

Sterling Hill Community Development District

Board of Supervisors' Meeting June 15, 2023

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

www.sterlinghillcdd.org

STERLING HILL COMMUNITY DEVELOPMENT DISTRICT

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

Board of Supervisors Christina Miller Chairman

Sandra Manuele Vice Chairman

Nancy Feliu Assistant Secretary Michael Gebala Assistant Secretary Darrin Bagnuolo Assistant Secretary

District Manager Matthew Huber Rizzetta & Company, Inc.

District Counsel Vivek Babbar Straley Robin & Vericker

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

June 7, 2023

Board of Supervisors Sterling Hill Community Development District

Dear Board Members:

8. SUPERVISOR REQUESTS

9. ADJOURNMENT

The regular meeting of the Board of Supervisors of the Sterling Hill Community Development District will be held on **Thursday**, **June 15**, **2023 at 9:30 a.m.** at the Sterling Hill North Clubhouse, located at 4411 Sterling Hill Boulevard, Spring Hill, FL 34609. The following is the agenda for this meeting:

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2. 3.	PLEDGE	ORDER / ROLL CALL OF ALLEGIANCE CE COMMENTS ON AGENDA ITEMS EPORTS					
	Α.	District Counsel					
		 Update on Demand Letter for Wall Damage Update Regarding Communications with the School 					
	B.	District Engineer					
	C.	Landscape Inspection Manager					
		 Review of Landscape Inspection ReportTab 1 Juniper's Response to the Landscape Inspection ReportTab 2 Consideration of Juniper Landscape's ProposalsTab 3 					
	D.	Amenity Management					
		1. Review of Amenity ReportTab 4					
		2. Consideration of Proposals for Palm Tree Uplighting Tab 5					
		Consideration of Proposals for Sidewalk Grinding and					
		Replacement (USC)					
	E.	District Manager					
5.	BUSINES	SS ITEMS					
	Α.	Update on HA-5 Workshop					
	В.	Update on Proposals for Representation Regarding the					
		HA-5 Issue					
	C.	Consideration of Proposals for District Management Services Tab 6					
	D.	Discussion Regarding Proposals for District Counsel Services					
6.	BUSINES	SS ADMINISTRATION					
	A.	Consideration of Revised Minutes of Board of Supervisors'					
		Meeting held on April 20, 2023 (previously tabled)Tab 7					
	В.	Consideration of Minutes of Board of Supervisors'					
		Regular Meeting held on May 18, 2023Tab 8					
	C.	Consideration of Minutes of the HA-5 Workshop held					
	on May 26, 2023Tab 9						
	D.	Consideration of Operations & Maintenance					
		Expenditures for April 2023Tab 10					
7.	AUDIEN	CE COMMENTS					

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,

Matthew Huber

Matthew Huber

Regional District Manager

Tab 1

STERLING HILL

LANDSCAPE INSPECTION REPORT



June 6, 2023
Rizzetta & Company
John R. Toborg – Division Manager
Landscape Inspection Services



Summary, North Park, SE Corner on Elgin

General Updates, Recent & Upcoming Maintenance Events

- During the month of June, all Bahia turf shall receive an application of 3000 lbs. (60 50 lb. bags) of 24-0-11 fertilizer. Additionally, all Ornamentals shall receive an application of 1500 lbs. (30 50 lb. bags) of 12-0-13 fertilizer and all Palms shall receive an application of 1000 lbs. (20 50 lb. bags) of 8-2-12+4Mg fertilizer. And finally, all Specialty Plant Material (Loropetalum) shall receive an application of 200 Gals. 20-20-20 + micros and copper.
- Juniper to notify STAFF and Landscape Specialist at least one week prior to the application being scheduled. Then on the day of application, Juniper is to notify staff so that staff can verify quantity and fertilizer types and write how many bags have been delivered, what it is being used for and date it on the label. This will need to be sent to me for verification.
- There were areas along the Elgin wall alongside Glenburne that have not been beveled or mulched.

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. In general, Juniper is behind in their detailing, most notably on the north side of the community. Crews being assigned to beveling the community's sidewalks and curbs for two months or more for the installation of the mulch is being stated as the cause of this decline. However, beveling has always been in the scope of services and should have been planned for as several discussions prior to the mulch installation took place regarding such.
- Terracing of plant heights needs to improve throughout the community, specifically surrounding the clubhouses and flagpole plantings at North Park. Overall, the foundation plantings are too tall here. (Pic 2>)

- 3. As mentioned, detailing was lacking in many areas. Crews were to be addressing these issues starting the day after the date of this inspection. This pic was taken surrounding the flagpole at North Park. Water shoots on Crapes, tall weeds in the beds and overgrown shrubs. (Pic 3>)
- 4. The DRA in the SE corner of the property along Elgin has also not been mowed for what appears to be more than two weeks.





North Park, SE Corner at Elgin South

- 5. Stated previously, different species of plants along walls need to be maintained at different heights.
- 6. Also stated previously, make sure spray techs are keeping a close eye on the Red-Tip Photinia that was recently cut to a rejuve cut. Most are flushing back nicely, but some are defoliating. Preventative fungicides need to be applied to minimize damage from a common fungus that attacks these plants.
- 7. There remain damaged irrigation valve boxes and lids throughout the community. In this report, I will note some, but it is not an exhaustive list. These MUST be replaced. These have been reported for several months. This one is along Arborglades/Elgin wall app. 100' before getting to the 3-rail transition approaching the south intersection from the south. (Pic 7>)



- 8. Silverthorn along the Arborglades/Elgin wall near the school crossing needs to be cut lower, but also needs to be kept from growing through the 3-rail. (Pic 8>)
- Palms are not scheduled to be trimmed until the end of this month. Juniper needs to improve on their scheduling of contracted duties clearly stated in the scope of services, which state palms are to be trimmed on an as-needed basis. I have been requesting this

to be completed for several months. The need for this task to be completed is determined by the CDD's representative, not the contractor. (Pic 9)







Blue Daze and Median Heights Throughout, Arborglades to Edgemere

- 10. Many (most) beds of Blue Daze throughout the community have not yet been cut to nearly the ground (at least to the main stem). Most have not even had the dead winter growth cut out.
- 11. Most all plantings (Dw. Firebush, Texas Sage, etc.) near the tips of the SHBlvd. medians have become overgrown and need lowered.
- 12. All irrigation valve boxes need to be exposed as there are many that have turf and weeds covering them.
- 13. What is the status of filling in the SHBlvd. median tip outside Arborglades? The Dw. Firebush have recently been installed, however, there is still a large bare area in the Variegated Confederate Jasmine. (Pic 13)



- 14. First reported in April's inspection report, this Tree Ligustrum at Arborglades inbound side is now all but dead. Why? Has Juniper inspected this tree and diagnosed anything? The only response I received was "Irrigation is up and running." (Pic 14>)
- 15. There are 24" tall Nutsedge in the Arborglades median and it is mostly full of weeds. (Pic 15>)
- 16. Several DRA tops (flat areas between street and sidewalk as well as behind the sidewalk)

- were skipped mowing the day before this inspection.
- 17. The Confederate Jasmine needs to be tipped and kept behind the SHBlvd. medians.
- 18. Duranta along the wall between Arborglades and Edgemere needs t be lowered.
- 19. Reported before several times, it appears no sooner than new growth emerges from many of our ornamental grass beds, it begins turning brown. Why? Has Juniper diagnosed spider mites on these? Are they being thoroughly drenched PRIOR to them being cut to low mounds? These are between Edgemere and North Park, but there are others along the wall between Arborglades and Edgemere. (Pic 19>)







Edgemere, Brackenwood, North Intersection, Amersham Isles

20. As mentioned earlier, many plants at the SHBlvd. median tips need to be lowered. These are approaching Edgemere from the south. (Pic 20>)



- 21. Remove Virginia Creeper from the rear Edgemere median as well as from the Jasmine beds on the outbound lanes. Also, weed the Variegated Confederate Jasmine bed on the SHBlvd. median outside Edgemere.
- 22. Whether it be true Dwarf Asian Jasmine or a mock vining weed, keep a clear delineation between the Jasmine beds and the newly planted Azaleas on the Brackenwood median. Remove mock vining weed. Remove fallen limbs that are on the ground.
- 23. I've asked Juniper to lift the back sides of the CDD-planted street trees where they overhang the walls along the village entrance streets approaching the gates. This should be done every time the tree is lifted on the front side.
- 24. The red and white Pentas and blue Salvia were installed last week. Ensure they are receiving adequate water even if it means programming a second and third time to allow water to run a few minutes in the AM and then after the afternoon strong sun.



- 25. Detail the beds on the Glenburne corner of the north intersection surrounding the monument.
- 26. Trim the Silverthorn in the triangular lawn on the Amersham Isles (AI) corner of the north intersection and trim down the Pyracantha leading to the AI entrance.
- 27. Since Juniper placed mulch around many junction boxes, they need to keep them soft-edged and weeded.
- 28. Increase irrigation to the Lime Sizzlers planted at the AI entrance.
- 29. Lower the Loropetalum in front of the Al monuments. This is some of the Blue Daze that was not cut to the ground or had dead growth removed. (Pic 29)





Amersham Isles, AI Backside on SHBlvd., South Intersection

30. I did not receive a response to Item 14 in the May 3rd report – replacement of chinch bug damaged turf at AI entrance. When will this be replaced?

31. Leybourne Way ROW and behind the sidewalk was also not mowed the day before

this inspection. (see below)



- 32. We are awaiting a corrected proposal to replace the failing Confederate Jasmine on the back side of the Amersham Isles gates with Pringles Podocarpus.
- 33. Trim the Silverthorn along the 3-rail and wall across the street from North Park.
- 34. Lift a few Drake Elms over the sidewalk on the back side of Al.
- 35. Crews need to aggressively eradicate the "gourd" vine that tends to overtake the Dw. India Hawthorn bed across from the Edgemere entrance and is now extending into the Silverthorn as well.
- 36. New Bahia turf has been installed in the ROW of SHBIvd. on the back side of Al along the curved portion approaching Arborglades from the north. Juniper was not notified regarding this installation to increase irrigation. There are several other places where new Bahia turf was installed that also looks like this. It is VITAL that when new turf gets installed, communication is sent to our maintenance vendor to increase irrigation frequency. (Pic 36>)

37. In conjunction with proposal request No. 2, Juniper to reach into the Walter's Viburnum to the right of the WV that is proposed to be removed and pull out all dead material so that sun can reach the inside of the plant and generate new growth. (Pic 37)



- 38. Here is another area that, although it was partially beveled, no mulch was installed. But also, there is a dead Loropetalum behind the sidewalk that needs to be pulled. (Pic 38>)
- 39. The Crape Myrtles at the south intersection monument Al corner need some TLC...eradicate lichen and ball moss and apply some extra fertilizer. What is the irrigation duration and frequency here?
- 40. Some weeds are taller than the Star Jasmine along the Elgin wall.





Elgin Alcove, Elgin Toward North Intersection, Glenburne

41. What is the status of getting this wood fence that fell from the property above the Elgin Alcove retaining wall into our landscape beds? Isn't this required to be replaced? Who will be removing this? (Pic 41)





- 42. We need to keep the specimen Walter's Viburnum between the Elgin 3-rail and sidewalk around the middle of the large interior AI DRA. Trimmed back from the sidewalk. There will be a lot of visible dead wood at first, but they will fill in. Also replace a broken irrigation valve box. (Pic 42>)
- 43. Where we have sections of black aluminum fencing between sections of wall, crews need to ensure the plants are not growing through and covering up that detail.

- 44. There is still a lot palm debris on the ground below palms.
- 45. As mentioned previously, the sidewalk along Glenburne/Elgin has not been beveled or mulched and there is a tremendous amount of mulch on the sidewalk. (Pic 45)



- 46. Is this newly installed Bahia turf on the SHBIvd. median outside Glenburne receiving adequate water? What is the duration and frequency here? (Pic 46>)
- 47. The ROW on the NW corner of Glenburne (Ayrshire) did not get mowed. (Pic 47> & J





Mandalay Place to Haverhill, SHBlvd. South

- 48. Juniper has reported that the irrigation in the vicinity where the car went through the wall on SHBlvd. south is all re-connected and 100%.
- 49. There is also a lot of new Bahia turf on the west ROW of SHBlvd. between Glenburne and Mandalay Place. A lot of this is under severe drought stress or perhaps dead.

 (Pic 49>)





- 50. Hand pull volunteer "Drake Elms" in the bed of Blue Daze on the rear tip of the Mandalay Place median.
- 51. The south end of Beaumont Loop in Mandalay Place was also not mowed the day before this inspection. Interior areas CAN NOT BE SKIPPED! (Pic 51>)



- 52. Trim back the Mexican Petunia on the back side of the Mandalay Place gates.
- 53. Cut back the Golden Dewdrop along the wall between Mandalay Place and Haverhill.
- 54. Juniper needs to spray some RoundUp on the Virginia creeper coming up over the wall from the natural area to the north of the Haverhill entrance. (Pic 54>)
- 55. New ornamental grass growth is also turning brown in those grasses at Haverhill.
- 56. Kill the ball moss on the Tree Ligustrum on the rear median at Haverhill.
- 57. The SHBIvd. median re-do outside Haverhill has been completed. (Pic 57>)





Haverhill, Windance, SHBlvd. End, Barrington

- 58. About 400'-500' south of Haverhill, there is another irrigation valve box that needs to be replaced. (Pic 58>)
- 59. The Tree Ligustrums at the Windance entrance are still in need of tipping. March report. (Pic 59>)
- 60. The DRA ROW and sidewalk on the west side of Windance was also not mowed or hard-edged.





61. If a sleeve cannot be located, or they are no longer usable, I've asked Juniper to provide a proposal to Jack and Bore a sleeve from the east side of SHBIvd. south on the south side of the Barrington entrance.to the southern-most median. We need provide water here prior to further road extension. (Pic 61>)





62. I've been informed by Juniper that weeds have been treated in the ROW turf inside and outside of Barrington, but no diagnosis has been made as to why it is in such poor condition. Juniper to provide this diagnosis.





