report	2,000	1,500	1,500	0
District Engineer	18,000	13,500	14,905	(1,405)
District Management	24,240	18,180	18,180	0
Dues, Licenses & Fees	1,500	1,500	305	1,195
Financial & Revenue Collections	5,093	3,820	3,820	0
Legal Advertising	1,500	1,125	445	679
Miscellaneous Mailings	2,500	1,875	0	1,875
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	2,143	900	1,244
Total Financial & Administrative	184,319	163,394	156,062	7,333
Legal Counsel				
District Counsel	23,000	17,250	26,104	(8,855)
Total Legal Counsel	23,000	17,250	26,104	(8,855)
Law Enforcement				
Off Duty Deputy	20,000	15,000	1,920	13,080
Total Law Enforcement	20,000	15,000	1,920	13,080
Security Operations				
Security System Monitoring Services & Ma	12,000	9,000	23,573	(14,573)
Total Security Operations	12,000	9,000	23,573	(14,573)
Electric Utility Services				
Utility - Street Lights	79,150	59,363	59,454	(91)

See Notes to Unaudited Financial Statements

Sterling Hill Community Development District

Statement of Revenues and Expenditures

As of 06/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 06/30/2026	Year To Date 06/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Utility Services	56,000	42,000	38,401	3,598
Total Electric Utility Services	135,150	101,363	97,855	3,507
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	10,203	7,652	3,363	4,290
Total Garbage/Solid Waste Control Services	10,203	7,652	3,363	4,290
Water-Sewer Combination Services				
Utility Services	9,585	7,189	8,823	(1,634)
Total Water-Sewer Combination Services	9,585	7,189	8,823	(1,634)
Stormwater Control				
Lake/Pond Bank Maintenance & Repair	3,000	2,250	0	2,250
Total Stormwater Control	3,000	2,250	0	2,250
Other Physical Environment				
Entry & Walls Maintenance & Repair	20,000	15,000	0	15,000
General Liability Insurance	7,623	7,623	7,231	392
Holiday Decorations	1,500	1,500	922	577
Irrigation Repair	50,000	37,500	64,232	(26,731)
Landscape - Annuals/Flowers	3,600	2,700	1,994	705
Landscape - Fertilizer	22,860	17,145	15,731	1,415
Landscape - Mulch	60,000	45,000	74,900	(29,900)
Landscape - Pest Control	2,100	1,575	2,687	(1,112)
Landscape Inspection Services	11,400	8,550	8,550	0
Landscape Maintenance	275,000	206,250	188,961	17,288
Landscape Replacement Plants, Shrubs, Tr	40,000	30,000	16,320	13,681
Property Insurance	57,382	57,382	53,173	4,209
Seed & Sod Maintenance	25,000	18,750	975	17,775
Well Maintenance	3,500	2,625	8,831	(6,206)
Total Other Physical Environment	579,965	451,600	444,507	7,093
Road & Street Facilities				
Gate Maintenance & Repair	43,700	32,775	81,500	(48,725)
Gate Phone	7,100	5,325	9,301	(3,977)
Pressure Washing	8,000	6,000	0	6,000
Sidewalk Maintenance & Repair	25,000	18,750	9,085	9,665
Street Light/Decorative Light Maintenance	1,500	1,125	5,780	(4,655)
Street Sign Repair & Replacement	1,500	1,125	1,519	(393)
Total Road & Street Facilities	86,800	65,100	107,185	(42,085)
Parks & Recreation				
Athletic Court/Field/Playground Maintenance	1,000	750	5,429	(4,680)
Clubhouse Miscellaneous Expense	10,081	7,560	9,000	(1,438)
Contracted Employee Salaries	400,000	300,000	305,164	(5,165)
Fitness Equipment Maintenance & Repair	8,200	6,150	5,604	546
Furniture Repair & Replacement	4,000	3,000	0	3,000
Maintenance & Repairs	30,000	22,500	29,534	(7,033)

See Notes to Unaudited Financial Statements

Sterling Hill Community Development District

Statement of Revenues and Expenditures

As of 06/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 06/30/2026	Year To Date 06/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Management Contract	23,000	17,250	17,250	0
Office Supplies	4,000	3,000	3,851	(852)
Pest Control	2,940	2,205	2,205	0
Playground Equipment & Maintenance	2,500	1,875	12,618	(10,742)
Pool Furniture Replacement	5,000	3,750	0	3,750
Pool Service Contract & Chemicals	40,000	30,000	37,385	(7,386)
Telephone, Internet, Cable	8,000	6,000	6,833	(833)
Vehicle Maintenance	7,736	5,802	10,063	(4,260)
Wildlife Management Services	1,000	750	0	750
Total Parks & Recreation	547,457	410,592	444,936	(34,343)
Special Events				
Special Events	11,000	8,250	13,282	(5,033)
Total Special Events	11,000	8,250	13,282	(5,033)
Contingency				
Capital Outlay	122,155	91,617	206,362	(114,746)
Total Contingency	122,155	91,617	206,362	(114,746)
Total Expenditures	1,758,634	1,360,757	1,543,972	(183,216)
Total Excess of Revenues Over(Under) Expenditures	(87,304)	310,573	281,679	(28,895)
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	54,910	54,911
Carry Forward Fund Balance				
Carry Forward Fund Balance	87,304	87,304	0	(87,304)
Total Other Financing Sources(Uses)	87,304	87,304	54,910	(32,393)
Fund Balance, Beginning of Period	0	0	949,875	949,875
Total Fund Balance, End of Period	0	397,877	1,286,464	888,587

Sterling Hill Community Development District

Statement of Revenues and Expenditures

As of 06/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 06/30/2026 YTD Budget	Year To Date 06/30/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	44,600	44,600
Special Assessments				
Tax Roll	178,562	178,562	95,383	(83,179)
Total Revenues	<u>178,562</u>	<u>178,562</u>	<u>139,983</u>	<u>(38,579)</u>
Expenditures				
Contingency				
Capital Reserve - Asset Replacement	83,180	83,180	47,375	35,805
Capital Reserve - Road	95,382	95,382	12,000	83,382
Total Contingency	<u>178,562</u>	<u>178,562</u>	<u>59,375</u>	<u>119,187</u>
Total Expenditures	<u>178,562</u>	<u>178,562</u>	<u>59,375</u>	<u>119,187</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>0</u>	<u>80,608</u>	<u>80,608</u>
penditures				
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(54,911)	(54,911)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(54,911)</u>	<u>(54,911)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>1,745,616</u>	<u>1,745,616</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>1,771,313</u>	<u>1,771,313</u>

Sterling Hill Community Development District

Statement of Revenues and Expenditures

As of 06/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 06/30/2026 YTD Budget	Year To Date 06/30/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	19,536	19,536
Special Assessments				
Prepayments	0	0	5,139	5,139
Tax Roll	785,522	785,522	799,857	14,335
Total Revenues	<u>785,522</u>	<u>785,522</u>	<u>824,532</u>	<u>39,010</u>
Expenditures				
Debt Service				
Interest	305,522	305,522	816,215	(510,693)
Principal	480,000	480,000	510,000	(30,000)
Total Debt Service	<u>785,522</u>	<u>785,522</u>	<u>1,326,215</u>	<u>(540,693)</u>
Total Expenditures	<u>785,522</u>	<u>785,522</u>	<u>1,326,215</u>	<u>(540,693)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>(501,683)</u>	<u>(501,683)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>(6,554,181)</u>	<u>(6,554,181)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>(7,055,864)</u>	<u>(7,055,864)</u>

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

<u>Account</u>		<u>Balance as of June 30, 2026</u>
Valley National Bank	Governmental Checking/ICS	\$ 431,549
	Total General Fund Investments	<u>\$ 431,549</u>
Valley National Bank Asset Replacement Reserve	Governmental Checking/ICS	\$ 710,072
Valley National Bank Road Reserve	Governmental Checking/ICS	581,241
	Subtotal	<u>1,291,313</u>
Regions Bank CD Reserve	3.14% - 6 Month Term - Maturity Date 08/29/26	240,000
Regions Bank CD Reserve	3.04% - 12 Month Term - Maturity Date 06/10/27	240,000
	Subtotal	<u>480,000</u>
	Total Reserve Fund Investments	<u>\$ 1,771,313</u>
US Bank Series 2003 Revenue	US Bank Money Market Account-Managed	\$ 475,003
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	809
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	101,178
US Bank Series 2003 Prepayment B	US Bank Money Market Account-Managed	4
	Total Debt Service Fund Investments	<u>\$ 724,136</u>

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

Sterling Hill Community Development District
Summary A/P Ledger
From 06/01/2026 to 06/30/2026

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
655, 2639					
655 General Fund	06/01/2026	Baker Well Drilling Inc.	2026153	Well Maintenance 05/26	328.00
655 General Fund	06/30/2026	DCSI, Inc.	35496	Security Monitoring & Maintenance 06/26	161.99
655 General Fund	06/17/2026	Hernando County Utili-	SS0000100-061726	Water Services 06/26	450.59
655 General Fund	06/17/2026	ties Hernando County Utili-	SS001300-061726	Water Services 06/26	506.99
655 General Fund	06/29/2026	ties Juniper Landscaping of Florida, LLC	403262	Insect & Disease Control 06/26	300.00
655 General Fund	06/30/2026	Kilinski Van Wyk, PLLC	15463	Legal Services 06/26	2,084.00
655 General Fund	06/30/2026	Rizzetta & Company, Inc.	INV0000110782	EE Recruiting, Cell Phone 06/26	154.49
655 General Fund	06/30/2026	Valley National Bank	CC063026-655	Credit Card Expenses 06/26	640.34
655 General Fund	06/30/2026	Valley National Bank	CC063026-655	Credit Card Expenses 06/26	130.50
655 General Fund	06/30/2026	Valley National Bank	CC063026-655	Credit Card Expenses 06/26	3,584.56
655 General Fund	06/30/2026	Valley National Bank	CC063026-655	Credit Card Expenses 06/26	1,484.29
655 General Fund	06/30/2026	Valley National Bank	CC063026-655	Credit Card Expenses 06/26	297.90
655 General Fund	06/30/2026	Valley National Bank	CC063026-655	Credit Card Expenses 06/26	99.94
655 General Fund	06/30/2026	Valley National Bank	CC063026-655	Credit Card Expenses 06/26	1,357.10
655 General Fund	06/30/2026	Valley National Bank	CC063026-655	Credit Card Expenses 06/26	837.10
655 General Fund	06/30/2026	Valley National Bank	CC063026-655	Credit Card Expenses 06/26	752.38
655 General Fund	06/30/2026	Valley National Bank	CC063026-655	Credit Card Expenses 06/26	11.25
655 General Fund	06/30/2026	Valley National Bank	CC063026-655	Credit Card Expenses 06/26	1,414.52
655 General Fund	06/22/2026	Withlacoochee River Electric Cooperative, Inc.	1415073-062226	Electric Services 06/26	6,187.05
655 General Fund	06/22/2026	Withlacoochee River Electric Cooperative, Inc.	1415077-062226	Electric Services 06/26	52.78
655 General Fund	06/22/2026	Withlacoochee River Electric Cooperative, Inc.	1415087-062226	Electric Services 06/26	47.14
655 General Fund	06/22/2026	Withlacoochee River Electric Cooperative, Inc.	1415083-062226	Electric Services 06/26	55.11
655 General Fund	06/22/2026	Withlacoochee River Electric Cooperative, Inc.	1415082-062226	Electric Services 06/26	54.99
655 General Fund	06/22/2026	Withlacoochee River Electric Cooperative, Inc.	1415090-062226	Electric Services 06/26	51.67
655 General Fund	06/22/2026	Withlacoochee River Electric Cooperative, Inc.	1415092-062226	Electric Services 06/26	74.91
655 General Fund	06/22/2026	Withlacoochee River Electric Cooperative, Inc.	1415072-062226	Electric Services 06/26	402.82
655 General Fund	06/22/2026	Withlacoochee River Electric Cooperative, Inc.	1415074-062226	Electric Services 06/26	1,157.80
655 General Fund	06/22/2026	Withlacoochee River Electric Cooperative, Inc.	1415080-062226	Electric Services 06/26	42.49
655 General Fund	06/22/2026	Withlacoochee River Electric Cooperative, Inc.	1415086-062226	Electric Services 06/26	53.23

Sterling Hill Community Development District
Summary A/P Ledger
From 06/01/2026 to 06/30/2026

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
655 General Fund	06/22/2026	Withlacoochee River Electric Cooperative, Inc.	1415084-062226	Electric Services 06/26	53.66
655 General Fund	06/22/2026	Withlacoochee River Electric Cooperative, Inc.	2118959-062226	Electric Services 06/26	785.19
655 General Fund	06/22/2026	Withlacoochee River Electric Cooperative, Inc.	2161145-062226	Electric Services 06/26	78.01
655 General Fund	06/22/2026	Withlacoochee River Electric Cooperative, Inc.	1415078-062226	Electric Services 06/26	54.34
655 General Fund	06/22/2026	Withlacoochee River Electric Cooperative, Inc.	1415071-062226	Electric Services 06/26	452.40
655 General Fund	06/22/2026	Withlacoochee River Electric Cooperative, Inc.	1415075-062226	Electric Services 06/26	52.55
655 General Fund	06/22/2026	Withlacoochee River Electric Cooperative, Inc.	1415069-062226	Electric Services 06/26	373.05
655 General Fund	06/22/2026	Withlacoochee River Electric Cooperative, Inc.	1415076-062226	Electric Services 06/26	52.67
655 General Fund	06/22/2026	Withlacoochee River Electric Cooperative, Inc.	1415070-062226	Electric Services 06/26	207.93
655 General Fund	06/22/2026	Withlacoochee River Electric Cooperative, Inc.	1415089-062226	Electric Services 06/26	81.56
655 General Fund	06/22/2026	Withlacoochee River Electric Cooperative, Inc.	1415079-062226	Electric Services 06/26	370.72
655 General Fund	06/22/2026	Withlacoochee River Electric Cooperative, Inc.	1415088-062226	Electric Services 06/26	47.91
655 General Fund	06/22/2026	Withlacoochee River Electric Cooperative, Inc.	1415091-062226	Electric Services 06/26	855.97
655 General Fund	06/22/2026	Withlacoochee River Electric Cooperative, Inc.	2161146-062226	Electric Services 06/26	54.55
655 General Fund	06/22/2026	Withlacoochee River Electric Cooperative, Inc.	1415081-062226	Electric Services 06/26	58.09
655 General Fund	06/22/2026	Withlacoochee River Electric Cooperative, Inc.	1415085-062226	Electric Services 06/26	53.33
Sum for 655, 2639					26,407.86
Sum for 655					26,407.86
Sum Total					26,407.86

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

Balance Sheet

1. Trust statement activity has been recorded through 06/30/26.
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.

Tab 7

MINUTES OF MEETING

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

**STERLING HILL
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Sterling Hill Community Development District was held on **Tuesday, July 14, 2026, at 10:00 a.m.** at the Sterling Hill North Clubhouse located at 4411 Sterling Hill Boulevard, Spring Hill, Florida, 34609.

Present and constituting a quorum:

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

Also present were:

Christina Miller	Board Supervisor, Chairman (via conference call)
Darryl Adams	District Manager, Rizzetta & Company
Lauren Gentry	District Counsel, Kilinski Van Wyk (via conference call)
Lindsay Moczynski	District Counsel, Kilinski Van Wyk (via conference call)
Dylan Campbell	Field Services, Rizzetta & Company
Jason Pond	Clubhouse Manager, Rizzetta & Company
Connie Mastroni	Assistant Clubhouse Manager, Rizzetta & Company
Jorge Ledesma	Account Manager, Juniper

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

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

SECOND ORDER OF BUSINESS**Pledge of Allegiance**

Those in attendance recited the Pledge of Allegiance.

THIRD ORDER OF BUSINESS**Audience Comments on Agenda
Items**

A resident raised concerns regarding the lawn around Barrington and thanked the clubhouse managers for their work for the District. Mrs. Clark asked questions regarding the Board's financials.

FOURTH ORDER OF BUSINESS**Discussion of FY 2026-2027 Budget**

The Board discussed the FY 2026-2027 Budget.

FIFTH ORDER OF BUSINESS

Discussion of Cigarette Stations

The Board discussed the cigarette receptacles. The Board directed staff to relocate the receptacles to locations they deem appropriate.

SIXTH ORDER OF BUSINESS

Discussion of Updating the Amenity Scope of Work and Adding a Pool Specialist

Mr. Pond purchased a robotic pool cleaner to test its effectiveness. Mr. Pond provided an update on the pool and reported that the pool is being drained and acid washed. The pool requires additional repairs, and Mr. Pond will obtain a proposal for the necessary work.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2026-09, Re-Designation of Officers

On a motion from Mr. Gebala, seconded by Ms. Manuele, with all in favor, the Board of Supervisors approved Resolution 2026-09, Re-Designation of Officers, for the Sterling Hill Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of First Addendum to Ayala Sealcoating & Paving Entry Re- stripping Agreement

This agreement was previously approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

Nothing to report.

B. Landscape Report

1. Review of Landscape Inspection Report

The Board reviewed the report.

2. Review of Juniper's Response to Landscape Inspection Report

Mr. Ledesma provided feedback on the report.

C. District Counsel

Ms. Gentry provided an update on the most recent legislative updates.

D. Amenity Management Report

1. Review of Amenity Report

Mr. Pond reviewed his report.

E. District Manager

1. Review of District Manager Report and Monthly Financials

Mr. Adams reviewed his report and monthly financials. He also reminded the Board that the next meeting is scheduled for August 11, 2026, at 6:00 p.m.

2. Consideration of the 2nd Quarterly Website Audit

The Board reviewed the website Audit.

TENTH ORDER OF BUSINESS

Consideration of Minutes of Board of Supervisors' Meeting held on June 9, 2026

The Board made several edits to the June 9, 2026 meeting minutes.