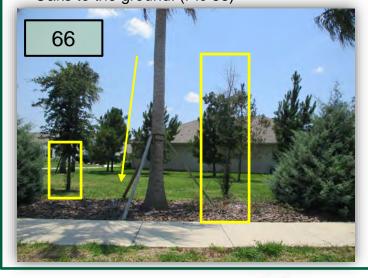
Barrington, SHBIvd. Lift Station to Covey Run

63. It's also been reported that weeds were treated in the ROW of Golden Lime and Autumn Amber. However, turf is still not in great condition. (Pic 63)



64. Interior DRA's and their access tracts were not mowed inside Barrington. Nor was the PVC fence line trimmed.

- 65. Please provide the wet check report for the exterior buffer irrigation on the east and south sides of Barrington as part of the response to this report.
- 66. Juniper needs to ensure crews are maintaining the sideyard tracts adjacent to the first homes on Autumn Amber south of Golden Lime. All landscape looks rough in here including a dead tree and water shoots on Oaks to the ground. (Pic 66)



67. What has happened to two long beds of Sandankwa Viburnum on the east side of Sterling Hill Blvd. between the lift station near Windance and Covey Run? Juniper to provide an update. I feel this is collateral damage from Controller "F" being down for an extended period of time. Provide the latest irrigation wet check report performed in this area as part of the response to this report. (Pic 67)



68. Continuing northward toward Covey Run, in the vicinity of a cluster of junction boxes and ground vaults in the SHBlvd. east ROW, there is a Chickasaw Plum on the SHBlvd. median that needs to be flush cut. (Pic 68)



69. Still very disappointed the Dwarf Asian Jasmine at the entrance of Covey Run is not coming back after the Controller "F" issue.



Covey Run, SHBIvd. South, South Park, North Intersection

If it does not rebound, I will expect Juniper to provide some type of remediation or atonement. (Pic 69)



- 70. Crews need to maintain the tract extending from Bramblewood Loop (west leg) inside Covey Run to SHBlvd. There are 3' dog fennel in this tract.
- 71. The 2nd or 3rd resident on the west leg of Bramblewood Loop off Covey Run Dr. needs to have a large Oak limb removed from the ground on the back side of their fence. It is keeping crews from mowing this area. The CDD does not have any trees in this area. (Pic 71)



72. Is the Bahia turf installer returning to this DRA inside and to the right of the Covey Run entrance to finish the area? (Pic 72>)

73. These Little John Bottlebrush on the SHBlvd. median between Covey Run and South Park still need to be cut to the ground. April report. (Pic 73)



- 74. Can STAFF work on getting this dead "existing" tree at the edge of the natural area east of the sand volleyball court removed? (Pic 74>)
- 75. Can Juniper trim out the dead growth in the remaining Leyland Cypress leading from the South Park parking lot to the sand volleyball court? (Pic 75>)
- 76. The annuals on the Dunwoody corner of the north intersection are not as thriving as others. Are they getting the same amount of irrigation?



Elgin/Dunwoody

77. This is the newly installed Bahia on the Dunwoody/Elgin wall in an attempt to minimize mulch runoff. (Pic 77>)









Proposals

 Juniper and STAFF to provide a proposal to flush cut a dead Drake Elm along the Arborglades/Elgin wall. (Pic 1)



2. Juniper to provide a proposal to completely remove a long expanse of failing Walter's Viburnum along the 3-rail on the back side of Al. Beginning at the Pine trunk where the Silverthorn ends on the back side of the 3-rail and extending to the left. We need to be prepared for this hedge to rebound by sending up suckers afterwards. (Pic 2)



 Juniper and STAFF to provide a proposal to remove the two failing Tree Ligustrum on the inbound side of the Haverhill entrance. This village entrance is my next priority for an enhancement. (Pic 3>) 4. Now that Sandra has 100% completed her task ; Juniper to provide a proposal to completely remove <u>all</u> Petite Salmon Oleander at the Barrington entrance. Removal needs to include the raking out and smoothing of all grade and the re-installation of mulch. I will assume we will transition to turf in the front bed on the inbound side but will wait to see what should be added in the interior beds. (Pic 4)







Tab 2

STERLING HILL

LANDSCAPE INSPECTION REPORT



May 3, 2023
Rizzetta & Company
John R. Toborg – Division Manager
Landscape Inspection Services



Summary, North Park, Arborglades, Edgemere

General Updates, Recent & Upcoming Maintenance Events

- During the month of May, all St. Augustine turf shall receive an application of 450 lbs. (9 50 lb. bags) of 24-0-11 fertilizer.
- Juniper to notify STAFF and Landscape Specialist at least one week prior to the application being scheduled. Then on the day of application, Juniper is to notify staff so that staff can verify quantity and fertilizer types and write how many bags have been delivered, what it is being used for and date it on the label. This will need to be sent to me for verification.

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

- 1. Begin tipping the Gold Mound in the North
- Park parking lot to bring it to consistent shapes and size.
 - a bit more? There is still a lot of dead material remaining. (Pic 5>)
- 2. Weed the entire Simpson's Stopper hedge surrounding the storage facility even though some of it is "out of sight, out of mind".
- 6. Is Juniper continuing to treat the Dw. India Hawthorn under the last bed of Crape Myrtles before getting to Edgemere from Arborglades?

5. Is it possible to clean up these Coontie Palms

- 3. I do not see where the Blue Daze throughout the property was cut back to the main stem at the ground. This should help it flush new growth as long as irrigation is being applied regularly.
- 4. Is STAFF looking into correcting this erosion issue in a DRA within Arborglades? This was reported 3-4 months ago. (Pics 4a & b> &>)







Edgemere, Brightstone Place, Brackenwood, Amersham Isles

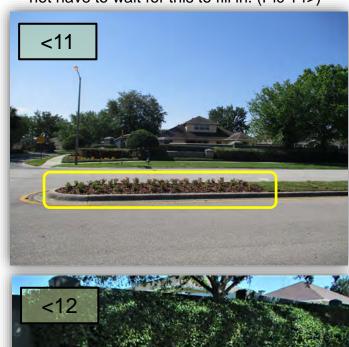
- 7. On the inbound side of the Edgemere median, we found a micro-jet spray head lying in the street. Make sure this is located and replaced. (Pic 7>)
- 8. Hand pull vines from the Hawthorn bed between the 3-rail and sidewalk where the Edgemere wall ends heading to North Park.
- 9. Clean up all the fallen Crape Myrle debris from the median between North Park & Brightstone Place.



- 10. The Azaleas have been replaced at the Brackenwood median. Juniper to ensure irrigation has also been adjusted to provide sufficient water every day.
- 11. The three SHBIvd. median tips have been completed with the planting of the Lantana beds. (Pic 11>)
- 12. This may be a combination of critter hole and irrigation break but it's along the Brackenwood/SHBlvd. wall. (Pic 12>)
- 13. Where the Elgin/SHBlvd. median tip was enhanced on the Amersham side, crews need to clean up dirt and debris from the curb and gutter.



14. What reportedly began as an irrigation issue on the Amersham Way ROWs' new St. Augustine turf is now being identified as chinch bug damage. I feel the District should not have to wait for this to fill in. (Pic 14>)







Sterling Hill Blvd. Behind Amersham Isles, Elgin, Glenburne

- 15. Inspect Anise on the back side of the 3-rail after the SHBlvd. curve on the back side of Amersham Isles a couple hundred feet before the left turn lane into Arborglades. More are turning brown. Cut back into healthy wood and apply a preventative fungicide if a fungus is present.
- 16. The newly enhanced planting bed across from the Arborglades entrance will be completed by May 9th.



17. Make sure the spray crew inspects some more Simpson's Stoppers along the Elgin wall. Like the Anise, more are turning brown. This has cleared out large sections of shrubs in the past, so I would like to stop this as quickly as possible. (Pic 17)



- 18. Hand pull and eradicate grassy weeds in the raised planter of the Elgin alcove. There is also Torpedograss present here. These beds along Elgin are to be detailed the Monday following this inspection May 8th.
- 19. Check Oleander along Elgin for caterpillar and treat accordingly. These are where Elgin begins to curve to the NW alongside Brackenwood. (Pic 19)



- 20. Remove Loropetalum and Gold Mound from the Glenburne median both sides. Remove Ball and Spanish Moss from the Crape Myrtles on the median.
- 21. Has Juniper made all necessary irrigation reconnections after the car went through the wall between the Glenburne and Mandalay Place entrances? (Pic 21)



Glenburne To Mandalay Place, Windance, Barrington

22. We need to properly cut out a broken limb from a tree at the 3-rail between Glenburne and Mandalay Place. (Pic 22)



- 23. Regardless of the outcome of the on-going RFP process, all damaged irrigation valve boxes/lids need to be replaced by Juniper. There are still many throughout the property.
- 24. There remain many dead/dying Dw. India
 Hawthorn on the SHBlvd. medians between
 Mandalay Place, Haverhill and Windance.
 These should be removed.
- 25. The Loropetalum on either side of the Windance entrance are gorgeous but have reached the maximum height they should be kept without appearing overgrown. Selectively prune these plants.
- 26. Remove weeds from the Variegated
 Confederate Jasmine and keep it trimmed to behind the curb on the Windance median.
- 27. Re-establish a terraced effect between the Sweet Viburnum and Loropetalum along the walls on both sides of the Windance entrance. Keep an 18" 24" difference in the heights.
- 28. Juniper to provide a reason why when the new growth flushes out of the Fakahatchee Grasses past the Barrington entrance, it immediately begins to turn brown.

29. We do not know who did it (it wasn't Juniper), but the Petite Salmon Oleander at the Barrington entrance was cut nearly to the ground, and many have not begun to push out new growth. Sandra? © (Pic 29)



30. The ROW turf at the Barrington entrance as well as behind the gates is still struggling. There are also a lot of weeds remaining. Remove weeds from the rear Barrington median behind the gates. This turf is at the crosswalk at Autumn Amber & Golden Lime.



31. Has the developer for the new construction area across from Windance established a "construction zone" where vehicles are allowed to be kept? I feel they are encroaching into areas of the SHBIvd. ROW where they should not be.



Sterling Hill Blvd. South, South Park, Dunwoody Wall

32. Mentioned previously heading south on SHBlvd., the same thing holds true on the northbound side of the median – too many dead Hawthorn are being left behind. (Pic 32)



- 33. Continue to spot treat broadleaf weeds in what I consider to be good expanses of Bahia in the ROW leading up to Covey Run.
- 34. Work is progressing in the transition from ornamental grasses to turf on the SHBlvd. median outside Haverhill. (Pic 34)



- 35. Remove weeds and water shoots from the Crape Myrtles on the median between Covey Run and South Park.
- 36. We are now losing all the Hollies behind the South Park sign wall. I will work with Juniper to find suitable replacements here. (Pic 36>)

- 37. Regarding Item 36, I ask Juniper to provide the last wetcheck report performed here.
- 38. We need to maintain the Silverthorn around the dog park fence at the top of the fence.
- 39. Juniper to provide the last wetcheck report performed in the perimeter of the sand volleyball court as this hedge is also in wilt condition.
- 40. Remove water shoots from the Crape Myrtles on the back side of the South Park totlot.
- 41. These Red-Tip Photinia along the Dunwoody wall heading to the north intersection still need to be removed. (Pic 41)







Proposals

- 1. Juniper to provide a proposal to apply a foliar spray to all Loropetalum throughout the property. Micro-mix should include micro-nutrients along with 0.5 lbs. powdered copper sulfate pentahydrate and 0.25 lbs. fresh hydrated lime to 10 gallons of water.
- 2. Juniper to provide a proposal to excavate the tip of the median of Brackenwood in front of where the newly planted Azaleas stop, removing all excess mulch (reserve it for use later). Install 3 Gal., FULL Dwarf Firebush "firefly compacta" on 24" centers maintaining a 2' separation between the Azaleas and DFB. Keep plants at least 18" away from curb line. Proposal shall include the installation of new drip lines on an 18" parallel pattern. (Pic 2)



- 3. Juniper to provide a proposal to excavate the rear tip of the Amersham Isles median in the same manner as instructed in Proposal Request No. 2 above. Install 3 Gal., FULL Dwarf Firebush "firefly compacta" on 24" centers maintaining a 2' separation between the Star Jasmine (?) and DFB. Keep plants at least 18" away from curb line. Proposal shall include the installation of new drip lines on an 18" parallel pattern. (Pic 3>)
- 4. I've asked Juniper to provide one proposal with the different locations where Blue Daze needs to be filled in. Each line item shall list the location, quantity, unit price (inc. labor).

- Utilize 1 Ga., FULL plants on 12" centers and the "Blue My Mind" variety.
- 5. Juniper to provide a proposal to install 15 3
 Gal., FULL Pringles Podocarpus on the back side of the Glenburne rear median. Juniper to first ensure 100% operable irrigation as well as drip line coverage not to exceed 18" spacing. Space plants app. 24" on center. Keep a minimum 24" between the wall and plants. (Pic 5)



6. Juniper to provide a proposal to replace a dead Live Oak in the triangular lawn next to the first house on the south side of Autumn Amber Ct. at Golden Lime Ave. Replacement shall be a 2" caliper Live Oak, Quercus virginiana (original spec). (Pic 6>)





Proposals

7. Juniper (and STAFF) to provide a proposal to flush cut a tree that is now interfering with other trees (Crape Myrtles) at the front right side of the South Park clubhouse near the parking lot driveway. (Pic 7)







Tab 3



Proposal

Proposal No.: 217057

Proposed Date: 05/16/23

PROPERTY:	FOR:
Sterling Hill CDD	Blue Daze install
John Toborg	
4411 Sterling Hill Blvd	
Spring Hill, FL 34609	

Juniper will like to propose to install Blue daze though out the community were it is needed.

Median tip across from school 23

Amersham Isles Tip 30

Mandalay place 20

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Plant Material					\$828.29
Maintenance Division Labor	4.00	HR	\$55.00	\$220.00	
Blue Daze, 01 gallon - 01G	73.00	01g	\$8.33	\$608.29	
					4000.00

Total: \$828.29 Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty in not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement.

Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)	Date
Printed Name (Owner/Property Manager)	
Signature - Representative	Date
Signature - Representative	Dat

Juniper Landscaping of Florida LLC • 3345 Waterfield Rd • Lakeland, FL Phone: 863-327-2063



Proposal

Proposal No.: 217580

Proposed Date: 05/16/23

PROPERTY:	FOR:
Sterling Hill CDD	Bracken wood median change
John Toborg	
4411 Sterling Hill Blvd	
Spring Hill, FL 34609	

Juniper would like to excavate the tip of the median of Brackenwood in front of where the newly planted Azaleas stop, removing all excess mulch (reserve it for use later).

Install 3 Gal., FULL Dwarf Firebush "firefly compacta" on 24" centers maintaining a 2' separation between the Azaleas and DFB. Keep plants at least 18" away from curb line.



Juniper will also do the same thing on the Amersaham rear tip. Excavate the rear tip of the Amersham Isles median in the same manner as instructed in Proposal Request. Install 3 Gal., FULL Dwarf Firebush "firefly compacta" on 24" centers maintaining a 2' separation between the Star Jasmine

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Plant Material					\$619.97
Maintenance Division Labor	4.00	HR	\$55.00	\$220.00	
Dwarf Firebush, 03 gallon - 03G	24.00	03g	\$16.67	\$399.97	
Irrigation Enhancement					\$225.00
Irrigation Repairs and Upgrades	2.00	HR	\$75.00	\$150.00	
drip line Irrigation Parts	1.00	EA	\$75.00	\$75.00	
Fuel Surcharge 3.0%					\$0.00
Fuel Surcharge	0.00	EA	\$0.03	\$0.00	
				Total:	\$844.97

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty in not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement.

Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)	Date
Printed Name (Owner/Property Manager)	
Signature - Representative	Date

Juniper Landscaping of Florida LLC • 3345 Waterfield Rd • Lakeland, FL Phone: 863-327-2063



Proposal

Proposal No.: 216929

Proposed Date: 05/11/23

PROPERTY:	FOR:
Sterling Hill CDD	Clock A new wiring
John Toborg	
4411 Sterling Hill Blvd	
Spring Hill, FL 34609	

Juniper would like to propose to run new wires on Clock A. The current wires are bad. Please see map below to review layout.



Juniper Landscaping of Florida LLC • 3345 Waterfield Rd • Lakeland, FL Phone: 863-327-2063



ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Control Components					\$4,100.68
Maintenance Division Labor	40.00	HR	\$75.00	\$3,000.00	
UF Wire Red 14 Gauge 1 Conductor 1000 ft. (Sold per ft.)	1500.00	FT	\$0.69	\$1,028.57	
10 Round Valve Box No Mouse Holes - ICV	1.00	EA	\$72.11	\$72.11	
					4

Total: \$4,100.68

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty in not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement.

Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)	Date
Printed Name (Owner/Property Manager)	
Signature - Representative	Date

Juniper Landscaping of Florida LLC • 3345 Waterfield Rd • Lakeland, FL Phone: 863-327-2063

Tab 4

Operations Report – May 2023

Sterling Hill CDD

Phone: 352-686-5161 • Email: sterlinghillclub@live.com

Clubhouse Manager: Jason Pond



Clubhouse Maintenance and Improvements

- Monthly carpet and floor cleaning by Apex.
- Replaced missing section of molding in fitness center, where old water fountain was.
- Repaired rusted out lighting on pool deck.
- Took down old mirror and repaired wall in billiard room.

Gate Report

- Glenburne gate opening and closing on its own. Adjusted pinch bracket to alighn the gate panels.
- Adjusted Amersham Isle call box door that was loose.
- Arborglades main circuit board went bad. Was replaced under warranty.
- Removed Barrington and Haverhill exit gates for repair due to vehicles hitting them.
 Working with drivers insurance for both incidents.
- Greased Glenburne gates.

North Clubhouse:

• Repaired broken boy bathroom stall door at north clubhouse.

Private Event Rentals

05/06/23 - Baby Shower	05/01/23 - Meeting
05/07/23 - Community Pool Party	05/07/23 - Birthday Party
05/13/23 - Birthday Party	05/12/23 - Birthday Party
05/21/23 - Graduation Party	05/13/23 - Company Party
05/26/23 - Graduation Party	05/21/23 - Birthday Party
05/27/23 - Graduation Party	05/26/23 – Graduation Party
05/28/23 – Graduation Party	05/27/23 – Graduation Party
05/29/23 - Graduation Party	05/28/23 - Community Party

Field Maintenance

- Trash clean-up in the DRA's, wooded areas, and trash and debris clean up along Sterling Hill Blvd.
- Fixed broken up lighting at Brightstone village entrance.
- Trimmed back any plant material that was covering up lighting at village entrances.
- Checked all white pvc fences and black aluminum fencing for missing caps and finials. Replaced anything missing.



South Clubhouse:

Tab 5



Kennedy Electric

ESTIMATE #585 **ESTIMATE DATE** Feb 15, 2023 TOTAL \$25,400.00

CONTACT US

1160 Ponce De Leon Blvd Brooksville, FL 34601

(352) 592-9866

and office@kennedyelectricfl.com

STERLING HILL COO 4411 Sterling Hills Blvd. SPRING HILL, FL 34609

(352) 684-0160

CMNIMROD@GMAIL.COM

ESTIMATE

Custom Services - Install Job	1.0	\$13,100.00	\$13,100.00
1. SUPPLY AND INSTALL THIRTY (30) LOW VOLTAGE 36 WATT UP PALM TREES AT ALL ENTRANCES WITH NEW TRANSFORME LIGHTS ARE ABLE TO BE CONNECTED BY APP.	COLOR CHANGING LIGH		φ13,100.00
***50% DEPOSIT 50% DUE UPON COMPLETION ***DEPOSITS MAY BE SUBJECT TO A 50% CANCELLATION FEE.			
Custom Services - Install Job	1.0	\$12,300.00	\$12,300.00
2. SUPPLY AND INSTALL THIRTY (30) 120V 30 WATT COLOR CI TREES AT ALL ENTRANCES MOUNTED ON POSTS. LIGHTS ARE CONTROLLED BY APP.	HANGING LIGHTS TO LIG	GHT UP PALM	
***50% DEPOSIT 50% DUE LIBON COMPLETION			

***50% DEPOSIT 50% DUE UPON COMPLETION

***DEPOSITS MAY BE SUBJECT TO A 50% CANCELLATION FEE.

Services subtotal: \$25,400.00

Subtotal \$25,400.00 Tax (no tax 0%) \$0.00

Total \$25,400.00

Thank you for choosing Ken PAYMENT IS DUE IN FULL	nedy Electric! Please lea UPON COMPLETION.	ve us a Google Revie	ew and tell us about yo	ur experience!!



Pro	posal	DATE:	4/11/2023
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Rid#		23-0050	

Sterling Hills CDD

4411 Sterling Hill Blvd Spring Hill, FL 34609

Jason Pond (Sterlinghillclub@live.com)

352-650-7402

Project: Address: Entry Low Voltage Lighting

4411 Sterling Hill Blvd Spring Hill, FL Hernando

County: Sales Contact Daniel LaRocca Phone: 352-650-2737

Thank you for your interest in our quality products and services! Our team of experienced professionals are ready to service your project. If you have any questions, please call your sales representative shown above or our home office (352) 650-2737 for immediate assistance or email us at Daniel@LaRoccaContracting.com

This is a lump sum contract.

At no time will any order be started or scheduled for production or field work prior to credit approval by LaRocca Contracting credit department

BASE PRICE:

Item:

Sold to:

Address:

ATTN:

Phone:

Fax:

Main Entrance - Low Voltage Color Changing Lighting

Quantity

Units Unit Price

Total Price

LS \$ 21,724.00 \$ 21,724.00

includes: All Labor, Equipment, and Materials to Complete Work. *Utilizing Existing 120V Power Source on Back of Each Sign Wall

*There is already a plug 120V at each location not in use. We will use this to plug in low voltage

*(6) Locations w/ (5) Tall Palm Trees Per Location to Acquire Uplighting

*Total of (30) LED Color Changing Lights - Low Voltage

*(6) Transformers to be mounted on the backside of each sign wall adjacent to existing 120V outlet

*Includes remote control access to change lighting.

*All lights are independent of each other for color / beam

*All LED Lights will be ground mounted in front of trees to provide full coverage

*Owner Representative to be present when placing to assure proper coverage or adjustments requested.

Excludes: Running New Power From Panel to Wall.

Contract Total

\$ 21,724.00



Pro	posal	DATE:	4/11/2023
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- 1. Mobilization Per Mutually Approved Schedules
- 2. Pricing Includes All Applicable Sales Taxes. If Buyer has "Tax Exemption", All Applicable Documents

Shall be Submitted Prior to Contract.

- 3. LCS warrants work for up to (1) year from Completion of Work.
- 4. Owner Must Provide Access for Tools / Trailers / Equipment
- 5. Selected Finishes Are Subject to Industry Availability and Lead Times to Complete Work in a Timely Manner.
- 6. Proposal Pricing Excludes Repairs Outside Listed Scope of Work. Any Unforeseen / Uncovered Deficiencies

will be brough to Owners Attention for Coordination of Repair & Change Order.

This proposal is based on the Current FBC 2017 Codes / ASCE 7-10 Code: If there is any documentation that states othewise, then LaRocca Contracting will need copy(s) for review.

DUMPSTERS and CONCRETE WASHOUTS to be paid for and supplied by:

LaRocca Contracting Services

STANDARD TERMS AND CONDITIONS:

If Buyer issues Agreement, this Proposal including our Terms and Conditions must be attached as an addendum.

This is a lump sum contract.

Using US Department of Labor Producer Price Index for materials and components for construction at time of contract as base, price of any job started after 180 days from contract will be increased by like percentage; not to exceed 5%. An interest rate of 1.5% / month prorated will be applied to billings past-due.

By signing below, I certify that I have read and agree to all specifications, terms, and conditions detailed on pps.1 of this Proposal.

50% Deposits Due at Time of Contract; Remainder is Due Upon Completion.

This proposal must be executed and attached as an addendum to any additional contract for this work. This Proposal's Terms and Conditions Supercede or Override any other contractual verbiage associated with this Project. This Proposal May Be Withdrawn by Us if Not Accepted Within (30) Days of Proposal Date.

At no time will any order be started or scheduled for production or field work prior to credit approval by LaRocca Contracting Credit Dept.

Seller:	LaRocca Contracting Services, Inc	Buyer:	Sterling Hills CDD	
-	Daniel B. LaRocca - Owner	4	(Signature and Title)	_
-	DATE	and the second	DATE	

Phone: (352) 650-2737 / Email: Daniel@LaRoccaContracting.com 11348 Pelham Street, Spring Hill, FL 34609

Tab 6

Sterling Hill Community Development District



Proposal for
District & Amenity Management
Services
May 5, 2023



OUR MISSION:



May 5, 2023

Re: Proposal for Sterling Hill Community Development District

Dear Board of Supervisors,

Inframark is excited and pleased to provide a proposal for District and Amenity Management services with pricing and a scope of services for Sterling Hill Community Development District. Sterling Hill is a premier community and we are excited about the opportunity to serve the board and residents.

Our Mission is: "To be the Partner and Protector of the Most Critical Resource that helps Communities Prosper." We do this through our 3 Principles of Pure Partnership:

PURE PARTNERSHIP



Pure Alignment

We connect with clients on their terms, on a foundation of clarity, trust and mutual understanding. We make their goals our goals, tailoring the right mix of skills and resources to every project.



Pure Accessibility

We are open and transparent with our clients and each other. We make information and insights easy to see, understand and share. We're always available and open to share our skills, ideas and thinking.



Pure Accountability

We hold ourselves accountable to our clients, through continuous measurement and improvement, to our environment, through rigorous compliance, and to each other, through ongoing safety, training and professional development.

Experience:

- o Providing District Management Services to West Florida Region for over 40 years.
- We provide service to over 125 CDDs throughout Florida including 80+ CDDs in the West Florida Region.
- o 15 District Managers on staff with 10+ years average tenure.
- Our District Managers have college degrees and a variety of experience in IT, Finance, Government and Construction.
- <u>Project Management</u> We are able to provide project management services by an Inframark employee who has been a Certified Project Manager (PMP) for over 15 years. This designation requires recertification every 3 years.

• <u>Cost Savings</u> –Our proposal includes a price decrease of <u>11.9%</u> for overall District Management and Financial services. We will continue to review your current operating budget and to identify additional savings opportunities or more efficient ways to operate the district.

Technology:

- O Avid Xchange: An advanced accounts payable system that allows the Inframark team to be highly efficient and effective at making sure that District invoices are paid timely and only after review and approval by Inframark staff or a designated Board member, if desired. This system provides historical information on invoice payments, provides for creation of specialized reports, and allows Board members to review all invoices for the District through a web-based application.
- Customized Financial Statements and Budgets: Inframark developed a proprietary financial operating system that allows us to provide clients customized financial statements and budgets.
 Our financial software is continually being updated and we offer our clients the ability to choose how their financial statements and budget documents will look, depending upon the preference of the Board.
- <u>Team Approach</u>: We are more than the individual assigned to your account. Our service to your community will include 11 highly trained professionals including: a secondary District Manager, Finance and Recording personnel and supervision. We have been told the depth and experience of our team is one of our greatest strengths!

• Infrastructure:

- o Full team of Health, Safety and Environmental (HSE) staff
- o Complete internal IT support and infrastructure. We backup our servers and your information at multiple Inframark offices around the state and country to protect against catastrophic storms
- Team of HR professionals to assist with recruiting, employee retention and appreciation, bonus plans and more

Inframark is committed to making continuous improvements and service enhancements, offering new technology and processes to help keep your community on the leading edge of the industry. All the proposed services are designed to demonstrate our desire to be a long-term partner for your community and make certain that the Board and residents are receiving the most effective and advanced services possible, all with a value-based fee schedule.

We look forward to hearing from you concerning our proposal and further discussing these plans, along with your vision, for your community.

Respectfully.

Chris Tarase Vice President

Inframark - Infrastructure Management Services



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1 Executive Summary

Inframark – Community Management Services Division is pleased to provide this proposal for District Management Services to the board. Inframark has been providing District Management services in Florida for over 40 years.

To meet the needs of your District, we provide a fully empowered local District Manager out of our Tampa office. We provide additional support to all our clients through a central office with a regional management and support team and our structured business systems. This approach brings the strength, experience and expertise of Inframark to work proactively to address the needs of the District in the most cost-effective manner possible.

Inframark specializes in value-added services to our clients which include the following:

• Personnel:

- o Inframark offers one of the largest and most accomplished professional teams in the District Management business.
- We also bring in professionals from different disciplines to address special issues that may arise. Therefore, it is not only the number of professionals we offer to your District, but also our competence in addressing a wide range of complex matters that may come before your District.
- Your assigned team has more than 200 years combined expertise and experience in the CDD business.
- Willingness to Meet Time & Budget Requirements: Inframark is capable and committed to meeting time and budget requirements as agreed upon with the Board and in compliance with Florida statutes.

Experience:

- Inframark is the most experienced company in the business.
- We manage over 200 clients statewide including Community Development Districts, Special Districts, Homeowner Associations and local municipalities.
- We pride ourselves on providing the best customer service in the industry and have a client retention rate over 99%.
- Capital Project Management: Inframark has the knowledge and experience to manage multimillion dollar capital improvement projects for our clients and also can provide Certified Project Managers (PMP) on staff as needed

Office Locations:

- We have seven offices in the State of Florida that support our district clients. (Tampa, Brandon, Wesley Chapel, Ft. Myers, Celebration, St. Augustine and Coral Springs)
- We will support your District with a local district manager out of the Tampa office

"I have served as a supervisor on our CDD board for 3 years and the chairman for 2 years and in this 5 year period our CDD has performed many projects from paving roadways to a multi million dollar project replacing bulkheads and bridges throughout the community. Our project manager has served us well in maintaining accurate financial records and guidance with both contractors and our membership. His strict adherence to Florida law has protected us from legal and public actions and ridicule. In areas where his knowledge was limited he sought out staff members and professionals to get the answers needed for our board to make an informed decision. When our views differed he listened and we then were always able to reach a better outcome.