On a motion from Ms. Manuele, seconded by Mr. Bagnuolo, with all in favor, the Board of Supervisors approved the minutes of the regular meeting held on June 9, 2026, as amended, for the Sterling Hill Community Development District.

ELEVENTH ORDER OF BUSINESS

Ratification of Operations & Maintenance Expenditures for May 2026

On a motion from Ms. Feliu, seconded by Mr. Gebala, with all in favor, the Board of Supervisors ratified the Operations and Maintenance Expenses for May 2026 (\$ 101,351.96), as discussed, for the Sterling Hill Community Development District.

TWELFTH ORDER OF BUSINESS

Audience Comments

Mrs. Clark asked about the damage to the gate.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests

Supervisor Feliu liked the idea of using a robotic pool cleaner and suggested using a Magic Eraser at the pool as well.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. Gebala, seconded by Ms. Manuele, with all in favor, the Board of Supervisors adjourned the meeting at 11:10 a.m. for the Sterling Hill Community Development District.

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Assistant Secretary

Chairman/Vice Chairman

DRAFT

Tab 8

STERLING HILL COMMUNITY DEVELOPMENT DISTRICT

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

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

www.sterlinghillcdd.org

Operation and Maintenance Expenditures

June 2026

For Board Approval

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

The total items being presented: **\$ 122,928.15**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Ayala Sealcoating & Paving LLC	300484	01	Maintenance & Repair 06/26	\$ 3,000.00
Ayala Sealcoating & Paving LLC	300488	02	Maintenance & Repair 06/26	\$ 8,400.00
Christina Miller	20260612-1	CM060926-655	Board of Supervisors Meeting 06/09/26	\$ 200.00
Darrin Bagnuolo	20260612-2	DB060926-655	Board of Supervisors Meeting 06/09/26	\$ 200.00
David Stahl Pool Services	300495	19819	Pool Maintenance 06/26	\$ 2,450.00
David Stahl Pool Services	300495	19828	Pool Maintenance 06/26	\$ 3,000.00
DCSI, Inc.	300480	35296	Security Monitoring & Maintenance 05/26	\$ 1,500.00
DCSI, Inc.	300480	35297	Security Monitoring & Maintenance 05/26	\$ 145.00
DCSI, Inc.	300490	35325	Security Monitoring & Maintenance 06/26	\$ 128.97
DCSI, Inc.	300490	35351	Security Monitoring & Maintenance 06/26	\$ 99.96
Egis Insurance Advisors, LLC	300487	32401	Insurance 10/01/25-10/01/26	\$ 568.00
Egis Insurance Advisors, LLC	300486	32414	TECO Utility 07/12/26-07/12/27	\$ 533.00

Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Hernando County Utilities	20260609-1	SS0000100-051926	Water Services 05/26	\$ 455.60
Hernando County Utilities	20260609-2	SS0001300-051926	Water Services 05/26	\$ 824.22
Juniper Landscaping of Florida, LLC	300474	398641	Landscape - Fertilizer 05/26	\$ 4,800.00
Juniper Landscaping of Florida, LLC	300474	398817	Landscape - Fertilizer 05/26	\$ 1,000.00
Juniper Landscaping of Florida, LLC	300491	399357	Landscape Maintenance 06/26	\$ 21,470.73
Juniper Landscaping of Florida, LLC	300491	401604	Irrigation Repair 06/26	\$ 824.25
Juniper Landscaping of Florida, LLC	300497	402744	Irrigation Repair 06/26	\$ 946.96
Kilinski Van Wyk, PLLC	300492	15233	Legal Services 05/26	\$ 3,221.00
Michael William Gebala	20260612-3	MG060926-655	Board of Supervisors Meeting 06/09/26	\$ 200.00
Nancy E Feliu	20260612-4	NF060926-655	Board of Supervisors Meeting 06/09/26	\$ 200.00
Outsmart Pest Management, Inc.	300493	48241	Pest Control 06/26	\$ 75.00
Outsmart Pest Management, Inc.	300493	48242	Pest Control 06/26	\$ 75.00

Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	300473	INV0000109983	Accounting Services 06/26	\$ 5,786.84
Rizzetta & Company, Inc.	300479	INV0000110043	Personnel Reimbursement 06/26	\$ 17,273.98
Rizzetta & Company, Inc.	300478	INV0000110091	Cell Phone 05/26	\$ 50.00
Rizzetta & Company, Inc.	300489	INV0000110123	Personnel Reimbursement 06/26	\$ 16,663.77
Ronald J. & Jackie C. Wood	300482	6390	Clubhouse Floor Cleaning 06/26	\$ 180.00
Sandra Manuele	300485	SM060926-655	Board of Supervisors Meeting 06/09/26	\$ 200.00
Southern Automated Access Services, LLC	300475	18163	Gate Maintenance & Repair 05/26	\$ 214.00
Southern Automated Access Services, LLC	300475	18164	Gate Maintenance 05/26	\$ 295.20
Southern Automated Access Services, LLC	300475	18170	Gate Maintenance & Repair 06/26	\$ 1,313.42
Southern Automated Access Services, LLC	300475	18171	Gate Maintenance & Repair 06/26	\$ 208.00
Southern Automated Access Services, LLC	300483	18226	Gate Maintenance & Repair 06/26	\$ 115.00
Southern Automated Access Services, LLC	300483	18230	Gate Maintenance & Repair 06/26	\$ 2,027.17

Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Southern Automated Access Services, LLC	300494	18251	Gate Phones 06/26	\$ 49.95
Southern Automated Access Services, LLC	300494	18252	Gate Phones 06/26	\$ 62.95
Southern Automated Access Services, LLC	300494	18254	Gate Phones 06/26	\$ 62.95
Southern Automated Access Services, LLC	300494	18258	Gate Phones 06/26	\$ 49.95
Southern Automated Access Services, LLC	300494	18259	Gate Phones 06/26	\$ 62.95
Southern Automated Access Services, LLC	300494	18260	Gate Phones 06/26	\$ 62.95
Southern Automated Access Services, LLC	300494	18261	Gate Phones 06/26	\$ 49.95
Southern Automated Access Services, LLC	300494	18262	Gate Phones 06/26	\$ 49.95
Southern Automated Access Services, LLC	300494	18263	Gate Phones 06/26	\$ 49.95
Southern Automated Access Services, LLC	300494	18267	Gate Phones 06/26	\$ 49.95
Southern Automated Access Services, LLC	300494	18270	Gate Phones 06/26	\$ 49.95
Southern Automated Access Services, LLC	300494	18272	Gate Phones 06/26	\$ 39.95

Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 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	300494	18273	Gate Phones 06/26	\$ 49.95
Southern Automated Access Services, LLC	300494	18279	Gate Maintenance & Repair 06/26	\$ 230.00
Southern Automated Access Services, LLC	300494	18280	Gate Maintenance & Repair 06/26	\$ 121.00
Southern Automated Access Services, LLC	300496	18284	Gate Maintenance & Repair 06/26	\$ 690.00
Thomas Castiglione	300476	655-060126-1	Off Duty Deputy 05/26	\$ 1,200.00
Thomas Castiglione	300476	655-060126-2	Off Duty Deputy 05/26	\$ 720.00
Universal Repairs & Maintenance Inc	300477	27610	Maintenance & Repairs 05/26	\$ 609.00
Universal Repairs & Maintenance Inc	300477	27776	Maintenance & Repairs 06/26	\$ 199.00
Valley National Bank	20260626	CC053126-655	Credit Card Expenses 05/26	\$ 8,029.63
Waste Management Inc. of Florida	20260616-2	1207816-1568-3	Waste Disposal Services 06/26	\$ 185.91
Waste Management Inc. of Florida	20260616-1	1207899-1568-9	Waste Disposal Services 06/26	\$ 185.91
Withlacoochee River Electric Cooperative, Inc.	20260605-19	1415069-052226	Electric Services 05/26	\$ 386.20

Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 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.	20260605-16	1415070-052226	Electric Services 05/26	\$ 186.89
Withlacoochee River Electric Cooperative, Inc.	20260605-17	1415071-052226	Electric Services 05/26	\$ 297.44
Withlacoochee River Electric Cooperative, Inc.	20260605-20	1415072-052226	Electric Services 05/26	\$ 397.09
Withlacoochee River Electric Cooperative, Inc.	20260605-27	1415073-052226	Electric Services 05/26	\$ 6,118.01
Withlacoochee River Electric Cooperative, Inc.	20260605-26	1415074-052226	Electric Services 05/26	\$ 951.47
Withlacoochee River Electric Cooperative, Inc.	20260605-21	1415075-052226	Electric Services 05/26	\$ 51.76
Withlacoochee River Electric Cooperative, Inc.	20260605-5	1415076-052226	Electric Services 05/26	\$ 52.18
Withlacoochee River Electric Cooperative, Inc.	20260605-4	1415077-052226	Electric Services 05/26	\$ 52.08
Withlacoochee River Electric Cooperative, Inc.	20260605-8	1415078-052226	Electric Services 05/26	\$ 53.58
Withlacoochee River Electric Cooperative, Inc.	20260605-18	1415079-052226	Electric Services 05/26	\$ 364.63
Withlacoochee River Electric Cooperative, Inc.	20260605-15	1415080-052226	Electric Services 05/26	\$ 94.58
Withlacoochee River Electric Cooperative, Inc.	20260605-12	1415081-052226	Electric Services 05/26	\$ 58.09

Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 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.	20260605-10	1415082-052226	Electric Services 05/26	\$ 54.23
Withlacoochee River Electric Cooperative, Inc.	20260605-11	1415083-052226	Electric Services 05/26	\$ 54.34
Withlacoochee River Electric Cooperative, Inc.	20260605-1	1415084-052226	Electric Services 05/26	\$ 53.58
Withlacoochee River Electric Cooperative, Inc.	20260605-6	1415085-052226	Electric Services 05/26	\$ 52.50
Withlacoochee River Electric Cooperative, Inc.	20260605-7	1415086-052226	Electric Services 05/26	\$ 53.26
Withlacoochee River Electric Cooperative, Inc.	20260605-23	1415087-052226	Electric Services 05/26	\$ 46.49
Withlacoochee River Electric Cooperative, Inc.	20260605-24	1415088-052226	Electric Services 05/26	\$ 47.47
Withlacoochee River Electric Cooperative, Inc.	20260605-14	1415089-052226	Electric Services 05/26	\$ 83.86
Withlacoochee River Electric Cooperative, Inc.	20260605-22	1415090-052226	Electric Services 05/26	\$ 51.65
Withlacoochee River Electric Cooperative, Inc.	20260605-25	1415091-052226	Electric Services 05/26	\$ 874.46
Withlacoochee River Electric Cooperative, Inc.	20260605-13	1415092-052226	Electric Services 05/26	\$ 72.15
Withlacoochee River Electric Cooperative, Inc.	20260605-3	2118959-052226	Electric Services 05/26	\$ 782.09

Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 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.	20260605-2	2161145-052226	Electric Services 05/26	\$ 77.62
Withlacoochee River Electric Cooperative, Inc.	20260605-9	2161146-052226	Electric Services 05/26	<u>\$ 53.58</u>
Report Total				<u>\$ 122,928.15</u>

AYALA SEALCOATING & PAVING LLC
26028 HECKMAN DR
BROOKSVILLE FL 34601
352-835-6233
INVOICE #01

6-03-26
STERLING HILL CDD
4250 STERLING HILL BLVD
SPRING HILL FL 34609

CONCRETE UNDERMINING REPAIR

*Removed existing concrete to expose undermining issue
Approx 1 yard of roadbase (crushed concrete) was installed and compact
Including 1 yard of 4000 psi of concrete with a 16 inch footer where wash out was occurring
and completed with a broom finish.

PRICE \$ 3000

THANK YOU

AYALA SEALCOATING & PAVING LLC
26028 HECKMAN DR
BROOKSVILLE FL 34601
352-835-6233
INVOICE #02

6-05-26
Sterling Hill CDD
4411 Sterling Hill Blvd
Spring Hill FL 34609
352-686-5161

Scope of work:
Re-stripe entire entryways of all 12 Sterling Hill village entrances
With DOT approved heavy duty traffic latex paint,

Cost: \$700 x 12 villages

Total Cost: \$8,400.00

Warranty: 1 year

*Please note 50% deposit required to begin work.
Remaining balance due upon completion.

THANK YOU

ANTI-HUMAN TRAFFICKING AFFIDAVIT

I, RICARDO AYALA, of Ayala Sealcoating & Paving LLC, a Florida limited liability company (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: 6-15-26, 2026

FURTHER AFFIANT SAYETH NAUGHT.

AYALA SEALCOATING & PAVING LLC

Signature: [Signature]
Name: RICARDO AYALA
Title: owner
Date: 6-15-26

STATE OF FLORIDA
COUNTY OF Hernando

SWORN TO AND SUBSCRIBED before me ☒ physical presence or ☐ remote notarization by Ayala Sealcoating & Paving LLC, who is ☐ personally known to me or ☒ who produced FL DL as identification this 15 day of June, 2026.

(Notary Seal)



AGREEMENT FOR ENTRYWAY RE-STRIPING

**AYALA SEALCOATING & PAVING LLC
26028 HECKMAN DR
BROOKSVILLE FL 34601
352-835-6233
ESTIMATE #02**

**6-05-26
Sterling Hill CDD
4411 Sterling Hill Blvd
Spring Hill FL 34609
352-686-5161**

**Scope of work:
Re-stripe entire entryways of all 12 Sterling Hill village entrances
With DOT approved heavy duty traffic latex paint,**

Cost: \$700 x 12 villages

Total Cost: \$8,400.00

Warranty: 1 year

***Please note 50% deposit required to begin work.
Remaining balance due upon completion.**

THANK YOU

ADDENDUM TO AGREEMENT FOR ENTRYWAY RE-STRIPING

Agreement: Estimate #02 dated June 5, 2026 (“**Agreement**”)
Contractor: Ayala Sealcoating & Paving LLC (“**Contractor**”)
District: Sterling Hill Community Development District (“**District**”)
Services: Entryway striping services, as described in the Agreement (“**Services**”)

The following provisions govern the Agreement referenced above:

1. Effective Date. The Agreement shall be deemed effective as of the date of the full execution of this Addendum.
2. Duties.
 - a. Contractor agrees, as an independent contractor, to undertake the Services described in the Agreement in a neat and professional manner reasonably acceptable to the District, in accordance with industry standards, and in accordance with all applicable federal, state, and local laws, regulations, and ordinances.
 - b. Contractor shall use reasonable care in performing the Services and shall be responsible for any harm of any kind to persons or property resulting from Contractor’s actions or inactions. Contractor agrees to commence repair of any damage resulting from Contractor’s activities and work within twenty-four (24) hours and complete such repair within a reasonable time not to exceed seven (7) calendar days unless otherwise agreed in writing by the District, and to pay for such repairs.
 - c. 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.
 - d. 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.
 - e. Contractor agrees to notify the District prior to performing any work subject to any price increases, and to proceed with the work only upon written consent from the District.
 - f. Contractor warrants to the District that all materials furnished 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 the 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 Contractor pursuant to the 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 therefore, 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, 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 landowner's within the District.

- g. All permits or licenses necessary for Contractor to perform under the Agreement shall be obtained and paid for by Contractor.
- 3. Compensation. In exchange for completing the Services as described in the Agreement, the District agrees to pay the Contractor the total amount of **Eight Thousand Four Hundred Dollars and Zero Cents (\$8,400.00)** ("**Total Payment**"). An initial deposit of **Four Thousand Two Hundred Dollars and Zero Cents (\$4,200.00)** shall be invoiced prior to the commencement of the Services. The remainder of the Total Payment, in the amount of **Four Thousand Two Hundred Dollars and Zero Cents (\$4,200.00)** shall be invoiced upon final completion and acceptance by the District of the Services. This compensation includes all parts, materials, and labor necessary to complete the Services as described in the Agreement and this Addendum. Contractor shall maintain records conforming to usual accounting practices. Further, Contractor agrees to render invoices to the District, in writing, which shall be delivered or mailed to the District. These invoices are due and payable in accordance with Florida's Prompt Payment Act, sections 218.70 et seq. of the Florida Statutes. Each invoice shall include such supporting information as the District may reasonably require Contractor to provide.
- 4. Additional Work. Should the District desire that Contractor provide additional work and/or services, such additional work and/or services shall be fully performed by Contractor after the District's prior approval of a required change order. Contractor agrees that the District shall not be liable for the payment of any additional work and/or services, unless the District first authorizes Contractor to perform such additional work and/or services through an authorized and fully executed change order.
- 5. Termination. The Agreement may be terminated immediately by the District for cause, or upon thirty (30) days' written notice by either party for any or no reason, provided however that any termination by Contractor shall only be effective after providing the District with a reasonable opportunity to cure any default. Contractor shall not be entitled to lost profits

or any other damages of any kind resulting from any termination by the District, provided however that Contractor shall be entitled to payment for any Services provided through the effective date of termination, subject to any offsets.