- Norman Day, Cedar Hammock CDD Chair

• Safety:

- o Inframark is the only District management company who has a specialized team of Health, Safety and Environmental (HSE) professionals.
- o Documented monthly safety training for ALL Inframark personnel.
- o Disaster Preparedness Plans for staff and ability to assist in plan creation for clients

• Human Resource Management:

- o Inframark has its own professional team of human resource professionals.
- o Provides drug and background screening that meet all applicable Federal and State requirements.
- o Employees complete monthly mandatory training on a wide variety of issues including sexual harassment, anti-discrimination, ethics, customer service and other important programs.
- o Regimented performance review process.
- Spot bonus and annual merit incentives
- o Best in industry employee benefit and 401(k) program
- Field Services: Inframark is also able to provide the following field services with our own employees:
 - o A complete range of Field Management and Maintenance services including but not limited to:
 - Vendor management
 - Contract administration
 - Sidewalk grinding
 - Pressure washing
 - Concrete Replacement and sidewalk repair
 - Monthly field services report
 - Landscape reviews
 - A full range of maintenance services for District and Association clients

2 Pricing & Business Considerations

Pricing Category	Proposed Pricing	Approved FY2023 Budget
District Management Services	\$66,000	\$34,629
Admin/Recording	Included	\$ 8,727
Accounting Services	Included	\$19,400
Financial & Revenue	Included	\$ 5,093
Assessment Services	Included	\$ 5,093
Disclosure Services	Included	\$ 2,000
Total for District Management Services	\$66,000	\$74,942
Amenities Management	\$ 12,000	\$ 22,000
Amenities Staffing Includes: • Full-time Clubhouse Manager • Full-time Asst. Manager • Full-time Maintenance Supervisor • Full-time Night/Weekend Manager • Part-time clubhouse staff (up to 140 hours per week during pool season)	\$360,500	\$350,500
Total for Amenities Management	\$372,500	\$372,500

- Pricing is good for 60 days and is contingent upon a mutually agreed contract.
- Pricing represents **an 11.9% cost reduction** from current similarly budgeted services.
- Amenity Staffing Scope of work similar to current service and scope

3 About the Company



Our Partnership Principles

Pure Alignment

We connect with our clients on a foundation of clarity, trust and mutual understanding. We make our clients' goals our goals, and tailor the right mix of skills and resources to every project.

Pure Accessibility

We are open and transparent with our clients and each other, making information and insights easy to see, understand, and share. We are always available and open to share our skills, ideas, and thinking.

Pure Accountability

We hold ourselves accountable to our clients and ourselves. We seek continuous improvement through rigorous compliance, as well as ongoing safety, training, and professional development.

see, feel and measure.

Inframark is an organization designed to accommodate all phases of operations for Community Development Districts, municipalities, residential and commercial property owner



associations. With offices throughout the State of Florida in Tampa, Brandon, Wesley Chapel, St. Augustine, Celebration, Ft. Myers and Coral Springs. Inframark maintains a focus in serving CDD's and HOA's and, as a result, has become a leader in our industry managing over \$87M in financial assets for over 125+ Community Development Districts and 200+ HOA's. Inframark is a member of Florida Association of Special Districts (FASD), Community Association Institute (CAI), the Florida League of Cities, Greater Orlando Builders Association, Tampa Bay Builders Association, Association of Florida Community Developers (AFCD) and the Urban Land Institute.

The success of any project (big or small) and every relationship depends on a positive and productive interplay of the people, processes, resources and responsibilities of all involved. Over the years, we've formalized the most important elements into our own service philosophy that we call the Principles of Pure Partnership™. These partnership elements, Alignment,

Accessibility and Accountability, are infused into our culture, into every project and every interaction. The result is deeper relationships with our clients and each other and real value in ways you can





https://www.youtube.com/watch?app=desktop&v=C-elgNECVJ4&feature=youtu.be

4 Qualifications

Meetings, Hearings and Workshops:

Inframark attends and conducts all regularly scheduled meetings. Inframark will also schedule and attend special Board meetings, continued meetings, hearings and workshops, as requested. As the District Manager, Inframark will arrange for time and location and all other necessary logistics for such meetings. For each meeting, we will prepare agenda packages for transmittal to the Board and staff at least seven days prior to the Board's meeting. Inframark will attend up to twelve meetings a year at no additional cost to the District.

"I have been on the Board of Supervisors of the Meadow Pointe CDD in excess of ten years with over 5 years as Chairman and three years as Treasurer."

"I am totally satisfied with the service we have been and are receiving from Inframark. Our District Manager is dedicated, knowledgeable, and responsive to our needs. He is backed up by a professional staff, both locally and in Coral Springs."

"I highly recommend Inframark."

Dennis Smith- Former Chairman Meadow Pointe CDD

The Inframark team uses a primary and secondary management approach to the District Management position. This ensures that the District will have continuity of services for district management services which are not dependent on a single individual. This approach is a hallmark of the Inframark approach to highly effective customer service to our District clients. This ensures that there will always be a qualified District Manager at every meeting.

Records:

Inframark has one of the largest teams of recording professionals (ten personnel), in the business. Our Recording Department develops all the necessary advertisements for meetings. With the size and professionalism of our Recording Department, we can provide an extremely high level of service for all our District Management clients. This service includes an unmatched level of automation of records management. Our team is aided through our searchable database that allows for quick and accurate searches for past meeting minutes and efficient responses to public records inquiries. We have dedicated staff that are assigned to handle all public record requests and are highly experienced in ensuring compliance with the requirements of Florida Statutes.

Inframark provides full compliance with all the Florida Statutes Records Requirements of Chapter 119. This includes storage of records, access to records and coordination of all responses to public record requests. In addition, Inframark is in full compliance and follows all the requirements of the Florida Administrative Code Section R.1B-24.003(1)(a), which deals with the retention of District records.

Other critical aspects of our Records Management Services Include:

Document Management:

Inframark utilizes three parallel processes to manage the documents of our clients.

First, our electronic document management system allows access security settings to be placed
on each file to prevent unauthorized editing or manipulation, thus ensuring the integrity of the
document. The documents are maintained in a PDF format that is exportable to the client's
Website for timely updates. We update records of District meetings (minutes, agendas and
supporting documentation) to the District's Website in compliance with Florida Statutes. The

document management system allows for ease of e-retrieval of documents using multiple search methods (document name, document number, document content, file type, author or the assigned retention category) to ensure all record requests are fulfilled in a timely fashion.

- Secondly, the process utilizes offsite storage of documents. Our vendor guarantees the secure storage and/or destruction of documents. Annually, upon completion of the audit, the accounting and accounts payable files are inventoried, boxed and sent to the secured offsite storage facility. All records are maintained within applicable statutory requirements.
- Finally, we maintain an onsite Master File for each client. The Master File contains previous years' audits, arbitrage reports, budgets, insurance policies and other important historical information.

Disaster Contingency & Recovery:

Disaster recovery is particularly important since the Districts we manage are in areas prone to hurricanes. Our hurricane preparedness procedure includes the following:

- Provisions for the compilation and storage of files and data required to perform critical client services
- Securing the physical office space with the protection of client files as a top priority
- Satellite phone for contingency communication with local team
- Internet and phone-based communication chains to update personnel
- The ability to shift client critical tasks and District Management services to alternate office locations both out of region or state if necessary
- Securing priority commitments from key contractors due to strong and lasting relationships

Because of the critical nature of the electronic information we manage on behalf of our clients, Inframark emphasizes system security and has disaster recovery procedures in place to minimize the impact of storms, power outages and other similar events for the districts we serve. Our disaster recovery plans are continually updated in response to the changing needs of our business and the clients we serve.

In addition, Inframark utilizes sites certified to survive the equivalent of a Category 5 hurricane. District data is stored on servers that reside in Horsham, Pennsylvania. A full backup of all data is performed nightly and stored offsite at a remote location. Our Horsham facility is equipped with backup generator power. In addition to redundant equipment at our Houston IT center, we also have equipment co-located at other sites.

District Operations:

Inframark has fifteen (15) District Managers throughout the State of Florida with over 100 years of District Management experience in the Florida Community Development District market. The West Regional Manager for Inframark has over fifteen (15) years of District Management experience in addition to experience in finance, IT and is a Certified Project Manager. Since Inframark utilizes a team approach in the provision of all its services, we share best practices and success stories from District clients across the state. We conduct monthly manager calls in which we discuss existing issues and develop and implement solutions that are in the best interest of our clients. All Inframark team members go through monthly training to keep them up to date on a wide variety of issues that impact District operations.

The District Management team has access to all records of their Districts which includes all current and past contracts entered into by the District Board of Supervisors. With our searchable data base, it is very easy for our District Managers to review past contracts to compare with existing or proposed contracts. This allows our District Management team to keep up with contract termination dates, scope of services and fee schedules in each contract. We work closely with the Attorney for each District to ensure compliance with contract requirements and make certain that when the Board decides to terminate a vendor contract, it is done in an appropriate manner avoiding legal issues for the District.

Inframark has dedicated personnel that work with each District Manager on the renewal of District insurance requirements, including review of District facilities and working with insurance providers to develop the most cost-effective approach to insuring District facilities.

Our District Management team is highly experienced in working with District Attorneys and District Engineers in the development of Request for Proposals (RFP's) for a wide variety of District construction, capital and maintenance projects including:

- a) development of complex bid and proposal packages,
- b) advertisement of the opportunities,
- c) analysis of the proposals and bids, and
- d) development of recommendations for Board consideration.

With the vast experience of our District Management team and the presence of Inframark across the State of Florida we have established excellent relationships with many vendors and contractors which brings a value-added service to the District.

Accounting and Reporting:

Inframark performs all required financial accounting functions through solid workflow processes that are designed to integrate the traditional tasks associated with accounting transactions. Those traditional accounting tasks of disbursements, accounts payable, general ledger journal entries, trial balance reconciliation and budget monitoring are knitted together in such a way to achieve:

- Fast turnaround for vendor payments
- Smooth approvals for setting up capital requisitions
- Open communications to field operations staff
- Advanced preparation for independent audit field work

Our understanding of accounting processes allows us to quickly differentiate areas needing further work and those items that are routine in nature. While there is a great deal of accounting activity that goes into ensuring the individual transactions are properly recorded in the financial records of the District, we use our expertise, our knowledge and our experience to ensure accounting theory is applied in the best interest of the District. The importance of complying with statutory requirements as well as annual disclosure to lenders and bondholders is given an interconnected focus of everyone on our staff which is appreciated and

respected by our industry partners. Our accounting staff is committed to a quality standard that allows the accounting activities of the District to properly reflect its financial condition. Inframark has over 300 years of combined experience on our Finance Team.

Our finance team constantly monitors various investments instruments in Qualified Public Depositories to determine the best investment plan for District funds. Our accounting team monitors the maturity dates of District investments and alerts the District Manager so that the options for reinvestment can be brought to the Board for direction.

Audits:

Inframark has been working for decades with District auditors to make certain that each District audit is in full compliance with all GAAP and State accounting requirements. Inframark has a fully customized accounting software system that was designed for the Community Development District business that allows us to provide the most accurate and comprehensive information for all audit requirements.

Budgeting:

Inframark's customized CDD financial software system allows us to deliver options to our clients on how they wish to have their monthly financials and annual budget detailed. Each District Manager works with their assigned accountants to develop a draft budget for consideration by the Board of Supervisors. The draft budget is based upon the input from the Board as to the goals they wish to achieve in the upcoming budget cycle.

The Inframark Assessment Team works with the District Manager and the Finance Team to present a complete picture of the revenue and expenses for each annual budget and how the proposed expenditure plan impacts the annual assessments. This approach allows our clients to see how their annual budget will impact residents (financially) and how each budget will achieve the goals set forth by the Board of Supervisors. The District Manager and Finance Team work closely with the Recording Department to ensure that all legal requirements for advertisements are met during the budgeting process. In addition, the District Manager will solicit input from the District Staff, District Engineer and District Attorney on any operation and maintenance expenditures that they believe need to be increased, decreased or eliminated as part of the new budget cycle. It is critical in the development of an annual budget that aspects of the budget are reviewed by each team member providing service to the District.

Capital Program Administration:

As part of the annual budgeting process, the District Manager will solicit information from the District Engineer and District Staff on any capital projects they believe should be included in the annual budget. This includes the timing, cost, and whether a capital expenditure will increase or decrease any operation or maintenance expenditure currently included in the budget. It is important that the annual capital budget is fully coordinated with the operation and maintenance budget. We also examine the life cycle cost of projects based on the Reserve Study to determine their financial feasibility prior to the Board acting on said expenditure.

Inframark has many years of experience in dealing with capital bond issues and bank qualified loans for District projects. We have extensive experience in working with bond underwriters, financial advisors and various lending institutions on the establishment and implementation of capital programs for District clients. We have established procedures for making certain that specific deadlines associated with bond documents and bank qualified loan requirements are met. We have an excellent reputation of successful

implementation of a wide variety of financing programs for our District clients.

Assessments and Revenue Collection:

Inframark has an exceptional record of administering annual assessment rolls for our District clients. This experience includes on roll and off roll collection. We have successfully worked with District legal counsel to accurately and timely collect off roll assessments when they are called for. We also routinely conduct true up analysis for District tax rolls to ensure that all collections are being completed as per the Board's direction. Our Assessment Department also provides estoppel letters on an as needed basis at no cost to the District.

Our Treasury Services Group actively manages the revenue and investments for Districts across the State of Florida. This team ensures that the revenue generated by the District provides the financial platform to meet all its operational expenses and debt obligations. By working closely with the banking industry across our broad client base, we can provide economies of scale in the management of our banking relationships – which is passed along to the Districts we service in the form of favorably negotiated fees and service costs.

The depth and breadth of our special assessment knowledge lends opportunities to capture efficiencies and effectiveness in the collection of District revenues. We pride ourselves in our ability to interpret developer agreements to maximize cash flow for the District and satisfy cash requirements for running the operations of the District.

5 Effective Technology Tools and Support

AvidXchange Accounts Payable Processing System





Inframark offers AvidXchange, which is an advanced accounts payable processing system that is highly efficient and effective at making sure that District invoices are paid timely and only after review and approval by the District Manager and/or a designated Board member, if desired. The system is PDF driven, easily tracks and archives records, preserves historical information on vendor payments, provides for creation of specialized reports, allows increased transparency for the Board's overall review of the payables process and provides for timely payment for the vendor.



Improve Security and Transparency

Automate the approval workflow to improve governance and control for managers and board members. Enjoy 24-7 access from anywhere with an internet connection.



Centralize Invoices and Speed Up Approvals

Leverages a flexible online invoice approval process for expedited processing, while minimizing manual data entry and enabling mobile invoice review and approval.



Efficiently Manage Invoices

Vendors scan invoices in PDF format and submit them directly to the system in seconds. No need for printing, mailing & stuffing invoices in file cabinets.

The Manager reviews invoices online and ensures expenditures are coded to the proper general ledger account. Designated approvers receive email notifications whenever invoices are awaiting their review and approval. Approvers log on to the AvidXchange website, view the invoices in their individual queues and approve them for payment, which then prompts a payment being sent to the vendor.

Customized Financial Statements & Budgets

Inframark developed a proprietary financial operating system designed exclusively for the Community Development District business, allowing us to provide clients customized financial statements and budgets. Our financial software is continually being updated and we offer our clients the ability to choose how their financial statements will look, depending upon the preference of the Board.

TECHNOLOGY DRIVES OUR COMMUNITIES

IMS TownSquare – Website, Portal and Communications

Inframark intentionally promotes communication and transparency through our hybrid communication tools. Accessible from smart phones, pads, and computers streaming community info and news feeds, providing tangible communication and alternatives to unofficial chatter among social media.





Inframark's hybrid webpage is password protected and functions like both a webpage documents center and a social media network with safety control filters. It is manager-controlled communication hub to proactively provide information, build approved community groups, update important community activities, and optionally request feedback from residents – all postings have a 1200-word filter to screen out profanity and other inappropriate language.

Managers can proactively plan and schedule communications with strategic postings, so residents are more informed. Inframark's Phone App creates proactive postings where residents are focused! This site can be stand alone or become the District's Communication Hub.

- Private and secure communication tool only for the use of the residents.
- Communication can be one-way from manager, or if chosen, interactive with residents.
- Official District news and topic channels are used to categorize discussion threads.
- "Report a post" feature and blacklisted word filters
- Designed for optimum web and mobile viewing and posting.
- IMS TownSquare Mobile app for Apple iOS and Android users.

• IMS TownSquare Work Order System

Managers, Residents AND Vendors can now go online to maximize workflow. Inframark TownSquare Work Orders allow for Members, Vendors and Community Manager to create work orders online and via our TownSquare App. The digital forms created by the Manager or approved vendor are tracked in the system which notifies all parties with all work order requests. Status and activity can be exported in Excel or PDF form and becomes part of our standard Monthly Reporting.

6 Staffing

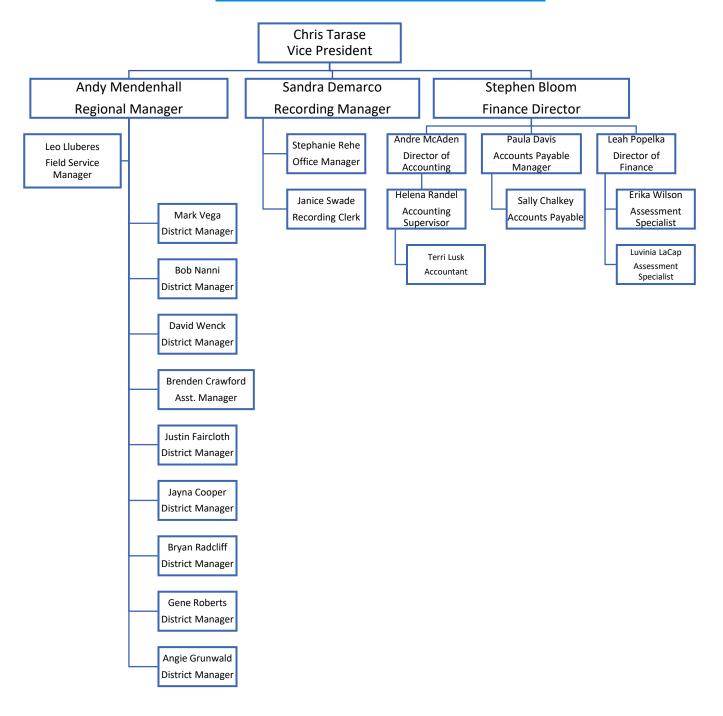
Inframark is the only District Management firm with its own Human Resource team. This means the following:

- our employees are fully vetted prior to hiring,
- employees have regular performance evaluations,
- we follow a progressive disciplinary policy,
- we have an exceptional benefit program for our employees that other firms do not offer,
- we have a bonus program for exceptional performance,
- we offer a management bonus for employees that are responsible for financial performance goals,
- we provide a 401K retirement plan,
- we provide ongoing training and training incentive programs,
- · we offer tuition reimbursement, and
- we have an in-house safety team and continuous safety training program for all employees

Inframark places the highest value on its employees and provides a work environment and benefits that are designed to encourage long-term employment with Inframark.

In terms of the personnel assigned to your District, Inframark will ensure to the highest degree possible that we will retain the same personnel for your District. In addition, for the primary District Manager and the Secondary District Manager we will not remove or replace them without notifying the Board and the Board will have the opportunity to approve their replacement.

West Florida Organizational Chart



District Management:

Mark Vega, District Manager, is a certified District Manager through Florida Association of Special Districts (FASDO and has over nine years of District Management experience. He has been a District Manager in the Tampa Region for the past nine years and has managed many complex Districts. Mark has never lost a district that he manages and has over thirteen years of CDD experience as he was the first resident Board Supervisor on the South Fork CDD and shortly after being appointed by the developer was selected as Chairman. He has a Bachelor of Arts Degree in Political Science from the University of South Florida.

Andy Mendenhall is the Regional Manager for Inframark and is also available to work with Mark on addressing any issues that could develop and he will be responsible for the overall performance of the Inframark team. Mr. Mendenhall has 16 years of district management experience. He is a certified Project Management Professional with more than 19 years of project and program management experience in technical and business operational areas. His background includes treasury services work with JP Morgan and Citibank with additional years of information technology experience working for Cigna Healthcare and Metris Corporation. He holds a bachelor's and master's degree in Business Administration. Mr. Mendenhall also currently serves as a Supervisor on the Seven Oaks CDD and previously served as the Chairman of the Northwood CDD and is based in our Tampa office.

Recording Services:

Sandra Demarco, Records Manager, has been with Inframark for over 17 years and serves as Manager of the Recording Department. She has over 14 years of experience providing services to special districts throughout Florida, including water control and improvement districts with experience in processing permits. In addition, she has over 7 years of experience as a Records Management Liaison Officer overseeing maintenance of public records and responding to public records requests; and over 4 years' experience serving as a municipal clerk. Sandra earned a BA from Florida Atlantic University.

Janice Swade, Recording Secretary, has been working with Inframark for 17 years as a District Recording Secretary. Her previous experience includes 13 years with The Port Authority of New York and New Jersey, working with various administrative and clerical positions, including that of Senior Executive Secretary with the Deputy Director of the World Trade Center. Ms. Swade is extremely thorough in her attention to detail with all the Districts she serves.

Stephanie Rehe, Office Manager, has been with Inframark for over 18 years and is responsible for coordinating the publication of all meeting notices, responding to public record requests and updating the electronic archival repository. She works closely with the entire Management Services team, facilitating and gathering documentation to compile agenda packages and finalize the District's records of proceedings in accordance with Florida Statutes. Stephanie has 15 years of clerking experience with Inframark.

Financial Services:

Stephen Bloom, Finance Director, has been with Inframark for over 16 years and leads the Finance Department and coordinates the District's banking and investment activities. He is also responsible for monitoring and implementing changes to the financial reports to ensure the District is compliant with all GAAP requirements. Stephen holds Bachelor Degrees in both Finance and Management and has more than 20 years of combined accounting and finance experience in both the public and private sectors.

Andre McAden, Director of Accounting, oversees the Inframark Financial Team which manage the District's financials, budgets and annual audits. He works with financial institutions to provide long term investing, credit and debit cards; and ensures investment policies are upheld with Federal and State requirements. He coordinates bond compliance requirements with the Trustee, establishes procedures and maintains reporting of unclaimed property. He has over 12 years of Municipal experience.

Terri Lusk, Accountant, has been with Inframark over 17 years and is responsible for preparation of financial statements, annual budgets and audits. She earned a Bachelor of Business Administration in Accounting from Florida Atlantic University and has more than 20 years of experience that includes over 17 years in the not-for-profit sector.

Paula Davis, Accounts Payable Manager, has been with Inframark for 19 years and is responsible for overseeing all accounts payable, accounts receivable and payroll activities. In addition, she coordinates the annual renewal of the Districts' insurance policies. Paula has nearly 30 years of accounting experience, which includes five (5) years as a Human Resources Coordinator.

Sally Chalkey, Accounts Payable Specialist, has been with Inframark since 2014 working closely with vendors, field managers, District Managers, City Managers and accountants. Sally has 20 years' extensive experience working in the accounting and customer service field. Sally is proficient in the accounts payable process, processing over 7,000 invoices annually.

Luvinia LaCap, Assessment Specialist, has been with Inframark since 1999 working closely with title companies, residents, District Managers and accountants. Luvinia has over 19 years' extensive experience working in assessments and customer service fields.

Erika Wilson, Assessment Services, Erika has 8 years' experience that has encompassed a wide variety of fields and disciplines. Personal banking, mortgage lending, personal portfolio management, accounting and municipal financial management are some of the fields in which she has worked over the course of her career. Erika has worked for Inframark since 2018 and is the lead Assessment Specialist of the Finance Department. Her current responsibilities include, but are not limited to building District assessment rolls, managing District lien books, bond methodology analysis and implementation, debt service funding, developer billings and debt service budget analysis.

7 Clients (Partial List)

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Community	County
Coral Lakes CDD	Charlotte
Heritage Lake Park CDD	Charlotte
Riverwood CDD	Charlotte
Bonita Springs	Collier
Cedar Hammock CDD	Collier
Heritage Bay CDD	Collier
Naples Heritage CDD	Collier
Quarry CDD	Collier
Avalon West	Hernando
Four Seasons @Crystal Spring	Hernando
Southern Hills Plantation II	Hernando
Spring Ridge CDD	Hernando
Arbor Greene CDD	Hillsborough
Avelar Creek	Hillsborough
Balm Grove	Hillsborough
Belmond Reserve CDD	Hillsborough
Berry Bay	Hillsborough
Bullfrog Creek	Hillsborough
Carlton Lakes CDD	Hillsborough
Cheval West CDD	Hillsborough
Cordoba Ranch CDD	Hillsborough
Creek Preserve CDD	Hillsborough
Cypress Mill	Hillsborough
Easton Park CDD	Hillsborough
Gas Worx (Tampa)	Hillsborough
Hammocks (The) CDD	Hillsborough
Harbour Isles CDD	Hillsborough
Heritage Isles CDD	Hillsborough
La Collina	Hillsborough
Live Oak No. 1 CDD	Hillsborough
Live Oak No.2 CDD	Hillsborough
Mirabella	Hillsborough
North Park Isle	Hillsborough
Park East	Hillsborough
Park Place	Hillsborough
Parkway Center {Oak Creek}	Hillsborough
Shell Point {Shell Cove}	Hillsborough
Sherwood Manor {Brookside}	Hillsborough
Simmons Village North CDD	Hillsborough
South Creek CDD	Hillsborough
South Fork CDD	Hillsborough
	

Community	County
The Heights	Hillsborough
The Oaks at Shady Creek	Hillsborough
Timber Creek	Hillsborough
Touchstone	Hillsborough
TPOST CDD	Hillsborough
Ventana	Hillsborough
Waterchase CDD	Hillsborough
Westchase CDD	Hillsborough
Westchester	Hillsborough
Buckhead Trails CDD	Manatee
Buckhead Trails II CDD	Manatee
Forest Creek CDD	Manatee
Lexington CDD	Manatee
Parrish Plantation	Manatee
Plant City	Manatee
Saltmeadows	Manatee
Sawgrass Village CDD	Manatee
SouthBay	Manatee
Chapel Crossings CDD	Pasco
Cobblestone	Pasco
Cypress Preserve	Pasco
Harvest Ridge	Pasco
Heritage Springs CDD	Pasco
Hillcrest Preserve (Recreate)	Pasco
Hilltop Point (Dade City)	Pasco
Lake Bernadette CDD	Pasco
Lexington Oaks CDD	Pasco
Longleaf	Pasco
Meadow Pointe CDD	Pasco
Meadow Pointe II CDD	Pasco
New River CDD	Pasco
Northridge	Pasco
Northwood	Pasco
Oak Creek CDD	Pasco
Oakstead CDD	Pasco
St Joe (Dade City)	Pasco
Suncoast	Pasco
Two Rivers East CDD	Pasco
Two Rivers North CDD	Pasco
Two Rivers West CDD	Pasco
Watergrass	Pasco

REFERENCES

Watergrass II CDD

https://www.watergrass2cdd.com Wesley Chapel, FL (Pasco County) Zuriel Cabrera, Chairman

zcabrera@hotmail.com

201-723-9119

Forest Creek CDD https://www.forestcreekcdd.org/ Parrish, FL (Manatee County) Joe Dewitt, Chairman idewittfccdd@gmail.com 941-212-7080

Westchase CDD

813-417-6698

https://westchasecdd.com/
Tampa, FL (Hillsborough County)
Matt Lewis, Chairman
Seat3@westchasecdd.com
813-503-2239

Live Oak No 1 CDD

https://www.liveoakno1cdd.com/
Tampa, FL (Hillsborough County)
Mike Ceparano
seat4@liveoakno1cdd.com

Oak Creek CDD

https://www.oakcreekcdd.org/
Wesley Chapel, Florida (Pasco County)
David Gerald
813-629-5502

8 Sample Scope of Services

All services required for the management of a Community Development District under Chapter 189, Florida Statutes, Chapter 190, Florida Statutes and all other applicable Federal, Florida, and local laws (including the ordinance(s) and resolution(s) relating to the District and any interlocal agreements). All services should be completed on a timely basis.

A. Meetings, Workshops, and Hearings

- Organize, attend, conduct, and provide minutes for all meetings, workshops, and hearings
 of the District.
- **2.** Schedule such meetings, workshops, and hearings.
- **3.** Coordinate the time, location, and all other necessary logistics (including providing conference call numbers or telephonic or virtual meeting technology).
- **4.** Send or publish notices for meeting, workshop, hearing, and election pursuant to Florida law.
- **5.** Provide agenda packages and meeting materials in the form requested by the Board.

B. District Operations

- **1.** Act as the primary point of contact for District-related matters.
- 2. Maintain an action item list of tasks and follow ups from meetings.
- Coordinate with the District's ADA document remediation vendor (and website vendor) to ensure the District's website has the content required by Florida (and is on the website for the appropriate duration) and includes any additional information or materials requested by the Board.
- **4.** Consult with and advise the Board on policies, services, and responsibilities of the District and implement the Board's policies and direction.
- 5. Make recommendations and assist in matters relating to solicitation (competitive bidding, request for proposals, request for qualifications, etc...), approval, rejection, amendment, expiration, renewal, and termination of contracts for services, goods, supplies, or materials in accordance with the District's rules and Florida law.
- **6.** Monitor certificates of insurance as needed per contracts.
- **7.** Assist with the preparation of and follow risk management policies and procedures.
- **8.** Recommend and advise the Board, in consultation with the District Engineer, of the appropriate amount and type of insurance and be responsible for procuring all necessary insurance.
- **9.** Process and assist in investigation of insurance claims..
- **10.** Negotiate on behalf of the District (when specifically authorized by the Board) with governmental entities, vendors, contractors, residents, insurance representatives, and other parties.
- 11. Ensure compliance with all statutes affecting the District by performing the following tasks (and such other tasks required by law but not specifically identified herein):
 - i. file the name and location of the Registered Agent and Registered Office location annually with Department of Economic Opportunity and the County.
 - ii. provide the regular meeting schedule of the Board to the County.
 - iii. prepare and file annual public depositor report.
 - iv. file all required financial reports (including the Annual Audit) to the Department of Revenue, Auditor General, the County, and other governmental agencies with jurisdiction in compliance with Florida law.
 - v. transmit Public Facilities Report and related updates to appropriate agencies.
 - vi. file request letter to the local Supervisor of Elections for number of registered voters as of April 15, each year. Report annually the number of registered voters in the District by June 1, of each year.