6. Insurance.

- a. Contractor, and any subcontractor performing the Services described in the Agreement, shall maintain throughout the term of the Agreement the following insurance:
 - i. Workers' Compensation Insurance in accordance with the laws of the State of Florida.
 - ii. Commercial General Liability Insurance covering Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, including Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
 - iii. Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- b. The District and its officers, supervisors, agents, managers, counsel, engineers, staff and representatives (together, "**Additional Insureds**") shall be named as additional insured parties on the Commercial General Liability and Automobile Liability policies. Contractor shall furnish the District with a Certificate of Insurance evidencing compliance with this requirement prior to commencing the Services. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, shall be considered primary and non-contributory with respect to the Additional Insureds, and shall be endorsed to provide for a waiver of underwriter's rights of subrogation in favor of the Additional Insureds.
- c. If Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

7. Indemnification.

- a. To the fullest extent permitted by law, and in addition to any other obligations of Contractor under the Agreement or otherwise, Contractor shall indemnify, hold harmless, and defend the District and its officers, supervisors, agents, managers, counsel, engineers, staff and representatives (together, "**Indemnitees**"), from all claims, liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, to the extent caused, in part or in whole, by (i) the negligent, reckless, or intentionally wrongful misconduct of Contractor, or any employee, agent, subcontractor, or any individual or entity directly or indirectly employed or used by any of them to perform any of the work, (ii) Contractor's performance of, or failure to perform, Contractor's obligations pursuant to the Agreement or any services or Contractor's performance of any activities in connection therewith, and (iii) any breach of any warranty, representation, covenant, or agreement made by Contractor in the Agreement or any services.
 - b. To the extent a limitation is required by law, the obligations under this section shall be limited to no more than One Million Dollars (\$1,000,000.00), which amount the District and Contractor agree bears a reasonable commercial relationship to this Agreement. Nothing in this section is intended to waive or alter any other remedies that the District may have as against Contractor.
 - c. 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. Nothing in the Agreement is intended to waive or alter any other remedies that the District may have as against Contractor. The provisions of this Section 7 are independent of, and will not be limited by, any insurance required to be obtained by Contractor pursuant to the Agreement or otherwise obtained by Contractor, and the provisions of this Section 7 survive the expiration or earlier termination of the Agreement with respect to any claims or liability arising in connection with any event occurring prior to such expiration or termination.
 - d. Contractor shall ensure that all subcontracts related to the Services include this section for the benefit of the Indemnitees.
8. Limitations on Governmental Liability. Contractor further agrees that nothing in the Agreement between the parties 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, and nothing in the 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.

9. Public Records. Contractor understands and agrees that all documents of any kind provided to the District in connection with the 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*. Contractor acknowledges that the designated public records custodian for the District is **Rizzetta & Company, Inc.** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the work; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement's term and following the Agreement term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the Agreement, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

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

10. Amendments. Amendments to and waivers of the provisions contained in the Agreement may be made only by an instrument in writing executed by both parties hereto.
11. Assignment. Neither the District nor Contractor may assign the Agreement or any monies to become due hereunder without the prior written approval of the other.
12. Liens and Claims. Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under the Agreement. Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of Contractor's performance under the Agreement, and Contractor shall immediately discharge any such claim or lien. In the event that Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under the Agreement, may terminate the Agreement to be effective immediately upon the giving of notice of termination.

13. 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 party is required to enforce the Agreement, as amended by this Addendum, by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other 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 and this Addendum shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue for any legal actions regarding the Agreement or this Addendum shall be Hernando County, Florida.

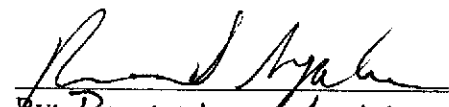
14. E-Verify. Contractor shall comply with and perform all applicable provisions of section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate the Agreement immediately for cause if there is a good faith belief that Contractor has knowingly violated section 448.09(1), *Florida Statutes*. By entering into the Agreement and this Addendum, Contractor represents that no public employer has terminated a contract with Contractor under section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of the Agreement.

15. Scrutinized Companies Statement. In accordance with section 287.135, *Florida Statutes*, Contractor represents that in entering into the 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 the Agreement.

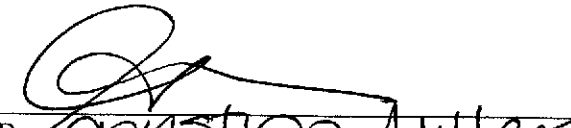
16. Public Entity Crimes. Contractor represents that in entering into this Agreement, Contractor has not been placed on the convicted vendor list as described in Section 287.133(3)(a), *Florida Statutes*, within the last thirty-six (36) months and, if Contractor is placed on the convicted vendor list, Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

17. 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.
18. Anti-Human Trafficking Requirements. Contractor certifies, by acceptance of the 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 a form acceptable to the District, in compliance with section 787.06(14), *Florida Statutes*.
19. Addendum Controls. The Agreement, as amended by this Addendum, shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of the Agreement. To the extent any of the provisions of this Addendum are in conflict with the provisions of the Agreement, this Addendum controls.
20. Authorization. The execution of the Agreement and this Addendum has been duly authorized by the appropriate body or official of the parties, the parties have complied with all the requirements of law, and the parties have full power and authority to comply with the terms and provisions of the Agreement and this Addendum.

**AYALA SEALCOATING & PAVING
LLC, a Florida limited liability company**


By: Ricardo Ayala
Its: Owner
Date: 6-15-26

**STERLING HILL COMMUNITY
DEVELOPMENT DISTRICT**


By: Christina Miller
Its: Chairman, Board of Supervisors
Date: 06/16/2026

Sterling Hill CDD Meeting
Meeting Date: June 9, 2026

SUPERVISOR PAY REQUEST

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

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	<i>10:00am</i>
Meeting End Time:	<i>11:29</i>
Total Meeting Time:	<i>1.27</i>

Time Over <u>3</u> Hours:	
---------------------------	--

Total at \$175 per Hour:	
--------------------------	--

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

DM Signature: _____

[Signature]

David Stahl's Pool Cleaning
5036 Harbinger Rd
Spring Hill, FL 34608

Invoice

Date 6/1/2026
Invoice # 19819

Bill To

STERLING HILLS COMMUNITY POOL
425 STERLING HILLS BLVD
SPRING HILL FL 34609

Ship To

P.O. #
Terms

Ship Date 6/1/2026
Due Date 6/1/2026
Other

Item	Description	Qty	Price	Amount
M2450	COMMERCIAL POOL SERVICES		2,450.00	2,450.00

THANK YOU FOR YOUR BUSINESS

352-684-5882
Fax 352-684-5882

Subtotal	\$2,450.00
Sales Tax (0.0%)	\$0.00
Total	\$2,450.00
Payments/Credits	\$0.00
Balance Due	\$2,450.00

David Stahl's Pool Cleaning
5036 Harbinger Rd
Spring Hill, FL 34608

Invoice

Date 6/1/2026
Invoice # 19828

Bill To

STERLING HILLS COMMUNITY POOL
4250 STERLING HILLS BLVD
SPRING HILL FL 34609

Ship To

P.O. #
Terms

Ship Date 6/1/2026
Due Date 6/1/2026
Other

Item	Description	Qty	Price	Amount
FILTERGRIDS	FILTER GRIDS	60	50.00	3,000.00

THANK YOU FOR YOUR BUSINESS

352-684-5882
Fax 352-684-5882

Subtotal	\$3,000.00
Sales Tax (0.0%)	\$0.00
Total	\$3,000.00
Payments/Credits	\$0.00
Balance Due	\$3,000.00



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

Invoice

BILL TO

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
35296	06/03/2026	\$1,500.00	06/18/2026	Net 15	

P.O. NUMBER
11374

SALES REP
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
05/26/2026	Reason for call: Install (3) upgraded door closers on dog park, basketball court, and tennis court gates.			
05/26/2026	Tech notes: Installed and tested all (3) gates. Access/ Gate:Parts Included: (3) LOC-SAMSON2 Hydraulic gate closer for gates up to 330lbs (3) LOC-SB Galvanized chain link bracket	1	1,500.00	1,500.00

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

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

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

***Late Fees are 1.5% per month

SUBTOTAL	1,500.00
TAX (0.075)	0.00
TOTAL	1,500.00
BALANCE DUE	\$1,500.00



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

Invoice

BILL TO

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
35297	06/03/2026	\$145.00	06/18/2026	Net 15	

P.O. NUMBER
11375

SALES REP
Tech: DC

ACCT#/LOT/BLK
Sterling Hill North

DATE	ACTIVITY	QTY	RATE	AMOUNT
05/26/2026	Audio/Video Service Reason for call: (2) Cloud box music servers are offline at Sterling Hill North - please check. Tech notes: Tested cloud box - no internet. Reset and reprogrammed to clubhouse WiFi and tested - OK.	1	145.00	145.00

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

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***Late Fees are 1.5% per month

SUBTOTAL	145.00
TAX (0.075)	0.00
TOTAL	145.00
BALANCE DUE	\$145.00



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

Invoice

BILL TO

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

SHIP TO

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
35325	06/10/2026	\$128.97	06/25/2026	Net 15	

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

SALES REP
Daniel Ciccarello

ACCT#/LOT/BLK
AN46225 - Fitness Center

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

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

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

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

***Late Fees are 1.5% per month

SUBTOTAL	128.97
TAX (6.5%)	0.00
TOTAL	128.97
BALANCE DUE	\$128.97



DCSI, Inc. "Security & Sound"
P.O. Box 265
Lutz, FL 33548 USA
813-949-6500
info@dcslsecurity.com
http://DCSlsecurity.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
35351	06/17/2026	\$99.96	07/02/2026	Net 15	

P.O. NUMBER

Install Date:9/17/25

SALES REP

DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Cloud Cover Music Server Subscription STERLING HILL NORTH: Cloud Cover Music is a service that offers clean, commercial free, public performance license, remote control over the internet, and music mixes and scheduling. \$24.99 month per server X 2 = \$49.98 / No contract	2	24.99	49.98
	Cloud Cover Music Server Subscription STERLING HILL SOUTH: Cloud Cover Music is a service that offers clean, commercial free, public performance license, remote control over the internet, and music mixes and scheduling. \$24.99 month per server X 2 = \$49.98 / No contract	2	24.99	49.98

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

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

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

***Late Fees are 1.5% per month

SUBTOTAL	99.96
TAX (6.5%)	0.00
TOTAL	99.96
BALANCE DUE	\$99.96



INVOICE

Customer	Sterling Hill Community Development District
Acct #	513
Date	05/13/2026
Customer Service	Dionna Humphery
Page	1 of 1

Sterling Hill Community Development District
c/o Rizzetta & Company
3434 Colwell Ave., Ste 200
Tampa, FL 33614

Payment Information	
Invoice Summary	\$ 568.00
Payment Amount	
Payment for:	Invoice#32401
100125639	

Thank You

Please detach and return with payment



Customer: Sterling Hill Community Development District

Invoice	Effective	Transaction	Description	Amount
32401	05/12/2026	Policy change	Policy #100125639 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Addition of Property Due Date: 5/13/2026	568.00

Please Remit Payment To:
 Egis Insurance and Risk Advisors
 P.O. Box 748555

Total
\$ 568.00

Thank You

Remit Payment To: Egis Insurance Advisors

P.O. Box 748555
 Atlanta, GA 30374-8555

(321)233-9939

accounting@egisadvisors.com

Date

05/13/2026



INVOICE

Customer	Sterling Hill Community Development District
Acct #	513
Date	05/15/2026
Customer Service	Dionna Humphery
Page	1 of 1

Sterling Hill Community Development District
c/o Rizzetta & Company
3434 Colwell Ave., Ste 200
Tampa, FL 33614

Payment Information	
Invoice Summary	\$ 533.00
Payment Amount	
Payment for:	Invoice#32414
E703703	

Thank You

Please detach and return with payment



Customer: Sterling Hill Community Development District

Invoice	Effective	Transaction	Description	Amount
32414	07/12/2026	Renew policy	Policy #E703703 07/12/2026-07/12/2027 Great American Insurance Co TECO Tampa Electric - Renew policy Due Date: 5/15/2026	533.00

Please Remit Payment To:
 Egis Insurance and Risk Advisors
 P.O. Box 748555

Total
\$ 533.00

Thank You

Remit Payment To: Egis Insurance Advisors

(321)233-9939

Date

P.O. Box 748555
 Atlanta, GA 30374-8555

accounting@egisadvisors.com

05/15/2026



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

05/19/26
SS00001-00

SHCDD NORTH PARK REC CTR
PO BOX 32414
CHARLOTTE NC 28232

Current Charges 455.60
Current Charges Due Date 06/08/26
Total Due 455.60

SS0000100 9 000045560 0 0



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

IMPORTANT MESSAGES

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

ACCOUNT NUMBER

SS00001-00

ACCOUNT NAME

SHCDD NORTH PARK REC CTR

SERVICE ADDRESS

4411 STERLING HILL BLVD

TRANSPONDER ID

1830522390

METER ID	METER SIZE/UNITS	METER READ	PREVIOUS READ	BILL FROM	BILL TO	DAYS IN READ
60658034	1 1/2"	5.0000	05/12/2026	04/13/2026	04/21/2026	05/19/2026 29
AVG MONTHLY USAGE		AVG USAGE LAST MONTH		AVG SAME MONTH LAST YEAR		3 YR RESIDENTIAL AVERAGE
31500		31300		25400		
CURRENT READ	PREVIOUS READ	CONSUMPTION	IRR CURRENT READ	IRR PREVIOUS READ	CONSUMPTION - AVG CONSUMPTION	
5801800	5769700	32100				

Water Account			
1	\$2.14	0 - 50,000	68.69
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 341.08
PAYMENTS RECEIVED 341.08 CR
BALANCE FORWARD 0.00

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

CURRENT ACTIVITY

WATER USAGE 68.69
WATER BASE CHG 52.70

SEWER USAGE 199.66
SEWER USAGE - Billed at \$6.22/1,000 gallons
based on meter units
SEWER BASE CHG 134.55

TOTAL CURRENT CHARGES 455.60

TOTAL DUE 455.60

HISTORY (GAL)		
APR	18400	
MAR	22700	
FEB	63900	
JAN	29600	
DEC	25300	
NOV	16500	
OCT	28000	
SEP	28200	
AUG	42400	
JUL	33700	
JUN	38000	
MAY	29000	

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

05/19/26
SS00013-00

STERLING HILL COMM DEV COMM
PO BOX 32414
CHARLOTTE NC 28232

Current Charges 824.22
Current Charges Due Date 06/08/26
Total Due 824.22

SS0001300 6 000082422 2 0



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

IMPORTANT MESSAGES

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

ACCOUNT NUMBER

SS00013-00

ACCOUNT NAME

STERLING HILL COMM DEV COMM

SERVICE ADDRESS

4250 STERLING HILL BLVD

TRANSPONDER ID

1564795098

METER ID	METER SIZE/UNITS	METER READ	PREVIOUS READ	BILL FROM	BILL TO	DAYS IN READ
54750392	1"	2.5000	05/12/2026	04/13/2026	04/21/2026	05/19/2026 29
AVG MONTHLY USAGE		AVG USAGE LAST MONTH		AVG SAME MONTH LAST YEAR		3 YR RESIDENTIAL AVERAGE
51000		48400		30900		
CURRENT READ	PREVIOUS READ	CONSUMPTION	IRR CURRENT READ	IRR PREVIOUS READ	CONSUMPTION - AVG CONSUMPTION	
2233700	2159000	74700				

Water Account			
1	\$2.14	0 - 25,000	53.50
2	\$3.42	25,001 - 50,000	85.50
3	\$5.14	50,001 - 75,000	126.96
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 725.39
PAYMENTS RECEIVED 725.39 CR
BALANCE FORWARD 0.00

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

CURRENT ACTIVITY

WATER USAGE 265.96
WATER BASE CHG 26.35

SEWER USAGE 464.63
SEWER USAGE - Billed at \$6.22/1,000 gallons
based on meter units
SEWER BASE CHG 67.28

TOTAL CURRENT CHARGES 824.22

TOTAL DUE 824.22

HISTORY (GAL)		
APR	66000	
MAR	18800	
FEB	25700	
JAN	14100	
DEC	36000	
NOV	63100	
OCT	84800	
SEP	53700	
AUG	53900	
JUL	47000	
JUN	74200	
MAY	43800	

SS00013-00

Please Remit Payment to:

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



Invoice 398641

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

Date	Due Date
05/29/26	6/28/2026
Account Owner	PO#
JORGE LEDESMA	

Item	Amount
#348417 - Sterling Hill 2025-2026 Single Ticket Maintenance Renewal	
<i>Bahia Fertilize Turf JUNE - 05/27/2026</i>	<i>\$4,800.00</i>

Grand Total **\$4,800.00**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$8,100.00	\$17,915.73	(\$21,470.73)	\$0.00	\$0.00

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

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

Thank you for allowing us to serve you.

JuniperLandscaping.com
(239) 561-5980

Please Remit Payment to:

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



Invoice 398817

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

Date	Due Date
05/31/26	6/30/2026
Account Owner	PO#
JORGE LEDESMA	

Item	Amount
#348417 - Sterling Hill 2025-2026 Single Ticket Maintenance Renewal	
<i>ST AUGUSTINE Fertilize Turf MAY - 05/27/2026</i>	<i>\$1,000.00</i>

Grand Total \$1,000.00

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$9,100.00	\$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.

JuniperLandscaping.com
(239) 561-5980

Please Remit Payment to:

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



Invoice 399357

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

Date	Due Date
06/01/26	7/1/2026
Account Owner	PO#
JORGE LEDESMA	

Item	Amount
#348417 - Sterling Hill 2025-2026 Single Ticket Maintenance Renewal June 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)
\$30,570.73	\$0.00	(\$3,555.00)	\$0.00	\$0.00

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Thank you for allowing us to serve you.

JuniperLandscaping.com
(239) 561-5980

Please Remit Payment to:

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



Invoice 401604

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

Date	Due Date
06/15/26	7/15/2026
Account Owner	PO#
JORGE LEDESMA	

Item	Qty/UOM	Rate	Ext. Price	Amount
#399501 - May 2026 Irrigation Repair-Clock G & F- Laterals and Valve				\$824.25

Control Components - 06/01/2026

2" Valve	1.00EA	\$174.04	\$174.04
2" - 2.5" Misc Fittings	4.00EA	\$18.08	\$72.33
Expansion Coupling 2"	1.00EA	\$41.34	\$41.34
4" Rotor	1.00EA	\$29.82	\$29.82
1/2" - 3/4" Misc Fittings	2.00EA	\$2.58	\$5.15
Fuel Surcharge	785.00EA	\$0.05	\$39.25
Poly/Flex Pipe 1/2"	5.00FT	\$2.46	\$12.32
Irrigation Tech Labor	6.00HR	\$75.00	\$450.00

Grand Total \$824.25

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$22,294.98	\$0.00	(\$3,555.00)	\$0.00	\$0.00

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

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Thank you for allowing us to serve you.