- vii. serve as the contact person for the State Commission of Ethics for Financial Disclosure coordination.
- **viii.** maintain the District Seal.

C. Accounting, Reporting, and Audit Support

- 1. Implement an integrated management reporting system compliant with Generally Accepted Accounting Principles (GAAP) and Government Accounting Standards Board (GASB) for government and fund accounting which will allow the District to represent fairly and with full disclosure the financial position of the District. The District's accounting activities should be overseen by a degreed accountant.
- 2. Track and oversee the District's general, capital, reserve, and bond fund activities and provide monthly and annual financial statements (including budget to actual summary).
- **3.** Administer the processing, review, approval, and timely payment of all bills, invoices, and purchase orders (including construction requisitions).
- **4.** Recommend and implement investment policies and procedures pursuant to Florida law, and provide cash management services to obtain maximum earnings for District operations through investment of surplus funds to the State Board of Administration.
- **5.** Prepare reports as appropriate under applicable law, accounting standards, and bond trust indenture requirements.
- **6.** Provide audit support to auditors for the required Annual Audit and ensure completion of the Annual Audit and Annual Financial Statements in compliance with Florida law.

D. Budgeting

- 1. Prepare and provide for a proposed budget for Board approval and submission to the County in compliance with Florida law.
- **2.** Prepare final budget and backup material for and present the budget at all budget meetings, workshops, and hearings.
- **3.** Administer the adopted budget and prepare budget amendments on an ongoing basis as necessary.

E. Assessments & Revenue Collection

- 1. Develop and administer the annual assessment roll for the District. This includes administering the tax roll for the District for assessments collected by the County tax collector and administering assessments for off tax roll parcels/lots.
- **2.** Provide payoff information and pre-payment amounts as requested by property owners and collect prepayment of assessments as necessary.
- **3.** Issue estoppel letters as needed for property transfers.
- 4. Maintain the District's Lien Book, in which is recorded the details of any District debt and the related debt service assessments. The Lien Book will account for all District debt and show the allocation of debt principal to assessed properties within the District.

F. Bond Compliance and Dissemination Agent – Additional fees may apply

- **1.** Oversee and implement bond issue related compliance. For example:
 - i. coordination of annual arbitrage report as required.
 - **ii.** transmittal of the Annual Audit, budget, and other required information to the trustee and other parties as required.
 - iii. annual/quarterly disclosure reporting for additional fee as required.

G. Records

1. Maintain the "Record of Proceedings" for the District at a location within the boundaries of the local government in which the District is located and include meeting minutes,

- resolutions, and other records required by law and provide access to such records in compliance with Florida's public records laws.
- 2. Serve as the District's Records Management Liaison Officer for reporting to the Department of Library and Archives pursuant to Section 257.36(5)(a), Florida Statutes.
- 3. Serve as the District's designated custodian of all public records of the District and comply or coordinate the compliance with the responsibilities imposed by Chapter 119, Florida Statutes. For example:
 - i. protect the integrity, confidentiality, or exemption of all public records.
 - ii. respond to public records requests in a timely, professional, and efficient manner.
 - iii. recommend best practices and services to ensure all public records of the District (including emails of the Board) are preserved pursuant to Florida law requirements.

H. Field Operations Services (Additional Fee may apply based on mutually agreed upon scope)

- **1.** Monthly community inspections
- **2.** Meet with vendor contractors
- **3.** Process invoices
- **4.** Re-bid contracts as needed
- **5.** Receive and respond to homeowner phone calls
- **6.** Attend Board Meetings as requested

I. Amenity Services Sample Scope - The onsite management personnel will be responsible for the following services, a detailed description of these services is provided below:

- 1. Day-to-day operations, budgeting, and managing vendor contracts relating to the amenity facilities, development of standard operation policies and procedures.
- 2. Ensure a presentable overall appearance of the amenities.
- 3. Check Resident access cards.
- 4. Monitor the guest and visitor policies.
- 5. Manage the private events calendar for the Clubhouses.
- Complete private event rental forms, security deposits and check in/out documents.
- 7. Assess condition of District property resulting from neglect, vandalism, depreciation and estimate the costs associated with its repair and/or replacement.
- 8. Serve as the liaison with the Board of Supervisors and District Management staff.
- 9. Notify residents of upcoming events, meetings and general information.
- 10. Maintain preventative maintenance records, inventories, purchases and review of invoices.
- 11. Display flexibility in handling after-hours emergency calls.
- 12. Work with assigned contractors to ensure quality service is provided to the community.
- 13. Oversee workplace operations to maintain and improve effectiveness and efficiency.
- 14. Full knowledge/awareness of all rules and regulations of the amenities. Including but not limited to operational hours, age restrictions and food / drink restrictions.
- 15. Enforce the rules and regulations of the facility.
- 16. Interaction with residents and guests on a day-to-day basis.
- 17. Provide the best possible customer service to the residents and guests to maintain a safe and comfortable environment.
- 18. Prepare a monthly management report.
- 19. Negotiate purchasing and potential bidding of contracted services.
- 20. Document all complaints, injuries and maintenance issues in a specified log book.
- 21. Prepare any incident or accident reports and forward them appropriately.
- 22. Process and manage work orders as needed.

- 23. Maintain and manage warranties, regular maintenance and inspections for the facilities as needed (fire inspections, pest control, mechanical systems, security alarms.)
- 24. When requested, attend Board and Committee meetings.
- 25. Track and code all petty cash/debit card expenditures.
- 26. Assist with setting the maintenance work assignments.
- 27. Assist in managing vendor contracts, oversight and supervision of subcontractors of the maintenance projects, and work with staff in prioritizing jobs.
- 28. Review and code all invoices before submitting for payment.
- 29. Assist in preparing the annual CDD budget.
- 30. Assist in the recommendation of capital equipment needs.
- 31. Oversight of Community security operations.
- 32. Assist, analyze and compare proposals, bids and cost estimates for the District Manager.
- 33. Swimming Pool Deck: Blow off entire pool deck, arrange furniture, empty and clean all waste receptacles and control algae growth around pool area.
- 34. Picnic Areas: Empty waste receptacles.
- 35. Play Courts: Pick up any litter and empty waste receptacles.
- 36. Playground: Check the equipment regularly.
- 37. Interior of Building(s): Change A/C filters, replace light bulbs and control cobwebs.
- 38. Parking Lot: Pick up litter, blow off debris.
- 39. Landscaping: Water all potted plants, pick up any debris and litter around Clubhouse landscaping.
- 40. Cleaning the outdoor furniture.
- 41. Supplies and equipment are not included in this proposal.
- 42. Maintain the general appearance of all indoor spaces.
- 43. Vacuum carpet and mop all tiled areas.
- 44. Bathroom cleaning includes all toilets, bases behind toilets, counters, mirrors and shower stalls. Soap dispensers shall be cleaned and filled when necessary. Paper product dispensers shall be restocked as needed.
- 45. Window cleaning includes window ledges and blinds.
- 46. Dusting includes window ledges, vents, furniture bases, shelves, picture frames, desks and tables.
- 47. Fitness Center: Dusting and or wiping down the equipment.
- 48. Storage closet shall be kept in an orderly condition. Equipment and cleaning supplies shall be properly stored.
- 49. Paper products, cleaning supplies and equipment are not included in this proposal



Inframark Field Services - Field Inspection
Highland Meadows II CDD
January 27, 2023



Item 1
Assigned To Landscape Vendor
Hard edge and collect trash around
in all Dry Retention Areas (DRA)
during weekly visits



Item 2
Assigned To Landscape Vendor
Along the base of all CDD walls,
spray a 6-8" buffer strip using nonselective herbicide.



Item 3
Assigned To Inframark Field Team
Provide and solicit proposals to
pressure wash the CDD walls



Item 4
Assigned To Inframark Field Team
Check photocells at the Grove entry
to ensure proper function. The lights
should not be on during the day



Item 5
Assigned To Landscape Vendor
Remove advertisement signs from
District property



Item 6
Assigned To Landscape Vendor
Mulch needed in all landscape beds



Item 7
Assigned To Landscape Vendor
Provide a schedule for Spring Crape
Myrtle pruning. Pencil pruning is
suggested



Item 8
Assigned To Landscape Vendor
During service visits, treat ant
mounds in landscape and hard
Scape areas



Item 9
Assigned To Landscape Vendor
Trim plant material so it does not
impede the landscape light and sign



Item 10
Assigned To Inframark Field Team
Provide and solicit proposals for
pressure washing the sidewalks



Item 11
Assigned To Landscape Vendor
Provide a proposal to infill missing
Blue Daze at The Groves entry
monument



Item 12
Assigned To Landscape Vendor
Repair cut soaker line around the
Crape Myrtle on 10th, South of the
Groves entry



Item 13
Assigned To Landscape Vendor
Improve turf weed control in
Bermudagrass between wall and
sidewalk throughout the District



Item 14
Assigned To Inframark Field Team
Exterior walls in need of pressure
washing



Item 15
Assigned To Landscape Vendor
Remove discarded landscape debris
from DRA by mail kiosk on Persian
Dr.



Item 16
Assigned To Landscape Vendor
Monitor recovery of Mammy Crotons
on Tanager St. Median.



Item 17
Assigned To Landscape Vendor
Tanager St entry, remove broken
palm frond with pole saw during
service visits



Item 18
Assigned To Landscape Vendor
Pin down soaker hose in bed at
Tanager entry monument



Item 19
Assigned To Landscape Vendor
Provide proposal o infill bed with
Blue Daze



Item 20
Assigned To Board Of Supervisors
Tree elevations are consistent
throughout the District, keeping
limbs off the wall



Item 21
Assigned To Landscape Vendor
Across from the Tanager St entry,
remove white 4x4's if no longer in
use



Item 22
Assigned To District Engineer
Tanager St and Patterson Rd storm
water drain is backed up. Call County
to check the line



Item 23
Assigned To Landscape Vendor
Collect trash and debris from beds
during weekly services. Treat bed
weeds as needed



Item 24
Assigned To Inframark Field Team
Provide and solicit proposals to
repair PVC fence in tract next to 346
Pentas Ln.



Item 25
Assigned To Landscape Vendor
Mulch and trash pick up needed at
the amenity center parking lot



Item 26
Assigned To Landscape Vendor
Rake ADA mulch back under swings
during service visits



Item 27
Assigned To Inframark Field Team
Pressure washing services needed on
play ground equipment



Item 28
Assigned To Landscape Vendor
Infill holes and add mulch to the
bench areas in the dog park



Item 29
Assigned To Inframark Field Team
Straighten Notice sign at amenity
entry



Item 30
Assigned To Landscape Vendor
Remove suckering growth from oak
trees



Item 31
Assigned To Landscape Vendor
Repair broken drip line around oak
tree on the corner of Golden Eagle
Way, behind the pool



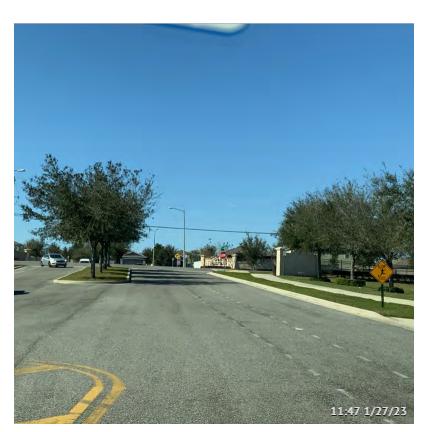
Item 32
Assigned To Landscape Vendor
Repair broken irrigation line behind
amenity center on Golden Eagle Way



Item 33
Assigned To Landscape Vendor
Provide a proposal to infill bare
areas with Bahia sod on Golden
Eagle Way



Item 34
Assigned To Inframark Field Team
Check all PVC fencing in he
community for downed panels.
Provide proposals for repair



Item 35
Assigned To District Engineer
Road striping needed throughout the
District. Faded bike lanes are a major

safety concern

Proposal for: **District Management Services**





2250 International Pkwy #208 Lake Mary, FL 32746 (321) 263-0132

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Expertise			



May 12, 2023

Re: Sterling Hill Community Development District - Proposal for District Management Services

Dear Board of Supervisors,

On behalf of Vesta Property Services, Inc., it is my pleasure to submit the following proposal for District Management-related Consultant Services for your Community Development District. Our submittal outlines our company's qualifications and capabilities, in hopeful anticipation of providing these important services to the Board and Residents of your District.

In July of 2020, Vesta formally entered Florida's special district management industry through an acquisition of DPFG of Florida, LLC, an experienced and successful specialist in managing special taxing districts in Florida. Vesta is a Jacksonville-headquartered, leading property management company with three decades of successful experience as a "full-service" management company serving much of the state of Florida.

With the addition of District Management services, Vesta offers our client-communities all aspects of Community Management Services including Budgeting, Financial and Administrative Serveices, Financing/Refinancing of Bonds for public infrastructure, Special Methodology Assessment Structuring, Operational and Long-Term Capital Planning (all of which typically fall under "District Management Services"), as well as Homeowners Association, Amenities-and-Lifestyle, and Field Operations Management Services for the community.

Our proposal features the services of our local District Manager, Kyle Darin, assisted by Tish Dobson. Our hands-on leadership team of Kyle and Tish - directly overseen-and-supported by me - has over three (3) decades of combined district management and onsite amenity management experience and expertise (our summary bios are on Pages 6-7) to leverage for you. We will be Sterling Hill CDD's management team and will ensure the long-term management stability that is needed for your District. We will also have the assistance of our uniquely-qualified financial, accounting, and administrative teams to resolve any immediate issues and assist in forward-planning for the benefit of your District. Finally, our proposed Fee (shown on Page 15) would save the District a considerable sum of money and fully rounds out Vesta's unsurpassed value proposition for Sterling Hill Community Development District.

Thank you for your consideration; we look forward to the opportunity to serve and work on behalf of the District and Board of Supervisors. Should you have any questions, please feel free to contact me directly at (813) 390-6553 or scottsmith@vestapropertyservices.com.