JuniperLandscaping.com
(239) 561-5980

Please Remit Payment to:

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



Invoice 402744

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

Date	Due Date
06/24/26	7/24/2026
Account Owner	PO#
JORGE LEDESMA	

Item	Qty/UOM	Rate	Ext. Price	Amount
#403114 - June 2026 Irrigation Repair-Clock E-Main Line				\$946.96

Control Components - 06/15/2026

Irrigation Tech Labor	10.00HR	\$75.00	\$750.00
3" Misc Fittings	1.00EA	\$20.34	\$20.34
Expansion Coupling 3"	1.00EA	\$79.70	\$79.70
2" - 2.5" Misc Fittings	4.00EA	\$13.91	\$55.64
1" - 1.5" Misc Fittings	3.00EA	\$3.21	\$9.64
Expansion Coupling 1.5"	1.00EA	\$30.52	\$30.52
PVC Pipe 1" - 1.5" - sch 40 by the foot	1.00FT	\$1.12	\$1.12

Grand Total \$946.96

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$946.96	\$0.00	\$17,915.73	(\$21,470.73)	\$0.00

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

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Thank you for allowing us to serve you.

JuniperLandscaping.com
(239) 561-5980



Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

Sterling Hill CDD
5844 Old Pasco Rd. Suite 100
Wesley Chapel, FL 33544

INVOICE

Invoice # 15233
Date: 06/16/2026
Due On: 07/16/2026

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$3,221.00	) - (\$0.00	) = \$3,221.00

STHCDD-01

Sterling Hill CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	LG	05/04/2026	Analyze T-Mobile fiber access request and advise regarding same.	0.40	\$365.00	-	\$146.00
Service	LM	05/04/2026	Confer with District Staff re: T-Mobile fiber; Review proposed right of access and services agreement from T-Mobile	0.20	\$285.00	100.0%	\$0.00
Service	LM	05/05/2026	Confer with N. Betancourt and review agenda package	0.20	\$285.00	-	\$57.00
Service	LM	05/08/2026	Prepare for Board meeting, review proposal and minutes within agenda package; Confer with N. Betancourt re: minute revisions requested	0.60	\$285.00	-	\$171.00
Service	LM	05/11/2026	Confer with T. Preston and review unaudited March financial	0.10	\$285.00	100.0%	\$0.00

statements							
Service	LG	05/11/2026	Review agenda and prepare for board meeting.	0.60	\$365.00	-	\$219.00
Service	LM	05/12/2026	Review revised agenda with proposed budget and District Manager report; Confer with District Staff re: plat indicating rights-of-way, GIS mapper for lawn aprons; Review updated budget and assessments	0.60	\$285.00	-	\$171.00
Service	LG	05/12/2026	Attend Board meeting.	1.40	\$365.00	-	\$511.00
Service	LM	05/12/2026	Attend Board meeting	1.40	\$285.00	100.0%	\$0.00
Service	AH	05/15/2026	Prepare mailed and published notices.	0.80	\$190.00	-	\$152.00
Service	LG	05/15/2026	Attend call with insurance claim adjuster regarding resident DRA claim.	1.40	\$365.00	-	\$511.00
Service	LG	05/17/2026	Review and revise mailed and published notices for FY27 budget and assessment hearings.	0.60	\$365.00	-	\$219.00
Service	LM	05/18/2026	Prepare agreement for sod installation with Quality Sod and Landscape; Confer with D. Adams re: legal vendor name needed	0.70	\$285.00	-	\$199.50
Service	LG	05/18/2026	Follow up on legal action items from Board meeting.	0.30	\$365.00	-	\$109.50
Service	LM	05/20/2026	Confer with T. Preston and review April unaudited financial statement	0.10	\$285.00	100.0%	\$0.00
Service	LM	05/21/2026	Confer with J. Pond and review COI for Quality Sod; Revise and finalize agreement and affidavit for Quality Sod	0.30	\$285.00	-	\$85.50
Service	LM	05/22/2026	Confer with J. Pond re: warranty for sod installation	0.10	\$285.00	-	\$28.50

Service	LM	05/26/2026	Confer with J. Pond re: sod; Revise agreement for sod installation	0.20	\$285.00	-	\$57.00
Service	LG	05/27/2026	Prepare addendum for pool maintenance agreement and human trafficking affidavit; analyze outstanding invoices from Superior Sealers.	1.20	\$365.00	-	\$438.00
Service	LG	05/28/2026	Advise regarding requirements for new pool vendor; review draft agenda.	0.40	\$365.00	-	\$146.00
Service	LM	05/31/2026	Confer with District Staff re: pending invoices, insurance coverage	0.30	\$285.00	100.0%	\$0.00
Line Item Discount Subtotal							-\$598.50
Total							\$3,221.00

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

Please pay within 30 days.



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

Service Slip/Invoice

INVOICE: 48241
DATE: 06/17/2026
ORDER: 48241

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
06/17/2026	02:11 PM				
Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	06/17/2026			

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

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

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

PLEASE PAY FROM THIS INVOICE



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

Service Slip/Invoice

INVOICE: 48242
DATE: 06/17/2026
ORDER: 48242

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
06/17/2026	02:11 PM				
Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	06/17/2026			

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

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

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

PLEASE PAY FROM THIS INVOICE

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

Invoice

Date	Invoice #
6/2/2026	INV0000109983

Bill To:

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

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

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

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

Invoice

Date	Invoice #
6/5/2026	INV0000110043

Bill To:

Sterling Hill CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

[illegible]

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

Invoice

Date	Invoice #
6/1/2026	INV0000110091

Bill To:

Sterling Hill CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

[illegible]

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

Invoice

Date	Invoice #
6/18/2026	INV0000110123

Bill To:

Sterling Hill CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

[illegible]

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

Invoice



BILL TO

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
6390	06/08/2026	\$180.00	06/08/2026	Due On Completion	

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

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

BALANCE DUE

\$180.00

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

Thank you for allowing us to serve you!



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
5/28/2026	18163

Bill To

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

			Job Name	Terms
			BRIGHTSTONE	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	Report that the entrance operators are not working properly, the alarm keeps going off. Upon arrival, turned the curb side operator disconnect switch back on. Gates resumed normal operation. Found the island side operator batteries to be depleted and corroded. Replaced batteries and two wire fittings. Tested gates many cycles, unable to duplicate symptom. All performing properly at this time.			
2	12 Volt 7 AH battery	46.50		93.00
	Miscellaneous materials.	6.00		6.00
1	Hourly Tech Charge	115.00		115.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	\$214.00
Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.			Payments/Credits	\$0.00
			Balance Due	\$214.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
5/29/2026	18164

Bill To

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

			Job Name	Terms
			DUNWOODY	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	Returned to replace the back-lit keypad and retrieve loaner part.			
1	Lighted replacement key pad Door King	180.20		180.20
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			Total	\$295.20
Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.			Payments/Credits	\$0.00
			Balance Due	\$295.20



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
6/1/2026	18170

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

			Job Name	Terms
			BRIGHTSTONE	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	Returned with new motor. Installed motor, learned limits and tested many cycles. All performing properly at this time.			
1	CSW24V MOTOR	1,198.42		1,198.42
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			Total	\$1,313.42
Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.			Payments/Credits	\$0.00
			Balance Due	\$1,313.42



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
6/1/2026	18171

Bill To

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

			Job Name	Terms
			COVEY RUN	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	Report that the batteries are swollen in the exit curb side operator. Replaced batteries with new.			
1	Hourly Tech Charge	115.00		115.00
2	12 Volt 7 AH battery	46.50		93.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	\$208.00
Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.			Payments/Credits	\$0.00
			Balance Due	\$208.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
6/5/2026	18226

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

			Job Name	Terms
			STORAGE LOT	Due on receipt
Quantity	Description	Rate	Serviced	Amount
1	Report that the gate was stuck open and opening and closing repeatedly. Gate was in operation upon arrival. Cycled the gate many times, unable to duplicate symptom. Recommend replacing the chain. It is rusty. Lubricating last visit didn't loosen it up at all. Hourly Tech Charge	115.00		115.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	\$115.00
Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.			Payments/Credits	\$0.00
			Balance Due	\$115.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
6/9/2026	18230

Bill To

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

			Job Name	Terms
			REMOTES	Due on receipt
Quantity	Description	Rate	Serviced	Amount
100	Liftmaster passport lite transmitter. Shipping Fees Shipped 5/04	20.00 27.17		2,000.00 27.17
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	\$2,027.17
Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.			Payments/Credits	\$0.00
			Balance Due	\$2,027.17



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
6/17/2026	18251

Bill To

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

			Job Name	Terms
			WINDANCE	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	Phone number 352-606-8291	49.95		49.95
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	\$49.95
Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.			Payments/Credits	\$0.00
			Balance Due	\$49.95



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
6/17/2026	18252

Bill To

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

Job Name	Terms
GLENBURNE	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Phone number 352-293-5649	62.95		62.95

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

Total \$62.95

Southern Automated Access Services, Inc. is not responsible for any of the following:
Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc.

Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles.

Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.

Payments/Credits \$0.00

Balance Due \$62.95



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
6/17/2026	18254

Bill To

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

			Job Name	Terms
			BARRINGTON	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	Phone number 352 200 0045	62.95		62.95
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	\$62.95
Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.			Payments/Credits	\$0.00
			Balance Due	\$62.95

Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
6/17/2026	18258

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

			Job Name	Terms
			BRIGHTSTONE	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	Phone number 352 200 9243	49.95		49.95
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total 49.95	
Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles.			Payments/Credits 0.00	
			Balance Due 49.95	



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
6/17/2026	18259

Bill To

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

Job Name	Terms
AMERSHAM ISLES	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Phone number 352 515 8644	62.95		62.95

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

Total \$62.95

Southern Automated Access Services, Inc. is not responsible for any of the following:
Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc.

Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles.

Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.

Payments/Credits \$0.00

Balance Due \$62.95



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
6/17/2026	18260

Bill To

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

			Job Name	Terms
			MANDALAY	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	Phone number 352 200 0606	62.95		62.95
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	\$62.95
Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.			Payments/Credits	\$0.00
			Balance Due	\$62.95



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
6/17/2026	18261

Bill To

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

Job Name	Terms
DUNWOODY	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Phone number 352 200 9285	49.95		49.95

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

Total \$49.95

Southern Automated Access Services, Inc. is not responsible for any of the following:
Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc.

Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles.

Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.

Payments/Credits \$0.00

Balance Due \$49.95



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
6/17/2026	18262

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			Total	\$49.95
Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.			Payments/Credits	\$0.00
			Balance Due	\$49.95



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
6/17/2026	18263

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

Job Name	Terms
ARBORGLADES	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Phone number 352 403 6878	49.95		49.95

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

Total \$49.95

Southern Automated Access Services, Inc. is not responsible for any of the following:
Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc.
Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles.
Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.

Payments/Credits \$0.00

Balance Due \$49.95



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
6/17/2026	18267

Bill To

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

			Job Name	Terms
			COVEY RUN	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	Phone number 352 403 6824	49.95		49.95
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	\$49.95
Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.			Payments/Credits	\$0.00
			Balance Due	\$49.95



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
6/17/2026	18270

Bill To

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

Job Name	Terms
BRACKENWOOD	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Phone number 813-527-1521	49.95		49.95

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

Total \$49.95

Southern Automated Access Services, Inc. is not responsible for any of the following:
Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc.

Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles.

Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.

Payments/Credits \$0.00

Balance Due \$49.95



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
6/17/2026	18272

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

			Job Name	Terms
			STORAGE LOT	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	Phone number 352-238-5488	39.95		39.95
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	\$39.95
Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.			Payments/Credits	\$0.00
			Balance Due	\$39.95



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
6/17/2026	18273

Bill To

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

			Job Name	Terms
			EDGEMERE	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	Phone number 813-503-0957	49.95		49.95
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	\$49.95
Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.			Payments/Credits	\$0.00
			Balance Due	\$49.95



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
6/17/2026	18279

Bill To

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

			Job Name	Terms
			SOS	Due on receipt
Quantity	Description	Rate	Serviced	Amount
2	Checked siren sensors at all gates. Changed Brightstone and Glenburne to Yelp, decibel, time. Mandalay will need a new Siren Sensor. Will return with part. Hourly Tech Charge	115.00	6/12/2026	230.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	\$230.00
Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.			Payments/Credits	\$0.00
			Balance Due	\$230.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
6/17/2026	18280

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

			Job Name	Terms
			DUNWOODY	Due on receipt
Quantity	Description	Rate	Serviced	Amount
1	Relocated the exit island arm mounting hole in pinch bracket and adjusted limits. The gate was detached from the arm and tied open with a bungee chord. No call placed, observed condition while testing siren sensors. Hourly Tech Charge Miscellaneous materials.	115.00 6.00	6/12/2026	115.00 6.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	\$121.00
Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.			Payments/Credits	\$0.00
			Balance Due	\$121.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
6/19/2026	18284

Bill To

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

			Job Name	Terms
			MANDALAY	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	Returned to replace siren sensor. Also report that the entrance gates are stuck open. Gates were all closed and functioning properly upon arrival. Replaced siren sensor and tested successfully.			
1	Siren Operated Sensor	575.00		575.00
1	Hourly Tech Charge	115.00		115.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	\$690.00
Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.			Payments/Credits	\$0.00
			Balance Due	\$690.00

INVOICE

BILL TO:

STERLING HILL CDD

411 STERLING HILL BLVD

SPRING HILL, FL 34609

PHONE 352-650-7402

TROOPER:

THOMAS CASTIGLIONE

17008 AYERS RD

BROOKSVILLE, FL 34604

PHONE: 352-442-7267

Description	Quantity	Unit Price	Cost
Challenger Detail 5/12/2026 AM	1	\$120.00	\$120.00
Challenger Detail 5/12/2026 PM	1	\$120.00	\$120.00
Challenger Detail 5/13/2026 AM	1	\$120.00	\$120.00
Challenger Detail 5/13/2026 PM	1	\$120.00	\$120.00
Challenger Detail 5/14/2026 AM	1	\$120.00	\$120.00
Challenger Detail 5/14/2026 PM	1	\$120.00	\$120.00
Challenger Detail 5/19/2026 AM	1	\$120.00	\$120.00
Challenger Detail 5/19/2026 PM	1	\$120.00	\$120.00
Challenger Detail 5/20/2026 AM	1	\$120.00	\$120.00
Challenger Detail 5/20/2026 PM	1	\$120.00	\$120.00
			\$0.00
		Total	\$1,200.00

Thank you for your business. It's a pleasure to work with you

Sincerely yours,

THOMAS CASTIGLIONE

INVOICE

BILL TO:

STERLING HILL CDD

411 STERLING HILL BLVD

SPRING HILL, FL 34609

PHONE 352-650-7402

TROOPER:

THOMAS CASTIGLIONE

17008 AYERS RD

BROOKSVILLE, FL 34604

PHONE: 352-442-7267

Description	Quantity	Unit Price	Cost
Challenger Detail 5/21/2026 AM	1	\$120.00	\$120.00
Challenger Detail 5/21/2026 PM	1	\$120.00	\$120.00
Challenger Detail 5/26/2026 AM	1	\$120.00	\$120.00
Challenger Detail 5/26/2026 PM	1	\$120.00	\$120.00
Challenger Detail 5/27/2026 PM	1	\$120.00	\$120.00
Challenger Detail 5/28/2026 PM	1	\$120.00	\$120.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
		Total	\$720.00

Thank you for your business. It's a pleasure to work with you

Sincerely yours,

THOMAS CASTIGLIONE

Universal Repairs & Maintenance Inc

7211 Jasmin Drive
New Port Richey,
FL 34652

Invoice

Date	Invoice #
5/22/2026	27610

Bill To
Spring Hill CDD 4250 Sterling Hill Blvd Spring Hill FL 34609

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Supply 1.5 HP Motor	420.00	420.00
	Shaft Seal	20.00	20.00
	Install	159.00	159.00
	Brass Fittings for Grease caps on Three way Valve	10.00	10.00
Thank you for your business.		Total	\$609.00

Universal Repairs & Maintenance Inc

7211 Jasmin Drive
New Port Richey,
FL 34652

Invoice

Date	Invoice #
6/3/2026	27776

Bill To
Spring Hill CDD 4250 Sterling Hill Blvd Spring Hill FL 34609

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Call Out to Main Pump For Pool. Cleaners State South Pool Pump is Burnt Up and not Running. Pump Runs Fine Needed Priming. No Issues. DE Pit is in need of cleaning.	199.00	199.00
Thank you for your business.		Total	\$199.00



CC053126-655

0 0

ACCOUNT SUMMARY

Credit Limit	\$30,000.00
Credit Available	\$21,970.00
Statement Closing Date	May 31, 2026
Days in Billing Cycle	31
Previous Balance	\$8,409.65
Payments & Credits	\$8,409.65
Purchases & Other Charges	\$8,029.63
Balance Transfer	\$0.00
FEES CHARGED	\$0.00
INTEREST CHARGED	\$0.00
New Balance	\$8,029.63

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	\$8,029.63
Minimum Payment Due	\$8,029.63
Payment Due Date	June 25, 2026

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			\$8,409.65-	
05/25	05/25	F151500H100CHGDDA	AUTOMATIC PAYMENT - THANK YOU	8,409.65-
		MICHELLE WHITE	\$0.00	
		JASON POND	\$8,029.63	
05/01	05/01	5543286G95V3K8V8N	AMAZON.COM*BJ4OD4P91 SEATTLE WA	498.00
			MCC: 5942 MERCHANT ZIP:	
05/04	05/04	5543286GQ5WA4VPJN	SPECTRUM SAINT LOUIS MO	453.91
			MCC: 4899 MERCHANT ZIP: 06902	
05/04	05/04	5543286GQ5WA4VX7X	SPECTRUM SAINT LOUIS MO	311.86
			MCC: 4899 MERCHANT ZIP: 06902	
05/04	05/04	5543286GQ5WQTFSBN	LOWES #01605* SPRING HILL FL	69.94
			MCC: 5200 MERCHANT ZIP: 346061925	
05/06	05/06	5543286GF5SD897DF	CIRCLE K 05992 SPRING HILL FL	114.86
			MCC: 5542 MERCHANT ZIP:	
05/08	05/08	8545491GGS66LE13Z	AMERICAN LEAK DETECTIO HOLIDAY FL	1,450.00
			MCC: 1711 MERCHANT ZIP: 34690	

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	June 25, 2026
New Balance	\$8,029.63
Minimum Payment Due	\$8,029.63
Past Due Amount	\$0.00

Amount Enclosed:

\$

Make Check
Payable to:

0 0

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

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
05/08	05/08	0541601GG43AQLSZW	SAMSClub #4818 BROOKSVILLE FL MCC: 5300 MERCHANT ZIP:	469.74
05/08	05/08	5543286GG5STJT9M5	AMAZON MKTPL*BV6EQ7B31 SEATTLE WA MCC: 5942 MERCHANT ZIP:	27.94
05/08	05/08	5530876GHMM3XT734	SHELL OIL 57546233206 HOMOSASSA SPR FL MCC: 5542 MERCHANT ZIP: 34446	108.09
05/09	05/09	5543286GH5V62322P	AMAZON.COM*BV52Z7L10 SEATTLE WA MCC: 5942 MERCHANT ZIP:	86.90
05/09	05/09	5543286GH5V7ZL2JQ	AMAZON MKTPL*BV20267D1 SEATTLE WA MCC: 5942 MERCHANT ZIP:	59.18
05/09	05/09	8702130GHEHMSMA6L	PRONTOCLEANERSBROOKSVI BROOKSVILLE FL MCC: 7210 MERCHANT ZIP:	25.00
05/11	05/11	5543286GK5W04K2QY	SQ *HIS WILL WELDING A SPRING HILL FL MCC: 1520 MERCHANT ZIP: 34608	450.00
05/12	05/12	5543286GL5WBWK5SR	AMAZON MKTPL*6E0AA07O3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	93.60
05/12	05/12	5543286GL5W7G3JVZ	AMAZON MKTPL*TP4BJ19D3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	13.28
05/13	05/13	5543286GM5WH0RJ9L	AMAZON MKTPL*BV57O8650 SEATTLE WA MCC: 5942 MERCHANT ZIP:	149.42
05/14	05/14	5543286GN5WZ03TN2	AMAZON MKTPL*BV8XT1U50 SEATTLE WA MCC: 5942 MERCHANT ZIP:	27.94
05/14	05/14	5543286GN5X17FAQ5	AMAZON MKTPL*BV9GG2WR0 SEATTLE WA MCC: 5942 MERCHANT ZIP:	47.98
05/16	05/16	5543286GR5XG0AVJT	AMAZON MKTPL*UI7CL03S3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	239.96
05/20	05/20	5543286GW5YZKQ7K3	SQ *1ST CHOICE PLUMBING SPRING HILL FL MCC: 8999 MERCHANT ZIP: 34608	776.25
05/20	05/20	5543286GX5Z3FSAYR	CIRCLE K # 09218 SPRING HILL FL MCC: 5542 MERCHANT ZIP:	114.26
05/21	05/21	5543286GX5ZBZNNZK	AMAZON.COM*TP6BA9993 SEATTLE WA MCC: 5942 MERCHANT ZIP:	318.95
05/21	05/21	5543286GX5Z6Q6RBS	AMAZON MKTPL*3F74D7RV3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	391.92
05/22	05/22	5543286GY5ZESG0BX	AMAZON.COM*2099497T3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	310.56
05/23	05/23	8702130GZEHN31TEJ	PRONTOCLEANERSBROOKSVI BROOKSVILLE FL MCC: 7210 MERCHANT ZIP:	29.23
05/26	05/26	5543286H260Z6R22W	AMAZON MKTPL*YQ0T727L3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	46.11
05/26	05/26	5543286H2610RFQ6W	IN *SIGNS BY CONNIE SPRING HILL FL MCC: 2741 MERCHANT ZIP:	621.00
05/27	05/27	5543286H361279TL8	AMAZON MKTPL*BI3LD9D43 SEATTLE WA MCC: 5942 MERCHANT ZIP:	191.18
05/30	05/30	5543286H6621XGKNJ	AMAZON MKTPL*1T8GR22V3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	532.57

IMPORTANT ACCOUNT INFORMATION

\$0 - \$8,029.63 WILL BE DEDUCTED FROM YOUR ACCOUNT AND
CREDITED AS YOUR AUTOMATIC PAYMENT ON 06/25/26. THE
AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS
POSTED ON OR BEFORE THIS DATE.

Sterling Hill CDD
Clubhouse Credit Card
05/01/26-05/31/26

				Road & Street Facilities - Gate Facility Maint.	Road & Street Facilities - Gate Facility Maint.	Maintenance & Repair	Office Supplies	Vehicle Maintenance	Playground Equipment & Maintenance	Special Events	Clubhouse Misc. Expenses	Telephone, Internet, Cable
				54100-4612	54100-4635	57200-4647	57200-5101	57200-4660	57200-4638	57400-4775	57200-4733	57200-4103
Date	Vendor Name	Reason for Expenditure	Amount									
05/01/26	Amazon	EZ Close Hydraulic Gate	(498.00)	\$ (498.00)								
05/04/26	Spectrum	Internet/ Phone & TV for North Clubhouse	(453.91)									(453.91)
05/04/26	Spectrum	Internet/ Phone & TV for South Clubhouse	(311.86)									(311.86)
05/04/26	Lowes	Hand Saw, Cement	(69.94)			(69.94)						
05/06/26	Circle K	Gas for Side by Side, Blowes & Pressure Washer	(114.86)			(114.86)						
05/08/26	American Leak Detection	Leak Detection for South Clubhouse Pool	(1,450.00)			(1,450.00)						
05/08/26	Sams Club	Janitorial Supplies	(469.74)								(469.74)	
05/06/26	Amazon	Fuel Line for Blowers, Microfiber Mop	(27.94)			(27.94)						
05/08/26	Shell Oil	Gas for Work Truck	(108.09)					(108.09)				
05/09/26	Amazon	(2) Epson Color Ink for South Clubhouse	(86.90)				(86.90)					
05/09/26	Amazon	Super Glue, Lock Tite	(59.18)			(59.18)						
05/09/26	Pronto Cleaners	Wash, Dr, Fold Rags	(25.00)							(25.00)		
05/11/26	His Will Welding	Repair Glenburne and Pedestrian Gate	(450.00)		(450.00)							
05/12/26	Amazon	Air Filters	(93.60)				(93.60)					
05/12/26	Amazon	(2) Shower Heads	(13.28)			(13.28)						
05/13/26	Amazon	(2) Epson Ink, Toilet Handles, Bulbs	(149.42)				(149.42)					
05/14/26	Amazon	Utility Knife and Blades	(27.94)			(27.94)						
05/14/26	Amazon	(2) Basketball Chain Nets	(47.98)						(47.98)			
05/16/26	Amazon	(4) Swingset Chains	(239.96)						(239.96)			
05/20/26	1st Choice Plumbing	Repair Splah PadOver Flow Tank	(776.25)			(776.25)						
05/20/26	Circle K	Gas for Work Truck	(114.26)					(114.26)				
05/21/26	Amazon	LED Ceiling Lights	(318.95)			(318.95)						
05/21/26	Amazon	LED Flood Lights	(391.92)			(391.92)						
05/22/26	Amazon	Spray Paint	(310.56)			(310.56)						
05/23/26	Pronto Cleaners	Wash, Dr, Fold Rags	(29.23)							(29.23)		
05/26/26	Amazon	Receipt Books	(46.11)				(46.11)					
05/26/26	Signs by Connie	Amenity Sign Replacements	(621.00)	(621.00)								
05/27/26	Amazon	Lamp Post Parts	(191.18)	(191.18)								
05/30/26	Amazon	Office Chair, Replacement Gate Batteries	(332.57)	(399.98)			(132.59)					
	TOTAL	001-10102	(8,029.63)	(1,710.16)	(450.00)	(3,560.82)	(508.62)	(222.35)	(287.94)	(54.23)	(469.74)	(765.77)

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
4/29/26	Circle K	Gas for work truck	104.00
4/30/26	Amazon.com	(8) Kant clam' closures for pedestrian gates	498.00
5/4/26	Lowe's	Hand saw, cement (2)	69.94
5/6/26	Circle K	Gas for side by side, blower, & pressure washer	114.86
5/6/26	Amazon.com	fur line for blower, spray mop	27.94
5/8/26	Amazon.com	(4) pack 18X35x1 air filters	93.60
5/8/26	Amazon.com	(4) Super glue, (2) lock tite	59.18
5/8/26	Sam's Club	Bleach, paper towels, trash bags, clorox clean up, windex, Simple green	469.74
5/8/26	Homasassa Shell	Gas for work truck	108.09
5/8/26	Amazon.com	(2) Epson color ink (south club)	89.60
5/8/26	American Leak Detection	Leak detection for south clubhouse pool.	1,450.00
5/9/26	Pronto Cleaners	Wash, fold, dry bags	25.00
5/11/26	His Will Welding	Repair of Glenburne gate and pedestrian gate	450.00
5/11/26	Amazon.com	(2) Shower heads	13.28
5/12/26	Amazon.com	(2) black epson ink, toilet handles, trimmer bulbs	149.42
5/14/26	Amazon.com	Utility blades, utility knife	27.94
5/14/26	Amazon.com	(2) Basketball chain nets	47.98
5/15/26	Amazon.com	(4) Swingset chains	239.96
5/20/26	Circle K	Gas for work truck	114.26
5/20/26	Amazon.com	(8) 6-packs of flat black spray paint	310.56

Submitted By: _____

Date: 6/1/26

Total Amount:

Approved By: _____

Date: _____



Sterling Hill CDD Credit Card Log

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

Date	Vendor Name	Reason For Expenditure	Amount
5/20/26	Amazon.com	(8) 2-packs of 15 watt LED flood lights	391.92
5/20/26	1st choice Plum	Repair of splash pad over flow tank	776.25
5/26/26	Amazon.com	(5) 4-packs of U-bond LED ceiling lights	318.95
5/26/26	Amazon.com	(2) 79" lamp light parts	119.18
5/26/26	Amazon.com	(6) Receipt Books	46.11
5/26/26	Signs by Connie	Replacement of amenity signs that are old and faded	621.00
5/29/26	Amazon.com	Office chair, replacement batteries for gates	532.57
6/1/26	Amazon.com	(2) boxes of cleaning wipes, (2) pack outdoor post lights	372.89
5/3/26	Spectrum Business	Internet, phone, and tv @ north clubhouse	311.86
5/3/26	Spectrum Business	Internet, phone, and TV @ south clubhouse	453.91

Submitted By:  Date: 6/1/26

Total Amount: 8,407.99

Approved By: _____ Date: _____

Order Summary

Order placed April 30, 2026 Order # 113-2452638-7820207

Ship to	Payment method	Order Summary	
Sterling Hill CDD 4411 STERLING HILL BLVD SPRING HILL, FL 34609-0866 United States	Mastercard ending in 4175 View related transactions	Item(s) Subtotal:	\$498.00
		Shipping & Handling:	\$0.00
		Total before tax:	\$498.00
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$498.00

Arriving tomorrow



Prime-Line RG 18704 EZ-Close Hydraulic Gate and Door Closer (Single Pack)
Sold by: Amazon.com
Supplied by: Other
\$62.25

[Back to top](#)

Your Payment Is Scheduled Soon

From Spectrum Business <MyAccount@spectrumemails.com>

Date Tue 4/28/2026 2:43 PM

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

[View in Browser](#) [En español](#)



Your Payment Is Scheduled Soon

Dear Valued Customer,

Here's a reminder that your payment will be processed soon through Auto Pay.



Your Payment Details

Account Number:

Ending in 5759

Payment Amount:

\$311.86

Auto Pay Date:

May 3, 2026

Payment Method:

Card Ending in 4175

Service Address:

4411 Sterling Hill Blvd
N Pk
Spring Hill, FL 34609



Choose Your Auto Pay Date

You can change the date of your Auto Pay whenever you want.

Update it today at Spectrumbusiness.net/AutoPayDate

Your Payment Is Scheduled Soon

From Spectrum Business <MyAccount@spectrumemails.com>

Date Tue 4/28/2026 2:44 PM

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

[View in Browser](#) [En español](#)



Your Payment Is Scheduled Soon

Dear Valued Customer,

Here's a reminder that your payment will be processed soon through Auto Pay.



Your Payment Details

Account Number:

Ending in 4730

Payment Amount:

\$453.91

Auto Pay Date:

May 3, 2026

Payment Method:

Card Ending in 4175

Service Address:

4250 Sterling Hill Blvd

Sb

Spring Hill, FL 34609



Choose Your Auto Pay Date

You can change the date of your Auto Pay whenever you want.

Update it today at Spectrumbusiness.net/AutoPayDate



LEARN MORE AT LOWES.COM/MYLOWESREWARDS

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

- SALE -

SALES#: S16050Y6 3882401 TRANS#: 150499785 05-04-26

1478689 CORONA RAZORTOOTH 13-IN P	34.98
2539108 PM 20-LB ALL PURPOSE CEMENT	34.96
2 0	17.48

SUBTOTAL:	69.94
TOTAL TAX:	0.00
GRAND TOTAL:	69.94

AID: A9000000041010

STORE: 1605 TERMINAL: 03 05/04/26 13:17:37
OF ITEMS PURCHASED: 3
INCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.
FOR DETAILS ON OUR RETURN POLICY, VISIT
LOWES.COM/RETURNS
A PRINTED COPY OF THE RETURN POLICY IS AVAILABLE
AT OUR CUSTOMER SERVICE DESK

MY LOWE'S REWARDS CREDIT CARDHOLDERS GET MORE.
FOR DETAILS VISIT LOWES.COM/MYLOWESREWARDS

SHARE YOUR FEEDBACK!

ENTER FOR A CHANCE TO BE

ONE OF FIVE \$500 WINNERS DURING MONTHLY

ENTRADA EN EL SORTEO MENSUAL

PARA SER UNO DE LOS CINCO PREMIADOS DE \$500!

ENTER BY COMPLETING A SHORT SURVEY

AVAILABLE WEEKLY AT www.lowes.com/survey

Y OBTENER UNA OPORTUNIDAD DE GANAR \$500

5/6/2026 13:00:3
Order Number: 2389446
Circle K 2705992
14195 Elgin Blvd
Spring Hill FL 34609
(352) 684-8057
Term: 102
Appr.: 000131
UNL-REG
PUMP No. 13
Gallons 24.975
PRICE/G \$4.599
TOTAL FUEL \$114.86
TOTAL SALE \$114.86
SALE
Master Card
Card Num: (R)
XXXXXXXXXXXX4175
Contactless

USD\$ 114.86

Mastercard
AID: A9000000041010
TVR: 0000000001
IAD:
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
TSI: E800
ARC: 00
AROC:
FC263CB508A9F00F

05/06/2026 12:53:18

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

THANK YOU
HAVE A NICE DAY



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

Invoice 104894
Invoice Date 5/8/2026
Completed Date 5/8/2026
Technician MJ Howard
Customer PO
Payment Term Due Upon Receipt
Due Date 5/8/2026

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

Job Address
South Clubhouse
4250 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
CSG	Additional skimmers and or skimmer grates, after the initial 4 included in the base fee for commercial pool detection.	19.00	\$50.00	\$950.00

Paid On	Type	Memo	Amount
5/8/2026	MasterCard		\$1,450.00

Potential Savings \$0.00

Sub-Total \$1,450.00

Tax \$0.00

Total Due \$1,450.00

Payment \$1,450.00

Balance Due \$0.00

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



sam's club

352-592-1737

05/08/26 14:05 2173 04616 006 9096

JASON 101-**** *178 9

980246459 BLEACH	18.98 0
980079481 PAPER TOWEL	46.98 0
3 @ 26.98	
662368 FOM TISSUE	80.94 0
4 @ 33.93	
46571 TOWEL	135.92 0
980143632 3GAL FRSH	17.98 0
3 @ 16.43	
741749 CLZ CLN BR	49.44 0
3 @ 10.93	
990205551 FANGLISH	32.94 0
990304472 55 GAL BROS	24.98 0
2 @ 11.72	
I 980006569 VINDEX	23.44 0
2 @ 2.75-	
V INST SV VINDEX	5.50-0
2 @ 10.34	
165779 SIMPLE GREE	20.66 0
2 @ 11.44	
980238935 LYSOL TOILE	22.96 0
SUBTOTAL	469.74
TOTAL	469.74
MCARD TEND	469.74
CHANGE DUE	0.00

MASTERCARD- 4175 1 2 ALPHA00145

469.74 TOTAL PURCHASE

REF # 612629417411

AID 00000000041010

TERMINAL # 56241140

*No Signature Required

05/08/26 14:05 10

Additional Savings This Time

Sam's Instant Savings 5.50

ITEMS SOLD 23

TC# 4638 08'8 7/15 5047 1045 3



Yay! You earned \$9.40 Sam's Cash with Plus. Check all earnings and savings at SamsClub.com/Account