Most respectfully,

Scott SmithVice President,

Vesta District Services

2250 International Pkwy #208

Lake Mary, Florida 32746

(321) 263-0132

PAGE - 3

ABOUT US

Founded by J. Frank Surface in 1992 and headquartered in Jacksonville, Florida, Vesta Property Services, Inc. has redefined outstanding property management with superior amenities programming, customized management in every planned-community, and affordable, direct financing for planned-unit communities. Initially formed through the merger of several smaller, complimentary management companies, Vesta provides a single place where all community needs are fulfilled day-in and day-out.

Since 2011, Vesta's success has largely been driven by 2 factors: (1) our statewide Senior Leadership Team (shown below; each team member was personally chosen by Mr. Surface for his or her particular role), (2) close collaboration between our Senior Leadership Team and our industry's best-in-class team of managers and supervisors in a variety of disciplines.



OUR VISION

Vesta's vision is to provide planned-communities with a superior community management experience, exceptional lifestyle services, and strong financial support for developers and residents.

Our senior leadership and management teams are equipped with decades of experience and expertise, which we leverage everyday on behalf of our valued clientele and frontline associates.

OUR LOCATIONS

In addition to our Jacksonville headquarters, Vesta has twelve (12) fully-staffed offices throughout the state. We successfully provide a wide-range of professional community management services from Amelia Island to Key West, Florida and nearly everywhere in between



OUR STORY: COMPANY OVERVIEW, TIMELINE & MILESTONES

Originally incorporated as Point Management in 1973, Vesta Property Services, Inc. provides financing, management, and ancillary services to developers of planned-unit communities and resident associations in connection with clubhouses, golf courses, amenity and infrastructure facilities, and commercial real estate, as well as Special District and governmental agency management. Below is a timeline featuring some key milestones that have marked our journey:

1992



FOUNDER-PIONEER

Founded in Jacksonville, Florida, Frank Surface's trailblazing vision launches our company: to be a single source for (1) affordable and flexible financing, (2) expert community management services, and (3) creative and thriving lifestyle services – all under one umbrella, consistently improving and growing, and propelled by a best-in-class Senior Leadership Team.

1993



KEY CLIENT-COMMUNITIES

7,200-unit Kings Point Golf & Country Club in Delray Beach is our very first client - our three-fold vision comes to life! Later, 5,600-unit Kings Point Sun City Center is added (in 2008.) We continue to proudly provide a wide-range of management-and-lifestyle services for our two flagship communities to this day.

2011



AMENITIES LEADERSHIP

Vesta acquires Florida's leading, statewide provider of amenities management services - *Amenity Services Group, Inc.* - specializing in serving the vital operations, maintenance, and lifestyle needs of Community Development Districts since 1997.

Present



| SPECIAL DISTRICT SERVICES / STATEWIDE OFFICES

Vesta realizes our vision as a leading, full-service, expert community management company by acquiring *DPFG Management & Consulting, LLC* - a specialist in district management and financing services - in 2020. Vesta has 12 offices throughout Florida, manages over 650 communities and special districts, and employs 1,200 associates for our clientele.

LEADERSHIP AND SUPPORT

Scott Smith

Vice President, District Services



He has recently transitioned to overseeing and supporting the District Services division for Vesta. Scott is also a graduate of the Leadership Tampa Bay Class of 2020.

DISTRICT MANAGEMENT SERVICES

Kyle Darin

District Manager

regions in Florida.

Kyle has been with Vesta Property Services for over two years, most recently successfully serving as our onsite General Manager at MiraBay (Harbor Bay CDD) in Apollo Beach. Prior to Vesta, Kyle held executive leadership roles in world-class hotels and resorts in Tampa. Boca Raton, Las Vegas, and Orlando. Kyle specializes in operations and process management, having led several optimization and efficiency initiatives during his operational career at locations such as the Boca Raton Resort & Club, a Waldorf Astoria Resort, The Hilton and Waldorf Astoria Bonnet Creek, and The Venetian | The Palazzo Las Vegas.

With over 15 years of leadership experience, Kyle has managed budgets in excess of \$100M, teams as large as 4,000 associates, oversaw and managed several capital projects, hotel and community clubhouse renovations and rebranding, and brings with him a passion for service excellence, employee training, and effective management of staff. In his role as District Manager, Kyle is able to provide valuable counsel to boards, sharp insight during the budget process, professional and effective communication, and skilled leadership and management of vendors and fellow staff. Kyle prides himself on building, maintaining, and improving relationships across all industries, and is able to leverage those relationships to the benefit of his clients.





MANAGEMENT SUPPORT



Tish Dobson

Assistant District Manager

Tish Dobson has over 16 years of special district services experience focusing on Amenity, Facility, Field Service, and District Management.

Before focusing on special district services, Tish had unparalleled success in the aviation industry as she managed several airports throughout Florida. She specialized in marketing, safety regulations, and training programs for local, national, and international competitive teams, including the U.S.A. Skydiving Team.

Tish's astute fiscal insights and innovative planning abilities assist her Districts in the financial oversight of the Districts budgeted revenues and expenses. Tish also specializes in the Community/Clubhouse Emergency Planning that encompasses scenarios, plans, and procedures that are utilized extensively during critical times, including the recent pandemic. Her passion for excellence has resulted in numerous achievement recognitions and awards over the years in our industry, most recently the Special Districts Technology Innovation Award in 2020 and a Leadership Award in 2021. Furthermore:

- She holds a Degree in Ministry, along with several professional licenses. Through local and national organizations, Tish volunteers her time and utilizes two of her three licenses to provide services at no cost to those in need.
- Tish currently works with and manages 6 districts, all within the Greater Tampa area: Long Lake Ranch CDD, Heritage Harbor CDD, Bridgewater of Wesley Chapel CDD, Stonebrier CDD, Asturia CDD, and The Preserve at South Branch CDD.
- As part of her role, she performs site visits as well as meets with staff and vendors as needed, to ensure her District's operating productivity, with a minimum of one site inspection visit per month to review the property and its physical assets.
- She is available and on-call for after-hours emergencies, same as all Vesta district managers. Tish is also backed up by the rest of her district management team in case of an emergency or temporary vacancy.

MANAGEMENT SUPPORT

Contd.

Logan Muether

Senior Financial Analyst



Logan Muether is a skilled Financial Analyst with experience working with Special Assessments and CDD bond financing/re-financing. Mr. Muether's primary responsibilities include management and applications of special assessment bonds, development and preparation of annual budgets, strategic financial planning, and financial analysis for clients. Serving special district clients, he has also prepared special assessment methodologies and concurrently administered all annual special assessment rolls for Vesta/DPFGMC.

Logan holds a Bachelor of Science in Business Administration and Management with a focus in finance from Florida Southern College where he played on the men's lacrosse team. Mr. Muether is also an avid golfer and college football fan for his hometown team, the Ohio State University Buckeyes.

Johanna "Skye" Lee

Controller - District Services



Skye Lee has 17 years in accounting and financial services. Before joining the Vesta Corporate Accounting team in 2020, Skye was responsible for overseeing the accounting in over 200 properties in the residential and commercial industry, as well as serving as a Development Analyst. She specialized in auditing, acquisition and disposition underwriting, due diligence, and construction accounting.

As Controller for our District Management Services Division, Skye oversees our staff accounting team members who are responsible for budgeting and forecasting and financial statement accounting as well as construction accounting. She oversees Accounts Payable, Accounts Receivable and our Payroll Services.

Bridgett Alexander

Accounting Manager

Bridgett is a Florida native and graduate of Seminal State with a degree in Business information Management. She has a versatile background in accounting with over 10 years of experience in AP, AR, financial statement production and information systems. Bridgett is CPA-eligible and currently studying to sit for the exam. She reviews monthly financials, reporting and annual audit preparation for all Districts.

MANAGEMENT SUPPORT

Contd.

Austin Comings

Senior Accountant

Austin has been part of the accounting team with DPFG/Vesta since graduating from Florida Southern College in 2015. He has worked on various aspects of CDD accounting, including Accounts Payable, Construction Accounting, Financial Accounting, and now serves as the Senior Accountant.

Austin is responsible for ensuring the district follows all Florida Statutes for the reporting of our CDD accounting, helps in the preparation of the yearly audits and budgets, and is involved in the accounting transition process for any new districts. He has also previously served as a District Manager on several properties.

Jacquelyn Leger

Senior Administration

Ms. Leger is responsible for managing our Special Districts Administration Department. She oversees all the administrative responsibilities including the departments records management procedures and implementation guidelines through the State of Florida, Division of Library and Information Services and Bureau of Archives and Records Management.

Under the oversight of Ms. Leger, our Administrative Department ensures the proper preparation of agendas forBoard meetings and workshops, compiling necessary information for the assembling of the meeting agenda packets. Her team of professionals support the District Manager's responsibilities, by updating the District's meeting schedules and coordinating the proper legal/public notice and advertisement requirements for all meetings, Requests for Proposals and Public Hearings. The Administrative Department collects, stores, and transcribes the audio recordings into meeting minutes, coordinates the dissemination and proper signatures of resolutions, contracts and other District documents as approved/adopted by the Board and appropriately retains them in the District's files.

Ms. Leger has earned her bachelor's degree in Technical and Scientific Communication – Creative Writing from The University of Central Florida and is finalizing her MBA in Library and Information Science from the University of Washington.

CORPORATE LEADERSHIP TEAM

David Surface

Chief Executive Officer



David has been the CEO of Vesta since 2020, overseeing the company's executive team and day-to-day operations. During the past decade, he has been significantly responsible for Vesta's strong growth by spearheading our mergers-and-acquisitions and strategic partnerships. As a result, Vesta has tripled in size during this period and achieved widespread recognition as a leading, full-service property management company in Florida.

His career experience includes all aspects of real estate, both commercial as well as residential. Prior to joining Vesta, David was managing partner for a real estate finance, management, and brokerage company serving institutional clients

Chrissy Richie

Chief Accounting Officer



David has been the CEO of Vesta since 2020, overseeing the company's executive team and day-to-day operations. During the past decade, he has been significantly responsible for Vesta's strong growth by spearheading our mergers-and-acquisitions and strategic partnerships. As a result, Vesta has tripled in size during this period and achieved widespread recognition as a leading, full-service property management company in Florida.

His career experience includes all aspects of real estate, both commercial as well as residential. Prior to joining Vesta, David was managing partner for a real estate finance, management, and brokerage company serving institutional clients



Chief Financial Officer



Dan oversees the financial and administrative functions of Vesta's corporate entity. His career has included the performance and oversight of accounting, administrative services, and financial reporting for a range of entities, from large corporations following SEC requirements, to the not-for-profit associations, social clubs and trusts which serve many of our clients, and special-purpose entities that provide financing for purchasing related association facilities.

Dan started as a Florida CPA at Deloitte & Touche in 1993, specializing in the audits of publicly traded and real estate clients. He joined Vesta as Controller in 2001. PAGE - 10



QUALIFICATIONS & EXPERTISE

The following outlines Vesta's specific experience, qualifications, and duties related to the general District Management services.

Meetings, Hearings, Workshops, Capital Planning

- M
- Plan, Organize, Lead, and Facilitate/Conduct all Meetings, Workshops and Public Hearings
- Supervisor Orientations, Training and Serving as a Trusted Advisor
- Lead Boards in Executive Goal Setting for the District
- Bond Refinancing, Assessment Methodology, Establishments

Capital Planning

- C
- We offer Strategic Long-Term Capital Planning, using reserve studies and financial outlook analysis modeling
- Executive level experience in all aspects of long-term infrastructure budget management

Records



- We offer Strategic Long-Term Capital Planning, using reserve studies and financial outlook analysis modeling
- Executive level experience in all aspects of long-term infrastructure budget management

District Operations

- Plan, organize and lead in the operational oversight of CDDs with operations and capital budgets in excess of \$25 million
- D
- Oversee performance of Amenity and Field Operations personnel, vendors, and District contracts
- Experienced District Managers with prominent level of Facilities Operations knowledge in public works, infrastructure improvements including, storm water systems, roads, and bridges and highlyamenitized facilities

Accounting & Reporting, Audits, Budgeting, Administration, Assessments & Revenue Collection

- Accounting administration of combined operational and debt service budgets in excess of \$41.3 million
- Placing special assessments on County tax bill, and/or collect directly, for 21,487 parcels throughout 10 counties in Florida
- Provided construction accounting for capital improvement programs in excess of \$80 million
- Assessment consultant on 55 CDD bond issuances; issuing, refunding, or restructuring debt in excess of \$450 million



REFERENCES

Community Name: Beach CDD ("Tamaya") Contact: Stephen Kounoupas, Board Supervisor

Contact Phone: (904) 343-2710

Project Type: Planned community of 1,000+ homes

Location: Jacksonville, Florida

Community Name: Grand Haven CDD

Contact: Chip Howden, Chairman **Contact Phone**: (386) 283-7741

Contact Email: chiphowden@cfl.rr.com

Project Type: Planned community of 1,000+ homes

Location: Jacksonville, Florida

Community Name: Long Lake Ranch CDD

Contact: William Pellan, Chairman **Contact Phone**: (727) 639-1326

Contact email: bpellan@gmail.com

Project Type: Planned community of 850+ homes

Location: Land O' Lakes, Florida

Community Name: Asturia CDD Contact: Glenn Penning, Chairman **Contact Phone**: (309) 712-7621

Contact Email: seat2@sturiacdd.org

Project Type: Planned community of 1190 homes

Location: Wesley Chapel, FL

Community Name: Heritage Harbor CDD

Contact: Clint Swigart, Seat #3 **Contact Phone**: (813) 226-7948

Contact Email: cds8011@gmail.com

Project Type: Planned community of 669 homes

Location: Lutz FL

I highly recommend Vesta for their excellent management services. Their team excels in every way and meets the needs of our District and with their support, we're able to keep our District safe and in compliance, continually make positive progress for our residents, and foster a clean and beautiful environment that is enjoyable for all.

Our District manager works with our CDD Board to help us achieve the goals of the District in a very professional, knowledgeable, and expert manner. Again, we are grateful to our District manager and Vesta for setting us up for success.

Jennifer Whelihan, Chair; Board of Supervisors - The Preserve at South Branch CDD



66

"Vesta has done an outstanding job and continues to adapt to the ever-changing environment and needs of the community and its residents. Vesta has seen the amenities are maintained in the most up to date manner and one the residents are proud of.

I along with the rest of the nine (9) member Federation Board would highly recommend Vesta for any position for which they may be considered."

- Jack Davidson, President Federation Board, Kings Point Sun City Center

FEE-SCHEDULE FOR VESTA'S PROPOSED SCOPE-OF-SERVICES

Vesta proposes to maintain our fees shown below through Fiscal Years 2023 and 2024. Our fees include services for District Management, Administration, Recording, Financial Accounting for General Fund, Debt Service Funds and a Reserve Fund, and the Assessment Roll and Dissemination Services provided to Sterling Hill Community Development District (the "District").