Welcome to Shell
**WELCOME TO
HOMOSASSA SHELL**

9406 S. SUNCOAST BLVD

HOMOSASSA, FL. 34446

57546233206

SHELL

9406 S SUNCOAST BLVD

HOMOSASSA FL 34446

Description	Qty	Amount
Unld CR #04	23.7096	108.09
SELF @ 4.559/ G		
Subtotal		108.09
TOTAL		108.09
CREDIT \$		108.09

Mastercard

USD\$108.09

XXXX XXXX XXXX 4175

Contactless

APPROVED

AUTH # 008508

INV # 078188

Mode: Issuer

AID: A0000000041010

TVR: 0000008001

IAD: 0110A0400122000

0000000000000000

0000FF

TSI: E800

ARC: 00

Please come again

THANKS, COME AGAIN

ST#704

DR#1 TRAN#9046317

CSH: 0

5/8/26 1:06:07 PM

Order Summary

Order placed May 6, 2026 Order # 113-9172446-0915463

Ship to	Payment method	Order Summary	
Sterling Hill CDD 4411 STERLING HILL BLVD SPRING HILL, FL 34609-0866 United States	Mastercard ending in 4175 View related transactions	Item(s) Subtotal:	\$27.94
		Shipping & Handling:	\$0.00
		Total before tax:	\$27.94
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$27.94

Arriving tomorrow



Hipa 4 Pack 12318139130 Primer Bulb for Echo CS400 CS310 CS300 CS305 CS340 CS370 CS3400 CS3450 CS450 Chainsaw Husqvarna Weedeater Poulan Ryobi Craftsman Stihl Homelite Trimmer Blower with Fuel Line

Sold by: HIPA
Supplied by: Other
\$9.97



Microfiber Spray Mop for Floors Cleaning: Wet Dry Hardwood Floor Mops with 3 Washable Reusable Pads for Swiffer Powermop - Flat Mop with Sprayer for Tile Wood Laminate Vinyl Marble

Sold by: MOSSAN-DIRECT
Supplied by: Other
\$17.97

[Back to top](#)



sam's club

352-592-1737

05/08/26 14:05 2173 04616 006 9096

JASON 101-**** *178 9

980246459 BLEACH	18.98 0
980079481 PAPER TOWEL	46.98 0
3 @ 26.98	
662368 FOM TISSUE	80.94 0
4 @ 33.93	
46571 TOWEL	135.92 0
980143632 3GAL FRSH	17.98 0
3 @ 16.43	
741749 CLZ CLN BR	49.44 0
3 @ 10.93	
990205551 FANGLISH	32.94 0
990304472 55 GAL BROS	24.98 0
2 @ 11.72	
I 980006569 VINDEX	23.44 0
2 @ 2.75-	
V INST SV VINDEX	5.50-0
2 @ 10.34	
165779 SIMPLE GREE	20.66 0
2 @ 11.44	
980238935 LYSOL TOILE	22.96 0
SUBTOTAL	469.74
TOTAL	469.74
MCARD TEND	469.74
CHANGE DUE	0.00

MASTERCARD- 4175 1 2 ALPHA00145

469.74 TOTAL PURCHASE

REF # 612629417411

AID 00000000041010

TERMINAL # 56241140

*No Signature Required

05/08/26 14:05 10

Additional Savings This Time

Sam's Instant Savings 5.50

ITEMS SOLD 23

TC# 4638 08'8 7/15 5047 1045 3



Yay! You earned \$9.40 Sam's Cash with Plus. Check all earnings and savings at SamsClub.com/Account

Welcome to Shell
**WELCOME TO
HOMOSASSA SHELL**

9406 S. SUNCOAST BLVD

HOMOSASSA, FL. 34446

57546233206

SHELL

9406 S SUNCOAST BLVD

HOMOSASSA FL 34446

Description	Qty	Amount
Unld CR #04	23.7096	108.09
SELF @ 4.559/ G		
Subtotal		108.09
TOTAL		108.09
CREDIT \$		108.09

Mastercard

USD\$108.09

XXXX XXXX XXXX 4175

Contactless

APPROVED

AUTH # 008508

INV # 078188

Mode: Issuer

AID: A0000000041010

TVR: 0000008001

IAD: 0110A0400122000

0000000000000000

0000FF

TSI: E800

ARC: 00

Please come again

THANKS, COME AGAIN

ST#704

DR#1 TRAN#9046317

CSH: 0

5/8/26 1:06:07 PM

Order Summary

Order placed May 8, 2026 Order # 113-4554190-3705831

Ship to	Payment method	Order Summary	
Sterling Hill CDD 4411 STERLING HILL BLVD SPRING HILL, FL 34609-0866 United States	Mastercard ending in 4175 View related transactions	Item(s) Subtotal:	\$86.90
		Shipping & Handling:	\$2.99
		Free Shipping:	-\$2.99
		Total before tax:	\$86.90
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$86.90

Arriving tomorrow 10 AM – 3 PM



EPSON 822 DURABrite Ultra Ink Standard Capacity Color Cartridge Combo Pack (T822520-S) Works with WorkForce Pro WF-3820,3823, 4820, 4830, 4833, 4834

Sold by: Amazon.com

Supplied by: Other

2 \$43.45

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Order Summary

Order placed May 8, 2026 Order # 113-6092723-6105031

Ship to	Payment method	Order Summary	
Sterling Hill CDD 4411 STERLING HILL BLVD SPRING HILL, FL 34609-0866 United States	Mastercard ending in 4175 View related transactions	Item(s) Subtotal:	\$59.18
		Shipping & Handling:	\$2.99
		Free Shipping:	-\$2.99
		Total before tax:	\$59.18
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$59.18

Arriving tomorrow 10 AM – 3 PM



4 [Super Glue XXL Value Size \(1.76oz\) All Purpose Liquid Adhesive for Plastic – Bonds Wood, Metal, Rubber, Ceramic & Leather – Industrial Strength Bonding](#)
Sold by: [ARKA USA](#)
Supplied by: Other
\$9.80

Arriving tomorrow 10 AM – 3 PM



2 [Thread Lock Blue and Red, Threadlocker Removable & Permanent, Thread Locker for Nuts, Bolts, Fasteners and Metals, Against Losening and Leakage \(Medium 50 ml *1 + High 50 ml *1\)](#)
Sold by: [Hannaera](#)
Supplied by: Other
\$9.99

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R-1 - 5

Sat 05/09/26 5pm

**HILLS,
STERLING**

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

26129-006



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

Sat 05/09/26 4:14am by Robert H

Receipt from HIS WILL WELDING AND MORE LLC #VOUt

From HIS WILL WELDING AND MORE LLC <messenger@messaging.squareup.com>

Date Mon 5/11/2026 1:04 PM

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

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

Glenburne gate and pedestion gate pickets

HIS WILL WELDING AND MORE LLC



Let HIS WILL WELDING AND MORE
LLC know how your experience was

\$450.00

Custom Amount	\$450.00
---------------	----------

Total	\$450.00
--------------	-----------------



Order Summary

Order placed May 8, 2026 Order # 113-3820467-8186636

Ship to	Payment method	Order Summary	
Sterling Hill CDD 4411 STERLING HILL BLVD SPRING HILL, FL 34609-0866 United States	Mastercard ending in 4175 View related transactions	Item(s) Subtotal:	\$93.60
		Shipping & Handling:	\$0.00
		Total before tax:	\$93.60
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$93.60

Arriving May 13 - May 14



Filter King 18x35x1 Air Filter (MERV 8) (4-Pack) Dust & Allergy Control AC Furnace Filters, MADE IN USA, HVAC, Pleated, Electrostatic (Actual Size: 18 x 35 x .75)
Sold by: [Filter King LLC](#)
Supplied by: Other
\$93.60

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Order Summary

Order placed May 11, 2026 Order # 113-7551367-1760244

Ship to	Payment method	Order Summary	
Sterling Hill CDD 4411 STERLING HILL BLVD SPRING HILL, FL 34609-0866 United States	Mastercard ending in 4175 View related transactions	Item(s) Subtotal:	\$13.98
		Shipping & Handling:	\$0.00
		Promotion Applied:	-\$0.70
		Total before tax:	\$13.28
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$13.28

Arriving tomorrow	
	RyanDesign High Pressure Shower Head, 3-Inch Chrome Plated, 360° Rotating with Self-Cleaning Silicone Nozzles, Adjustable Brass Ball Joint, Modern Wall-Mount Sold by: RyanDesign US Supplied by: Other 2 \$6.99

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Order Summary

Order placed May 12, 2026 Order # 113-6232384-4575446

Ship to	Payment method	Order Summary	
Sterling Hill CDD 4411 STERLING HILL BLVD SPRING HILL, FL 34609-0866 United States	Mastercard ending in 4175 View related transactions	Item(s) Subtotal:	\$151.92
		Shipping & Handling:	\$2.99
		Free Shipping:	-\$2.99
		Promotion applied::	-\$2.50
		Total before tax:	\$149.42
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$149.42

Arriving tomorrow 10 AM – 3 PM



EPSON 822 DURABrite Ultra Ink High Capacity Black Cartridge (T822XL120-S)
Works with WorkForce Pro WF-3820,3823, 4820, 4830, 4833, 4834

Sold by: Amazon.com

Supplied by: Other

2 \$47.99



Hibbent Universal Metal Front Mount Toilet Handle Replacement Kit, Brass Toilet Flush Tank Lever with Stainless Steel Flapper Chains for Most Toilets, Chrome

Sold by: Intelligent3H US

Supplied by: Other

5 \$9.99

Arriving tomorrow 10 AM – 3 PM



BOAISDHY 12538108660 Primer Bulb Pump Compatible with Echo SRM225 SRM210 GT225 SRM211 SRM230 SRM231 SRM265 GT200 GT210 GT230 PPF210 PB200 PE200 PE225 PE230 String Trimmer Blower Weedeater (Pack of 6)

Sold by: Quest-Lucky

Supplied by: Other

\$5.99

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Order Summary

Order placed May 14, 2026 Order # 113-1276692-9959424

Ship to	Payment method	Order Summary	
Sterling Hill CDD 4411 STERLING HILL BLVD SPRING HILL, FL 34609-0866 United States	Mastercard ending in 4175 View related transactions	Item(s) Subtotal:	\$27.94
		Shipping & Handling:	\$2.99
		Free Shipping:	-\$2.99
		Total before tax:	\$27.94
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$27.94

Arriving today 2 PM – 6 PM



DIYSELF Utility Knife Blades 100 Pack, Box Cutter Blades Refills with Dispenser, Razor Blades Utility Knife Replacement Blade for Box Cutter, Razor Knife Blade

Sold by: [DIYSELF](#)
Supplied by: Other
\$9.96



WORKPRO Premium Utility Knife, Retractable All Metal Heavy Duty Box Cutter, Quick Change Blade Razor Knife, with 10 Extra Blades

Sold by: [UE Direct](#)
Supplied by: Other
2 \$8.99

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Order Summary

Order placed May 14, 2026 Order # 113-3512083-0684237

Ship to	Payment method	Order Summary	
Sterling Hill CDD 4411 STERLING HILL BLVD SPRING HILL, FL 34609-0866 United States	Mastercard ending in 4175 View related transactions	Item(s) Subtotal:	\$47.98
		Shipping & Handling:	\$0.00
		Total before tax:	\$47.98
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$47.98

Arriving tomorrow



LAO XUE Heavy Duty Stainless Steel Chain Basketball Net Replacement, 12 Loops
Rust Proof Fits All Standard Outdoor Hoops
Sold by: LAO XUE
Supplied by: Other
2 \$23.99

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Order Summary

Order placed May 15, 2026 Order # 113-5633024-3311419

Ship to	Payment method	Order Summary	
Sterling Hill CDD 4411 STERLING HILL BLVD SPRING HILL, FL 34609-0866 United States	Mastercard ending in 4175 View related transactions	Item(s) Subtotal:	\$239.96
		Shipping & Handling:	\$0.00
		Total before tax:	\$239.96
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$239.96



4

Arriving tomorrow

BeneLabel 4Pcs 85" Swing Chain Stainless Steel Hanging Chains with Quick Connect Hooks 1000 lbs Capacity Porch Swing Chains for Hammock Chairs, Heavy Bags, Hanging Chair Chains with Handle Grip Sleeve

Sold by: [Besthouse](#)

Supplied by: Other

\$59.99

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Receipt from 1st Choice Plumbing #lysq

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

Date Wed 5/20/2026 11:41 AM

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

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

Repair of the splash pad tank

1st Choice Plumbing



Let 1st Choice Plumbing know how
your experience was

\$776.25

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

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



5/20/2026 12:27:0
Order Number: 2221712
Circle K 2709218
3380 Commerical Way
Spring Hill FL 34606
(352) 666-8923

Term: 102
Appr : 020269
UNL-REG
PUMP No. 09
Gallons 24.845
PRICE/G \$4.599
TOTAL FUEL \$114.26
TOTAL SALE \$114.26
SALE
Master Card
Card Num : (R)
XXXXXXXXXXXX4175
Contactless

USD\$ 114.26

Mastercard
AID: A00000000041010
TVR: 0000000001
IAD:
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
TSI: E000
ARC: 00
ARQC:
002E2C5BD50B1420

05/20/2026 12:23:17

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

THANK YOU
HAVE A NICE DAY

Order Summary

Order placed May 21, 2026 Order # 113-7693832-5205018

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:	\$318.95
Shipping & Handling:	\$0.00
Total before tax:	\$318.95
Estimated tax to be collected:	\$0.00
Grand Total:	\$318.95

Arriving tomorrow



Feit Electric T8 U-Bend LED Tube Light, 15 Watts, Replaces 32W FB32T8
Fluorescent U-Bend, 2100 Lumens, Cool White 4000K, Type A+B Direct
Replacement or Ballast Bypass, G13 Base, 50,000 Hours, 4-Pack

Sold by: Amazon.com

Supplied by: Other

\$63.79

[Back to top](#)

Order Summary

Order placed May 20, 2026 Order # 113-9451227-3334667

Ship to	Payment method	Order Summary	
Sterling Hill CDD 4411 STERLING HILL BLVD SPRING HILL, FL 34609-0866 United States	Mastercard ending in 4175 View related transactions	Item(s) Subtotal:	\$391.92
		Shipping & Handling:	\$0.00
		Total before tax:	\$391.92
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$391.92

Arriving tomorrow



GKÔLED Outdoor Security Floodlight, 15W Super Bright LED, 50W PSMH Equivalent, 1370 Lumens, 3000K Warm White, IP65 Waterproof, 120-277V, 1/2" Knuckle Mount, Compact Size, UL-Listed

Sold by: GKÔLED

Supplied by: Other

\$48.99

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Order Summary

Order placed May 20, 2026 Order # 113-4023563-8568200

Ship to	Payment method	Order Summary	
Sterling Hill CDD 4411 STERLING HILL BLVD SPRING HILL, FL 34609-0866 United States	Mastercard ending in 4175 View related transactions	Item(s) Subtotal:	\$310.56
		Shipping & Handling:	\$0.00
		Total before tax:	\$310.56
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$310.56

Arriving Saturday	
	Rust-Oleum 7798830-6PK Stops Rust Spray Paint, 12 oz, Semi-Gloss Black, 6 Pack Sold by: Amazon.com Supplied by: Other \$38.82
8	

[Back to top](#)

Order Summary

Order placed May 26, 2026 Order # 113-9705679-9921866

Ship to	Payment method	Order Summary	
Sterling Hill CDD 4411 STERLING HILL BLVD SPRING HILL, FL 34609-0866 United States	Mastercard ending in 4175 View related transactions	Item(s) Subtotal:	\$46.11
		Shipping & Handling:	\$0.00
		Total before tax:	\$46.11
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$46.11

Arriving tomorrow



Money and Rent Receipt Book 2-Part Carbonless 7-5/8" x 11" Spiral Bound 200 Sets per Book 4 Receipts per Page(1pack)

Sold by: [Gimhome](#)

Supplied by: Other

3 \$7.68



Adams Money and Rent Receipt Book, 2-Part Carbonless, 5-1/4" x 11", Spiral Bound, 200 Sets per Book, 4 Receipts per Page (SC1152)

Sold by: [Bulk Office Supply](#)

Supplied by: Other

3 \$7.69

[Back to top](#)



Signs By Connie
 4347 Elwood Rd
 Spring Hill, FL 34609-2118
 USA
 352.737.9142
 info@signsbyconnie.com
 www.signsbyconnie.com

Invoice

BILL TO

Jason Pond
 Sterling Hill CDD
 Elgin Blvd.
 Spring Hill, FL 34608

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
10722	05/26/2026	\$621.00	05/26/2026	Due on receipt	

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Signs:Aluminum Composite 18" x 24" S/S Sign	6	30.00	180.00T
	Signs:Aluminum Composite 12" x 18" S/S Sign	1	20.00	20.00T
	Signs:Custom Aluminum Composite Sign 8" x 12" Restroom sign	1	15.00	15.00T
	Vinyl:Cut Vinyl Lettering - 4.5" x 15" white cut vinyl	3	7.00	21.00T
	Vinyl:Cut Vinyl Lettering - White vinyl panel w/ cut vinyl ltr on top 4'x69"	1	265.00	265.00T
	Vinyl:Cut Vinyl Lettering - etch vinyl logos 6"	24	5.00	120.00T

Signs by Connie is not responsible for vandalism, neglect, improper installation by purchaser and/or poor maintenance, nor acts of God. It is the customer's sole responsibility to ensure the signs ordered are compliant with all governing body's regulations/requirements including required permits or approvals. Terms and Conditions available at <http://www.signsbyconnie.com/terms-and-conditions>.



Payment receipt

You paid \$621.00

to Signs By Connie on 5/26/2026

Invoice no.	10722
Invoice amount	\$621.00
Total	\$621.00

Status	Paid
Payment method	MASTERCARD****4175
Authorization ID	18A63N0U1J1W

Thank you



Signs By Connie

352.737.9142

www.signsbyconnie.com | info@signsbyconnie.com

4347 Elwood Rd, Spring Hill, FL 34609-2118

No additional transfer fees or taxes apply.

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

Order Summary

Order placed May 26, 2026 Order # 113-7118416-2467426

Ship to	Payment method	Order Summary	
Sterling Hill CDD 4411 STERLING HILL BLVD SPRING HILL, FL 34609-0866 United States	Mastercard ending in 4175 View related transactions	Item(s) Subtotal:	\$238.98
		Shipping & Handling:	\$0.00
		Promotion Applied:	-\$47.80
		Total before tax:	\$191.18
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$191.18

Arriving Sunday



79" Textured Black Cast Aluminum Lamp Post | with Surface Mount Base & 2.36" Fitter Cap | Powder Coated Matte Finish | Fits Threaded & Non-Threaded Lights | for Porch, Yard, Garden, Driveway

Sold by: TRAYJU

Supplied by: Other

\$119.49

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INVOICE

Customer ID:

14-49138-12001

Customer Name:

STERLING HILL CDD

Service Period:

06/01/26-06/30/26

Invoice Date:

05/26/2026

Invoice Number:

1207816-1568-3

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

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



Customer Service: (800) 255-7172

Your Payment is Due**Jun 25, 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**\$185.91**

If payment is received after
06/25/2026: **\$ 190.91**

Previous Balance

430.18

+

Payments

(430.18)

+

Adjustments

0.00

+

**Current Invoice
Charges**

185.91

=

**Total Account
Balance Due**

185.91

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	06/01/26		1.00	143.58
Energy Surcharge				33.83
Administrative Charge				8.50
Total Current Charges				185.91



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

05/26/2026

Invoice Number

1207816-1568-3

Customer ID

(Include with your payment)

14-49138-12001

Payment Terms

Total Due by 06/25/2026
If Received after 06/25/2026

Total Due

\$185.91
\$190.91

Amount

*** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED ***

Your bank account will be drafted \$185.91.

1568000144913812001012078160000001859100000018591 2

0008735 01 AV 0.59 **AUTO T8 0 7144 28232-241414 -C04-P08743-I1

10290C84

STERLING HILL CDD
PO Box 32414
CHARLOTTE NC 28232-2414



Remit To:

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

Printed on
recycled paper.

383-0176716-1568-4



INVOICE

Page 1 of 2

Customer ID:

15-19762-63003

Customer Name:

STERLING HILL CDD

Service Period:

06/01/26-06/30/26

Invoice Date:

05/26/2026

Invoice Number:

1207899-1568-9

How to Contact Us

Visit wm.com/MyWM

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



Customer Service: (800) 255-7172

Your Payment is Due

Jun 25, 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

\$185.91

If payment is received after
06/25/2026: **\$ 190.91**

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
184.72		(184.72)		0.00		185.91		185.91

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	06/01/26		1.00	143.58
Energy Surcharge				33.83
Administrative Charge				8.50
Total Current Charges				185.91



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



WASTE MANAGEMENT INC. OF FLORIDA
WM OF PASCO COUNTY
PO BOX 3020
MONROE, WI 53566-8320
(800) 255-7172

Invoice Date	Invoice Number	Customer ID (Include with your payment)
05/26/2026	1207899-1568-9	15-19762-63003
Payment Terms	Total Due	Amount
Total Due by 06/25/2026	\$185.91	
If Received after 06/25/2026	\$190.91	

*** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED ***

Your bank account will be drafted \$185.91.

1568000151976263003012078990000001859100000018591 5

0008739 01 AV 0.59 **AUTO T8 0 7144 28232-241414 -C04-P08747-11

10290C84

STERLING HILL CDD
PO BOX 32414
CHARLOTTE NC 28232-2414

Remit To:

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



Printed on
recycled paper.

383-0281521-1568-0



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

Account Number **1415069** Cycle **15**
Meter Number **57151971**
Customer Number **10251085**
Customer Name **STERLING HILL COMMUNITY DEVELOPMENT**

Bill Date **05/22/2026**
Amount Due **386.20**
Current Charges Due **06/16/2026**

District Office Serving You
West Hernando

Service Address **4200 STERLING HILL BLVD**
Service Classification **General Service Non-Demand**

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
04/20	28582	05/19	31806				3224

Comparative Usage Information
Average kWh

Period	Days	Per Day
May 2026	29	111
Apr 2026	33	115
May 2025	32	109

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



1 0 2 5 1 0 8 5

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

Previous Balance **446.63**
Payment **446.63CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 3,224 KWH @ 0.06090 **196.34**
Fuel Adjustment 3,224 KWH @ 0.04375 **141.05**
FL Gross Receipts Tax **9.65**

Total Current Charges **386.20**
Total Due **E.F.T. 386.20**

DO NOT PAY

Total amount will be electronically transferred on or after 06/05/2026.



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: 05/22/2026

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 06/05/2026
TOTAL CHARGES DUE 386.20
DO NOT PAY

000141506900003862000003862004



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 **05/22/2026**
Amount Due **186.89**
Current Charges Due **06/16/2026**

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				
04/20	17867	05/18	19234				1367

Comparative Usage Information
Average kWh

Period	Days	Per Day
May 2026	28	49
Apr 2026	33	47
May 2025	32	47

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



1 0 2 5 1 0 8 5

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

Previous Balance **206.96**
Payment **206.96CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 1,367 KWH @ 0.06090 **83.25**
Fuel Adjustment 1,367 KWH @ 0.04375 **59.81**
FL Gross Receipts Tax **4.67**

Total Current Charges **186.89**
Total Due **E.F.T. 186.89**

DO NOT PAY

Total amount will be electronically transferred on or after 06/05/2026.



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: 05/22/2026

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 06/05/2026
TOTAL CHARGES DUE 186.89
DO NOT PAY

000141507000001868900001868905



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 **05/22/2026**
Amount Due **297.44**
Current Charges Due **06/16/2026**

District Office Serving You
West Hernando

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

See Reverse Side For More Information

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
04/20	2737	05/18	5134				2397

Comparative Usage Information
Average kWh

Period	Days	Per Day
May 2026	28	86
Apr 2026	33	84
May 2025	32	82

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



1 0 2 5 1 0 8 5

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

Previous Balance **338.87**
Payment **338.87CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 2,397 KWH @ 0.06090 **145.98**
Fuel Adjustment 2,397 KWH @ 0.04375 **104.87**
FL Gross Receipts Tax **7.43**

Total Current Charges **297.44**
Total Due **E.F.T. 297.44**

DO NOT PAY

Total amount will be electronically transferred on or after 06/05/2026.



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: 05/22/2026

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 06/05/2026
TOTAL CHARGES DUE 297.44
DO NOT PAY

000141507100002974400002974402



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 **05/22/2026**
Amount Due **367.09**
Current Charges Due **06/16/2026**

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**

Comparative Usage Information
Average kWh

Period	Days	Per Day
May 2026	28	109
Apr 2026	33	105
May 2025	32	71

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



1 0 2 5 1 0 8 5

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

ELECTRIC SERVICE							
From	To	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
04/20	05/18		10061				3046

Previous Balance **411.86**
Payment **411.86CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 3,046 KWH @ 0.06090 **185.50**
Fuel Adjustment 3,046 KWH @ 0.04375 **133.26**
FL Gross Receipts Tax **9.17**

Total Current Charges **367.09**
Total Due **E.F.T. 367.09**

DO NOT PAY

Total amount will be electronically transferred on or after 06/05/2026.



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: **05/22/2026**

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 06/05/2026
TOTAL CHARGES DUE 367.09
DO NOT PAY

000141507200003670900003670902



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

Account Number **1415073** Cycle **15**
Meter Number
Customer Number 10251085
Customer Name STERLING HILL COMMUNITY DEVELOPMENT

Bill Date **05/22/2026**
Amount Due **6,118.01**
Current Charges Due **06/16/2026**

District Office Serving You
West Hernando

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

See Reverse Side For More Information

ELECTRIC SERVICE

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

Comparative Usage Information
Average kWh

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

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



1 0 2 5 1 0 8 5

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

Previous Balance 6,118.01
Payment 6,118.01CR
Balance Forward 0.00

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 @ 0.04375	906.33
Poles (QTY 467)	2,335.00
FL Gross Receipts Tax	51.60

Total Current Charges	6,118.01
Total Due	E.F.T. 6,118.01

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 06/05/2026.



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: 05/22/2026

District: WH15

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

Electronic Funds Transfer on or after	06/05/2026
TOTAL CHARGES DUE	6,118.01
DO NOT PAY	

000141507300061180100061180100



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 **05/22/2026**
Amount Due **951.47**
Current Charges Due **06/16/2026**

District Office Serving You
West Hernando

Service Address **4411 STERLING HILL BLVD**
Service Classification **General Service Demand**

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
04/20	48881	05/18	58152		25.55	26	9271

Comparative Usage Information
Average kWh

Period	Days	Per Day
May 2026	28	331
Apr 2026	33	296
May 2025	32	330

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



1 0 2 5 1 0 8 5

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

Previous Balance **996.56**
Payment **996.56CR**
Balance Forward **0.00**

Customer Charge **44.16**
Demand Charge 26 KW @ 6.65000 **172.90**
Energy Charge 9,271 KWH @ 0.03290 **305.02**
Fuel Adjustment 9,271 KWH @ 0.04375 **405.61**
FL Gross Receipts Tax **23.78**

Total Current Charges **951.47**
Total Due **951.47** E.F.T.

DO NOT PAY

Total amount will be electronically transferred on or after 06/05/2026.



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: 05/22/2026

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 06/05/2026
TOTAL CHARGES DUE 951.47
DO NOT PAY

000141507400009514700009514703



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 **05/22/2026**
Amount Due **51.76**
Current Charges Due **06/16/2026**

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**

Comparative Usage Information
Average kWh

Period	Days	Per Day
May 2026	28	4
Apr 2026	33	4
May 2025	32	4

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



1 0 2 5 1 0 8 5

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
04/20	39825	05/18	39933				108

Previous Balance **54.54**
Payment **54.54CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 108 KWH @ 0.06090 **6.58**
Fuel Adjustment 108 KWH @ 0.04375 **4.73**
FL Gross Receipts Tax **1.29**

Total Current Charges **51.76**
Total Due **E.F.T. 51.76**

DO NOT PAY
Total amount will be electronically transferred on or after 06/05/2026.



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: **05/22/2026**

District: WH15

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

Electronic Funds Transfer on or after **06/05/2026**
TOTAL CHARGES DUE 51.76
DO NOT PAY

000141507500000517600000517609



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 **05/22/2026**
Amount Due **52.18**
Current Charges Due **06/16/2026**

District Office Serving You
West Hernando

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

See Reverse Side For More Information

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
04/20	49446	05/18	49558				112

Comparative Usage Information
Average kWh

Period	Days	Per Day
May 2026	28	4
Apr 2026	33	4
May 2025	32	4

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



1 0 2 5 1 0 8 5

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

Previous Balance **54.76**
Payment **54.76CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 112 KWH @ 0.06090 **6.82**
Fuel Adjustment 112 KWH @ 0.04375 **4.90**
FL Gross Receipts Tax **1.30**

Total Current Charges **52.18**
Total Due **E.F.T. 52.18**

DO NOT PAY

Total amount will be electronically transferred on or after 06/05/2026.



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: 05/22/2026

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 **06/05/2026**
TOTAL CHARGES DUE 52.18
DO NOT PAY

000141507600000521800000521809



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 **05/22/2026**
Amount Due **52.08**
Current Charges Due **06/16/2026**

District Office Serving You
West Hernando

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

See Reverse Side For More Information

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
04/20	2520	05/18	2631				111

Comparative Usage Information
Average kWh

Period	Days	Per Day
May 2026	28	4
Apr 2026	33	4
May 2025	32	4

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



1 0 2 5 1 0 8 5

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

Previous Balance 54.12
Payment 54.12CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 111 KWH @ 0.06090 6.76
Fuel Adjustment 111 KWH @ 0.04375 4.86
FL Gross Receipts Tax 1.30

Total Current Charges 52.08
Total Due E.F.T. 52.08

DO NOT PAY

Total amount will be electronically transferred on or after 06/05/2026.



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

Please **Detach and Return** This Portion With
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See Reverse Side For Mailing Instructions

Bill Date: 05/22/2026

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	06/05/2026
TOTAL CHARGES DUE	52.08
DO NOT PAY	

000141507700000520800000520800



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 **05/22/2026**
Amount Due **53.58**
Current Charges Due **06/16/2026**

District Office Serving You
West Hernando

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

See Reverse Side For More Information

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
04/20	45472	05/18	45597				125

Comparative Usage Information
Average kWh

Period	Days	Per Day
May 2026	28	4
Apr 2026	33	5
May 2025	32	6

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



1 0 2 5 1 0 8 5

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

Previous Balance **57.77**
Payment **57.77CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 125 KWH @ 0.06090 **7.61**
Fuel Adjustment 125 KWH @ 0.04375 **5.47**
FL Gross Receipts Tax **1.34**

Total Current Charges **53.58**
Total Due **E.F.T. 53.58**

DO NOT PAY

Total amount will be electronically transferred on or after 06/05/2026.



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

Please **Detach and Return** This Portion With
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See Reverse Side For Mailing Instructions

Bill Date: 05/22/2026

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 **06/05/2026**
TOTAL CHARGES DUE 53.58
DO NOT PAY

000141507800000535800000535802



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 **05/22/2026**
Amount Due **364.63**
Current Charges Due **06/16/2026**

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**

Comparative Usage Information
Average kWh

Period	Days	Per Day
May 2026	28	108
Apr 2026	33	86
May 2025	32	134

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



1 0 2 5 1 0 8 5

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ELECTRIC SERVICE							
From	To	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
04/20	05/18	04/20	65203				3023

Previous Balance **345.42**
Payment **345.42CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 3,023 KWH @ 0.06090 **184.10**
Fuel Adjustment 3,023 KWH @ 0.04375 **132.26**
FL Gross Receipts Tax **9.11**

Total Current Charges **364.63**
Total Due **E.F.T. 364.63**

DO NOT PAY

Total amount will be electronically transferred on or after 06/05/2026.



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

Please **Detach and Return** This Portion With
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See Reverse Side For Mailing Instructions

Bill Date: **05/22/2026**

District: WH15

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after 06/05/2026
TOTAL CHARGES DUE 364.63
DO NOT PAY

000141507900003646300003646306



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 **05/22/2026**
Amount Due **94.58**
Current Charges Due **06/16/2026**

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
May 2026	29	17
Apr 2026	33	32
May 2025	32	1

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



1 0 2 5 1 0 8 5

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ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
04/20	34197	05/19	34704				507

Previous Balance 152.64
Payment 152.64CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 507 KWH @ 0.06090 30.88
Fuel Adjustment 507 KWH @ 0.04375 22.18
FL Gross Receipts Tax 2.36

Total Current Charges 94.58
Total Due E.F.T. 94.58

DO NOT PAY

Total amount will be electronically transferred on or after 06/05/2026.



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

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Bill Date: 05/22/2026

District: WH15

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

Electronic Funds Transfer on or after 06/05/2026
TOTAL CHARGES DUE 94.58
DO NOT PAY

000141508000000945800000945808



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 **05/22/2026**
Amount Due **58.09**
Current Charges Due **06/16/2026**

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				
04/20	52204	05/19	52371				167

Comparative Usage Information
Average kWh

Period	Days	Per Day
May 2026	29	6
Apr 2026	33	6
May 2025	32	6

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



1 0 2 5 1 0 8 5

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Previous Balance **60.77**
Payment **60.77CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 167 KWH @ 0.06090 **10.17**
Fuel Adjustment 167 KWH @ 0.04375 **7.31**
FL Gross Receipts Tax **1.45**

Total Current Charges **58.09**
Total Due **E.F.T. 58.09**

DO NOT PAY

Total amount will be electronically transferred on or after 06/05/2026.



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

Please **Detach and Return** This Portion With
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Bill Date: 05/22/2026

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 06/05/2026	
TOTAL CHARGES DUE	58.09
DO NOT PAY	

000141508100000580900000580905



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 **05/22/2026**
Amount Due **54.23**
Current Charges Due **06/16/2026**

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
May 2026	28	5
Apr 2026	33	5
May 2025	32	5

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



1 0 2 5 1 0 8 5

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ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
04/20	36583	05/18	36714				131

Previous Balance 56.15
Payment 56.15CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 131 KWH @ 0.06090 7.98
Fuel Adjustment 131 KWH @ 0.04375 5.73
FL Gross Receipts Tax 1.36

Total Current Charges 54.23
Total Due E.F.T. 54.23

DO NOT PAY

Total amount will be electronically transferred on or after 06/05/2026.



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

Please **Detach and Return** This Portion With
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Bill Date: 05/22/2026

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	06/05/2026
TOTAL CHARGES DUE	54.23
DO NOT PAY	

000141508200000542300000542305



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 **05/22/2026**
Amount Due **54.34**
Current Charges Due **06/16/2026**

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**

Comparative Usage Information
Average kWh

Period	Days	Per Day
May 2026	28	5
Apr 2026	33	5
May 2025	32	5

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



1 0 2 5 1 0 8 5

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ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
04/20	29473	05/18	29605				132

Previous Balance **57.66**
Payment **57.66CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 132 KWH @ 0.06090 **8.04**
Fuel Adjustment 132 KWH @ 0.04375 **5.78**
FL Gross Receipts Tax **1.36**

Total Current Charges **54.34**
Total Due **E.F.T. 54.34**

DO NOT PAY

Total amount will be electronically transferred on or after 06/05/2026.



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

Please **Detach and Return** This Portion With
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See Reverse Side For Mailing Instructions

Bill Date: **05/22/2026**

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 06/05/2026
TOTAL CHARGES DUE 54.34
DO NOT PAY

000141508300000543400000543403



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 **05/22/2026**
Amount Due **53.58**
Current Charges Due **06/16/2026**

District Office Serving You
West Hernando

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

See Reverse Side For More Information

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
04/20	29262	05/19	29387				125

Comparative Usage Information
Average kWh

Period	Days	Per Day
May 2026	29	4
Apr 2026	33	5
May 2025	32	4

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



1 0 2 5 1 0 8 5

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

Previous Balance 56.15
Payment 56.15CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 125 KWH @ 0.06090 7.61
Fuel Adjustment 125 KWH @ 0.04375 5.47
FL Gross Receipts Tax 1.34

Total Current Charges 53.58
Total Due E.F.T. 53.58

DO NOT PAY

Total amount will be electronically transferred on or after 06/05/2026.



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

Please **Detach and Return** This Portion With
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See Reverse Side For Mailing Instructions

Bill Date: 05/22/2026

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 06/05/2026	
TOTAL CHARGES DUE	53.58
DO NOT PAY	

000141508400000535800000535804



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 **05/22/2026**
Amount Due **52.50**
Current Charges Due **06/16/2026**

District Office Serving You
West Hernando

See Reverse Side For More Information

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
May 2026	28	4
Apr 2026	33	4
May 2025	32	4

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



1 0 2 5 1 0 8 5

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ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
04/20	31674	05/18	31789				115

Previous Balance 55.52
Payment 55.52CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 115 KWH @ 0.06090 7.00
Fuel Adjustment 115 KWH @ 0.04375 5.03
FL Gross Receipts Tax 1.31

Total Current Charges 52.50
Total Due E.F.T. 52.50

DO NOT PAY

Total amount will be electronically transferred on or after 06/05/2026.



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

Please **Detach and Return** This Portion With
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See Reverse Side For Mailing Instructions

Bill Date: 05/22/2026

District: WH15

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	06/05/2026
TOTAL CHARGES DUE	52.50
DO NOT PAY	

000141508500000525000000525008



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 **05/22/2026**
Amount Due **53.26**
Current Charges Due **06/16/2026**

District Office Serving You
West Hernando

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

See Reverse Side For More Information

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
04/20	30621	05/19	30743				122

Comparative Usage Information
Average kWh

Period	Days	Per Day
May 2026	29	4
Apr 2026	33	5
May 2025	32	4

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



1 0 2 5 1 0 8 5

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

Previous Balance **57.88**
Payment **57.88CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 122 KWH @ 0.06090 **7.43**
Fuel Adjustment 122 KWH @ 0.04375 **5.34**
FL Gross Receipts Tax **1.33**

Total Current Charges **53.26**
Total Due **E.F.T. 53.26**

DO NOT PAY

Total amount will be electronically transferred on or after 06/05/2026.



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

Please **Detach and Return** This Portion With
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See Reverse Side For Mailing Instructions

Bill Date: 05/22/2026

District: WH15

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after 06/05/2026	
TOTAL CHARGES DUE	53.26
DO NOT PAY	

000141508600000532600000532600



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 **05/22/2026**
Amount Due **46.49**
Current Charges Due **06/16/2026**

District Office Serving You
West Hernando

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

See Reverse Side For More Information

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
04/20	23401	05/18	23460				59

Comparative Usage Information
Average kWh

Period	Days	Per Day
May 2026	28	2
Apr 2026	33	3
May 2025	32	3

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



1 0 2 5 1 0 8 5

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Previous Balance 49.07
Payment 49.07CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 59 KWH @ 0.06090 3.59
Fuel Adjustment 59 KWH @ 0.04375 2.58
FL Gross Receipts Tax 1.16

Total Current Charges 46.49
Total Due E.F.T. 46.49

DO NOT PAY

Total amount will be electronically transferred on or after 06/05/2026.



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: 05/22/2026

District: WH15

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after 06/05/2026
TOTAL CHARGES DUE 46.49
DO NOT PAY

000141508700000464900000464907



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 **05/22/2026**
Amount Due **47.47**
Current Charges Due **06/16/2026**

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**

Comparative Usage Information
Average kWh

Period	Days	Per Day
May 2026	28	2
Apr 2026	33	3
May 2025	32	3

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



1 0 2 5 1 0 8 5

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

ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
04/20	25319	05/18	25387				68

Previous Balance **49.93**
Payment **49.93CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 68 KWH @ 0.06090 **4.14**
Fuel Adjustment 68 KWH @ 0.04375 **2.98**
FL Gross Receipts Tax **1.19**

Total Current Charges **47.47**
Total Due **E.F.T. 47.47**

DO NOT PAY

Total amount will be electronically transferred on or after 06/05/2026.



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: **05/22/2026**

District: WH15

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

Electronic Funds Transfer on or after 06/05/2026
TOTAL CHARGES DUE 47.47
DO NOT PAY

000141508800000474700000474705



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 **05/22/2026**
Amount Due **83.86**
Current Charges Due **06/16/2026**

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				
04/20	17892	05/18	18299				407

Comparative Usage Information
Average kWh

Period	Days	Per Day
May 2026	28	15
Apr 2026	33	16
May 2025	32	13

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



1 0 2 5 1 0 8 5

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Previous Balance 96.94
Payment 96.94CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 407 KWH @ 0.06090 24.79
Fuel Adjustment 407 KWH @ 0.04375 17.81
FL Gross Receipts Tax 2.10

Total Current Charges 83.86
Total Due E.F.T. 83.86

DO NOT PAY

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

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Bill Date: 05/22/2026

District: WH15

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

Electronic Funds Transfer on or after	06/05/2026
TOTAL CHARGES DUE	83.86
DO NOT PAY	

000141508900000838600000838609



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 **05/22/2026**
Amount Due **51.65**
Current Charges Due **06/16/2026**

District Office Serving You
West Hernando

Service Address **8335 WINDANCE AVE**
Service Classification **General Service Non-Demand**

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
04/20	24674	05/19	24781				107

Comparative Usage Information
Average kWh

Period	Days	Per Day
May 2026	29	4
Apr 2026	33	4
May 2025	32	3

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



1 0 2 5 1 0 8 5

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Previous Balance **55.09**
Payment **55.09CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 107 KWH @ 0.06090 **6.52**
Fuel Adjustment 107 KWH @ 0.04375 **4.68**
FL Gross Receipts Tax **1.29**

Total Current Charges **51.65**
Total Due **E.F.T. 51.65**

DO NOT PAY

Total amount will be electronically transferred on or after 06/05/2026.



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: 05/22/2026

District: WH15

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

Electronic Funds Transfer on or after 06/05/2026
TOTAL CHARGES DUE 51.65
DO NOT PAY

000141509000000516500000516503



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 **05/22/2026**
Amount Due **874.46**
Current Charges Due **06/16/2026**

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
May 2026	29	268
Apr 2026	33	251
May 2025	32	263

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



1 0 2 5 1 0 8 5

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ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
04/20	11546	05/19	19319		23.09	23	7773

Previous Balance 927.69
Payment 927.69CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 7,773 KWH @ 0.06090 473.38
Fuel Adjustment 7,773 KWH @ 0.04375 340.07
FL Gross Receipts Tax 21.85

Total Current Charges 874.46
Total Due E.F.T. 874.46

DO NOT PAY

Total amount will be electronically transferred on or after 06/05/2026.



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: 05/22/2026

District: WH15

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after **06/05/2026**
TOTAL CHARGES DUE 874.46
DO NOT PAY

000141509100008744600008744602



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 **05/22/2026**
Amount Due **72.15**
Current Charges Due **06/16/2026**

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
May 2026	28	11
Apr 2026	33	11
May 2025	32	52

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



1 0 2 5 1 0 8 5

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ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
04/20	16978	05/18	17276				298

Previous Balance 78.27
Payment 78.27CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 298 KWH @ 0.06090 18.15
Fuel Adjustment 298 KWH @ 0.04375 13.04
FL Gross Receipts Tax 1.80

Total Current Charges 72.15
Total Due E.F.T. 72.15

DO NOT PAY

Total amount will be electronically transferred on or after 06/05/2026.



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: 05/22/2026

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 06/05/2026
TOTAL CHARGES DUE 72.15
DO NOT PAY

000141509200000721500000721508

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

Account Number **2118959** Cycle **15**
Meter Number
Customer Number **10251085**
Customer Name **STERLING HILL COMMUNITY DEVELOPMENT**

Bill Date **05/22/2026**
Amount Due **782.09**
Current Charges Due **06/16/2026**

District Office Serving You
West Hernando

Service Address **PUBLIC LIGHTING**
Service Classification **Public Lighting**

See Reverse Side For More Information

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 **782.09**
Payment **782.09CR**
Balance Forward **0.00**



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

Light Energy Charge	9.12
Light Support Charge	21.12
Light Maintenance Charge	190.08
Light Fixture Charge	228.00
Light Fuel Adj 864 KWH @ 0.04375	37.80
Poles (QTY 48)	240.00
FL Gross Receipts Tax	1.74
State Tax	50.59
Hernando County Tax	3.64

Total Current Charges **782.09**
Total Due **782.09** E.F.T.

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

DO NOT PAY

Total amount will be electronically transferred on or after 06/05/2026.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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: **05/22/2026**

District: WH15

Use above space for address change ONLY.



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



Electronic Funds Transfer on or after	06/05/2026
TOTAL CHARGES DUE	782.09
DO NOT PAY	

000211895900007820900007820904

CUSTOMER INFORMATION

Bill Payment Procedure

When paying by mail, please detach the lower portion and enclose it with your payment. Include your Account number on your check or other correspondence. Never mail cash.

When paying in person, please bring the entire bill with you. The upper portion will be stamped "paid" to serve as your receipt.

You can pay by phone using your credit card by dialing (855) 938-3431. This is WREC's Secure Pay-By-Phone System.

Definitions

KWH: Kilowatt-hour - the basic measurement of electric energy use. One KWH will light ten 100-watt bulbs for one hour.

ESTIMATED: If we were unable to read your electric meter, your KWH was estimated. If this is the case, your electrical use has been calculated on the basis of past usage.

CUSTOMER

CHARGE: A fixed monthly amount to cover the cost of providing service to your location. This charge is applicable whether or not any electricity is used.

ENERGY: An amount to recover the remaining cost of distributing energy.

DEMAND (General Service customers only)

CHARGE: A charge based on a customer's peak power energy requirement during any 15-minute billing interval.

SERVICE

CHARGE: A charge for additional services such as connection of service, outdoor lights, or returned checks.

FUEL: To recover or return that amount of fuel cost not included in the energy amount.

About Customer Assistance Plans

Budget Bill Plan

(Year-round Residential accounts only) This eliminates the inconvenience of high bills and makes budgeting much easier.

Medically Essential Service

If electricity is essential to the health or life of a member of your household, please contact your district office.

About Employees

Withlacoochee River Electric Coop., Inc. employees rarely are required to enter a customer's home, but, should this be necessary, insist that you see his or her employee identification card which carries both name and photograph.



Wrec Net



Street Light
Repair

If Your Power Goes Off

1. Check to see if your neighbor or part of your home still has power. If so, chances are that you have blown a fuse or tripped a circuit breaker.
2. Please wait at least two minutes before reporting an interruption to see if service is restored.
3. Please remember that during severe weather, interruptions may be widespread.

About Refunds

It is important that you keep us informed of your current mailing address so we may insure proper delivery of future refunds. Failure to negotiate a refund check or otherwise claim an amount due you from the Cooperative will result in a \$1.00 per month maintenance fee being charged. Said fee will commence not less than 120 days following the date of refund.

NOTE: This information is provided to assist you in understanding some of our terms and basic billing procedures. If you require additional information, please contact any of our customer service personnel.

Contact Information

Corporate Office

14651 21st Street
Dade City
(352) 567-5133

One Pasco Center

30461 Commerce Dr.
San Antonio
(352) 588-5115

Bayonet Point

12013 Hays Road
Shady Hills
(727) 868-9465

West Hernando

10005 Cortez Blvd.
Weeki Wachee
(352) 596-4000

Crystal River

5330 W. Gulf to Lake Hwy.
Lecanto
(352) 795-4382

Telephone Access If Calling From:

Sumter County to West Hernando	(352) 793-7813
Dunnellon to Crystal River	(352) 489-6818
Tampa to One Pasco Center	(813) 979-9732
Polk County to One Pasco Center	(863) 687-4396
East Hernando County to One Pasco Center	(352) 596-3360
Central Pasco County to Bayonet Point Verizon	(813) 972-9233

When Mailing Payments, Mail To:

Withlacoochee River Electric Cooperative, Inc.
P.O. Box 100
Dade City, FL 33526-0100

Visit us on the internet at

www.wrec.net

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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 **05/22/2026**
Amount Due **77.62**
Current Charges Due **06/16/2026**

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						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
04/20	42748	05/18	43097				349

Comparative Usage Information

Period	Days	Average kWh Per Day
May 2026	28	12
Apr 2026	33	13
May 2025	32	11

**BILLS ARE DUE
WHEN RENDERED**
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on the due date shown
on this bill.



1 0 2 5 1 0 8 5

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Secure Pay-By-Phone system.

Previous Balance 86.11
Payment 86.11CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 349 KWH @ 0.06090 21.25
Fuel Adjustment 349 KWH @ 0.04375 15.27
FL Gross Receipts Tax 1.94

Total Current Charges 77.62
Total Due E.F.T. 77.62

DO NOT PAY

Total amount will be electronically transferred on or after 06/05/2026.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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: 05/22/2026

District: WH15

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after 06/05/2026
TOTAL CHARGES DUE 77.62
DO NOT PAY

000216114500000776200000776202

CUSTOMER INFORMATION

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CUSTOMER

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30461 Commerce Dr.
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(352) 588-5115

Bayonet Point

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Shady Hills
(727) 868-9465

West Hernando

10005 Cortez Blvd.
Weeki Wachee
(352) 596-4000

Crystal River

5330 W. Gulf to Lake Hwy.
Lecanto
(352) 795-4382

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Dunnellon to Crystal River	(352) 489-6818
Tampa to One Pasco Center	(813) 979-9732
Polk County to One Pasco Center	(863) 687-4396
East Hernando County to One Pasco Center	(352) 596-3360
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P.O. Box 100
Dade City, FL 33526-0100

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www.wrec.net

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

Bill Date	05/22/2026
Amount Due	53.58
Current Charges Due	06/16/2026

District Office Serving You
West Hernando

See Reverse Side For More Information

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
04/20	6626	05/18	6751				125

Average kWh

<u>Period</u>	<u>Days</u>	<u>Per Day</u>
May 2026	28	4
Apr 2026	33	4
May 2025	32	5

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



1 0 2 5 1 0 8 5

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Previous Balance

55.94

Payment

55.94CR

Balance Forward

0.00

Customer Charge

39.16

Energy Charge 125 KWH @ 0.06090

7.61

Fuel Adjustment 125 KWH @ 0.04375

5.47

FL Gross Receipts Tax

1.34

Total Current Charges

53.58

Total Due

E.F.T.

53, 58

DO NOT PAY

Total amount will be electronically transferred on or after 06/05/2026.

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: 05/22/2026

District: WH15

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after 06/05/2026

TOTAL CHARGES DUE	53.58
--------------------------	--------------

DO NOT PAY

000216114600000535800000535808

CUSTOMER INFORMATION

Bill Payment Procedure

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Definitions

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CUSTOMER

CHARGE: A fixed monthly amount to cover the cost of providing service to your location. This charge is applicable whether or not any electricity is used.

ENERGY: An amount to recover the remaining cost of distributing energy.

DEMAND (General Service customers only)

CHARGE: A charge based on a customer's peak power energy requirement during any 15-minute billing interval.

SERVICE

CHARGE: A charge for additional services such as connection of service, outdoor lights, or returned checks.

FUEL: To recover or return that amount of fuel cost not included in the energy amount.

About Customer Assistance Plans

Budget Bill Plan

(Year-round Residential accounts only) This eliminates the inconvenience of high bills and makes budgeting much easier.

Medically Essential Service

If electricity is essential to the health or life of a member of your household, please contact your district office.

About Employees

Withlacoochee River Electric Coop., Inc. employees rarely are required to enter a customer's home, but, should this be necessary, insist that you see his or her employee identification card which carries both name and photograph.



Wrec Net



Street Light
Repair

If Your Power Goes Off

1. Check to see if your neighbor or part of your home still has power. If so, chances are that you have blown a fuse or tripped a circuit breaker.
2. Please wait at least two minutes before reporting an interruption to see if service is restored.
3. Please remember that during severe weather, interruptions may be widespread.

About Refunds

It is important that you keep us informed of your current mailing address so we may insure proper delivery of future refunds. Failure to negotiate a refund check or otherwise claim an amount due you from the Cooperative will result in a \$1.00 per month maintenance fee being charged. Said fee will commence not less than 120 days following the date of refund.

NOTE: This information is provided to assist you in understanding some of our terms and basic billing procedures. If you require additional information, please contact any of our customer service personnel.

Contact Information

Corporate Office

14651 21st Street
Dade City
(352) 567-5133

One Pasco Center

30461 Commerce Dr.
San Antonio
(352) 588-5115

Bayonet Point

12013 Hays Road
Shady Hills
(727) 868-9465

West Hernando

10005 Cortez Blvd.
Weeki Wachee
(352) 596-4000

Crystal River

5330 W. Gulf to Lake Hwy.
Lecanto
(352) 795-4382

Telephone Access If Calling From:

Sumter County to West Hernando	(352) 793-7813
Dunnellon to Crystal River	(352) 489-6818
Tampa to One Pasco Center	(813) 979-9732
Polk County to One Pasco Center	(863) 687-4396
East Hernando County to One Pasco Center	(352) 596-3360
Central Pasco County to Bayonet Point Verizon	(813) 972-9233

When Mailing Payments, Mail To:

Withlacoochee River Electric Cooperative, Inc.
P.O. Box 100
Dade City, FL 33526-0100

Visit us on the internet at

www.wrec.net