SERVICES	PROPOSED FEES	2023 ADOPTED BUDGET
District Management	\$22,500 annually	\$34,629 annually
Administrative Services	\$7,200 annually	\$8,727 annually
Accounting Services	\$11,300 annually	\$19,400 annually
Financial & Revenue Collections	\$4,500 annually	\$5,093 annually
Assessment Roll Administration	\$4,500 annually	\$5,093 annually
TOTAL	\$50,000 annually	\$72,942 annually

District Management Services Include:

- Up to a total of fourteen (14) meetings and workshops per year; each up to four (4) hours in length.
- Administrative and Accounting functions.
- Tablets/electronic device for Supervisor's use at meetings.

FEE-SCHEDULE FOR VESTA'S PROPOSED SCOPE-OF-SERVICES

Contd.

Assessment Administration Services Include:

- Assessment Roll Preparation Services
- Preparation of the assessment roll and the timely submittal of the roll to the tax collector. Certification, direct billing, and funding request processing, as well as responding to property owner and realtors for Estoppel letters, bond payoff information and other collection related work.

Computer Time/Information Technology:

• This service is included in our District Management Fee

Website Administration:

- Initial work to migrate, host the website and pages.
- Ensure updated district documentation and contacts are posted on a monthly bases.

All annual fees for District Management Services listed above will be billed on a monthly bases in 12 monthly installments. Any fees for additional services will be billed following services rendered.



SCHEDULE OF ADDITIONAL SERVICES OFFERED AND FFE-SCHEDULE

- 1. Additional District Meetings: The District Management Fees proposed are based upon the District holding up to twelve (12) regular meetings and one (1) budget workshop each year, that each last up to four (4) hours in length.
 - \$175/hour: An additional \$175/hour fee will be billed to the District, for each hour past the initial 4-hour meeting timeframe included in this proposal.
 - \$800 per meeting: Additional meetings or workshops outside of the aforementioned amount will be billed to the District at a total fee of \$800 per meeting.
- 2. Postage and freight are not included in this proposal.
- **3. Debt Service Fund Accounting & Assessment Collection Services:** If the District issues additional debt, the proposed fee for these services would be \$5,500 annually per bond issue.
- 4. Assessment Methodology Consultant Services (Special Methodology Reports):
 - New Bond Issuance Fee: \$25,000 per new bond issuance.
 - Refinance Fee: \$15,000 per bond refinance
 - Bond Anticipation Notes: \$15,000 per issuance.
- 5. Long-Term Capital Planning:
 - Long Term Capital Planning: \$5,000 (reduced from \$10,000)
 - This fee includes the costs associated with Vesta providing all the Capital Planning, Funding, and Infrastructure Reinvestment Budgeting, producing a long term (10-year) financial outlook model to help the District/Board to prioritize, plan for future costs, and identify future assessment values for Operations and Maintenance as well as Infrastructure/Capital Items.
 - Note: Does not include a Reserve Study.
- **6. Additional Services:** Should Vesta Property Services, Inc. be requested to provide additional services not covered in this proposal, fees for such services shall be negotiated in accordance with the terms mutually agreed upon by the District and Vesta Property Services, Inc.

A key reason we employ Vesta is our strong work-relationship with their Management Team. We've been together for many years, and when deciding the level of customer service and the District's cost, our relationship is such that we take into consideration what's best for each other.

Either you trust each other to do what's best for all or you don't hire them. It has to be a partnership to work, and I trust Vesta's Management Team."



CERTIFICATES OF INSURANCE

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	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$300,000	_
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	∨ HIRED ∨ NON-OWNED						PROPERTY DAMAGE	s	
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В	UMBRELLA LIAB X OCCUR	_	PUB810755	4/1/	2022	1/17/2023	EACH OCCURRENCE	\$1,000,000	_
1.75	X EXCESS LIAB CLAIMS-MADE						AGGREGATE	s1,000,000	
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С	WORKERS COMPENSATION		UHWCP10007441801	1/1/	2023	1/1/2024	X PER OTH-	-	_
	AND EMPLOYERS' LIABILITY ANYPROPRIETOR/PARTNER/EXECUTIVE						E.L. EACH ACCIDENT	s1.000.000	
	OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	N/A					E.L. DISEASE - EA EMPLOYEE	s1,000,000	
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - POLICY LIMIT	\$1,000,000	
D	Excess Liability		P00100083759101	4/1/	2022	1/17/2023	Each Occurrence Aggregate	\$2,000,000 \$2,000,000	
Ab	cription of operations / Locations / Vehicl use & Molestation - \$1MM/ per occurrences policy, written by Tokio, sits over Gebility. 4/1/22-1/17/23	e: \$2MI	M/ annual aggregate. Policy	# PHPK23654	457 1/1	/22-1/17/23		and Employer's	

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

Proof Of Coverage

Authorized representative

CANCELLATION

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ACORD 25 (2016/03)

CERTIFICATE HOLDER

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CERTIFICATES OF INSURANCE contd.

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COMMENTS / REMARKS EXECUTIVE RISK PACKAGE Federal Insurance Agency Policy #: 82622087 Effective: 08/01/2022 - 08/01/2023 Management Liability and Company Reimbursement (Directors and Officers Liability) •\$3,000,000 Aggregate Limit of Liability •\$250,000 Retention per Loss •02/02/2001 Retroactive Date Employment Practices Liability •\$3,000,000 Aggregate Limit of Liability •\$350,000 Retention per Loss .02/02/2001 Retroactive Date Pension & Welfare Benefit Plan Fiduciary Liability •\$3,000,000 Aggregate Limit of Liability •\$1,000 Retention per Loss •02/02/2001 Retroactive Date Subject to the terms and conditions stated in the policy. ******************* MISCELLANEOUS PROFESSIONAL LIABILITY AIG Specialty Insurance Company Policy #: 01-423-23-23 Effective: 08/01/2022 - 08/01/2023 Limit of Liability •\$10,000,000 Each Loss •\$10,000,000 Aggregate •\$250,000 Retention per Loss •01/25/2002 Retroactive Date Description of Covered Professional Services: Property Owner Association Management including but not limited to the following Property manager, real estate agent/broker, consultation services, publishing, media services, website administration, construction management -agency, engineering consultative services, fire watch services, crime prevention training, debt collection, title company operations, home inspections, software development, pool and spa maintenance. CRIME COVERAGE Beazley Insurance Company, Inc. Policy #: V2822210401 Effective: 08/01/2022-08/01/2023 Employee Dishonesty/Forgery or Alteration/On Premises/In Transit/Money Orders and Counterfeit Paper and Currency Fraud/ Computer Fraud and Funds Transfer Fraud/Client Property Coverage .\$6,000,000 Limit of Liability •\$100,000 Deductible per Loss Subject to the terms and conditions stated in the policy.

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245 Riverside Ave. #300 Jacksonville, FL 32202

Phone: 877-988-3782 Contact@VestaPropertyServices.com





PROPOSAL

Sterling Hill Community Development District

Prepared for: Christina Miller, Chair

WESLEY CHAPEL OFFICE

5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 33544 813.994.1001 | rizzetta.com



June 06, 2023

Christina Miller Chairman K-Bar Ranch CDD

RE: Community Development District Management Services

Dear Christina,

Rizzetta & Company appreciates the opportunity to present our qualifications to serve as District Manager for Sterling Hill Community Development District. With 36 years of experience in the industry, and 20 years serving as your District Manager, we are prepared to handle all present and future projects for the district.

As the current provider of district management services, we are uniquely qualified to understand the workings of the district. Based on our review of the district's needs, we are excited to recommend a new management structure for your district, the introduction of a General Manager! We believe the General Manger position would not only maximize the resources necessary for success but would also provide an on-site presence with a dedicated manager. Our proposal outlines a knowledgeable team, including Jason Pond as your proposed General Manager. He would have the support of Matthew Huber as 2nd Chair District Manager, and a large team of district services professionals to ensure transition and daily operations run smoothly.

Thank you for your time and consideration of our proposal. We look forward to meeting with you and the Board of Supervisors to review and discuss our proposal in detail. Should you have any questions or require additional information, please feel free to contact Scott Brizendine at sbrizendine@rizzetta.com

Very truly yours,

Scott Brizendine

Vice President of Operations



CONTENT

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OUR STORY

Rizzetta & Company is a Florida-based professional community management and consulting firm that provides services to residential and commercial communities throughout the state of Florida. With over 36 years in the industry, Rizzetta & Company, is staffed with highly experienced managers and support staff. Each of our eight offices throughout Florida has a team of employees with diverse backgrounds, both personally and professionally, who provide the highest quality services to our clients.

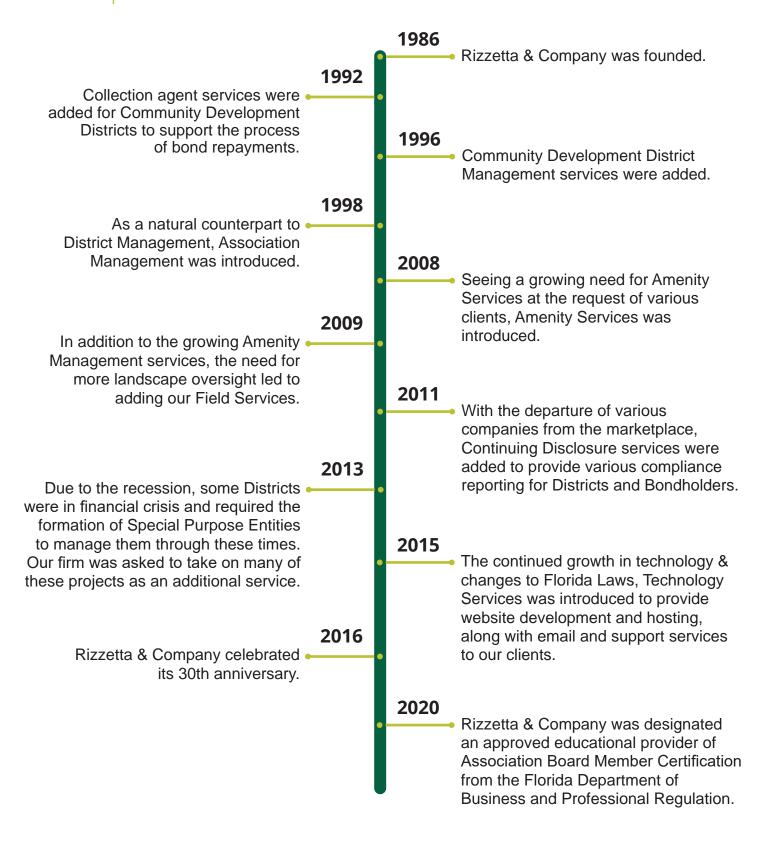
Rizzetta & Company was founded in 1986 in Tampa, Florida by William Rizzetta. The original focus of the Company was to provide professional assessment consulting services for Community Development Districts in association with the issuance of bonds. As the Company's reputation for excellent work and customer service grew, the practice expanded over the next thirty years by adding related services which resulted in today's "Full Service" organization.

OFFICE LOCATIONS





OUR MILESTONES





BY THE

NUMBERS



YEARS OF EXPERIENCE EST. 1986



ASSOCIATION SERVICES CLIENTS



ASSOCIATION SERVICES TEAM MEMBERS





100



120+



50



AMENITY
SERVICES
CLIENTS

AMENITY
SERVICES TEAM
MEMBERS

DISTRICT
SERVICES
CLIENTS

DISTRICT SERVICES TEAM MEMBERS

EMPLOYEES BY LOCATION

Headquarters: 27

• Tampa: 22

• Riverview: 23

Wesley Chapel: 33

Fort Myers: 4

• Orlando: 15

• Panama City Beach: 2

• St. Augustine: 11

• On-Site: 100























AREAS OF SERVICE

Rizzetta & Company would provide professional district management services to Sterling Hill CDD pursuant to Chapter 190, Florida Statutes. A brief description of these services is provided below:

Management

- Attend and conduct all regularly scheduled and special Board of Supervisors meetings, continued meetings, and workshops.
- Arrange for time and location and all other necessary logistics for such meetings.
- Ensure compliance with all statutes affecting the district which include but are not limited to:
 - » Assist in the negotiation of contracts, as directed by the Board of Supervisors.
 - » Advise the Board on the status of negotiations as well as contract provisions and their impacts on the District.
 - » Make recommendations on contract approval, rejection, amendment, renewal, and cancellation. In advance of expiration of contracts, advise the Board as to need for renewal or additional procurement activities and implement same.
 - » Monitor certificates of insurance as needed per contracts.
- General Manager wil perform one monthly site inspection and will meet with vendors as needed
- Review and create as needed a periodict maintenance schedule for District assets

The General Manager shall be employed as a full time, salaried position to provide District Management and supervise the amenity facilities. They are the on-site representative of the Consultant. The General Manager shall have the responsibilities of overseeing all personnel, managing resident relations and interacting with the District's Board of Supervisors while working with administrative support personnel.

Administrative

- Prepare agendas for Board of Supervisors meetings
- Provide accurate minutes for all meetings and hearings.
- Implement and maintain a document management system to create and save documents, and provide for the archiving of District documents per general records schedule GS1-SL.
- Certify and file the annual report to the Department of State, Library and Archive Division, for storage and disposal of public records.
- Protect integrity of all public records in accordance with the requirements of State law.
 Respond to public records requests as required by law and in compliance with the Rules of Procedure and the District's adopted public records policy.



Rizzetta has been electronically providing agendas to our Boards for a number of years resulting in substantial savings in printing costs to the Districts. We go one step further by providing electronic tablets to Board member for use during the meetings. This approach also allows immediate posting on the CDD website as required by statute. Audio recordings of the board meetings are stored on our Raid 5 disk array which is redundantly backed up to both a local and cloud storage appliance.

Accounting

Services include the monthly preparation of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Rizzetta uses Sage Intacct Fund Accounting software that is designed specifically for governmental fund accounting. Our accounting processes have multi-level reviews to insure proper internal control and accuracy. The result of our accounting infrastructure is an industry recognition by auditing firms that the books and records of Rizzetta managed districts are exceptional.

Financial & Revenue Collection

Services include all functions necessary for the timely billing, collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations.

Our staff has significant expertise in assessment roll preparation and required certification to county Property Appraiser offices. Because of our experience, we enjoy a great relationship with those staff throughout the state. In addition, the required direct billings for property not on the tax roll are managed in concert with the same familiar staff.

We are organized to efficiently respond to property owner questions regarding District assessments and issue estopel letters and lien releases as needed for property transfers

Bond Issuance Services

When the District is ready for a major augmentation that may require additional bonds; we can help by:

Preparing a Special Assessment Allocation Report;

- a) Prepare benefit analysis based on infrastructure to be funded with bond proceeds.
- b) Prepare Preliminary Special Assessment Allocation Report and present to District board and staff.
- c) Present Final Special Assessment Allocation Report to board and staff at noticed public hearing levying special assessments.



Bond Validation:

- d) Coordinate the preparation of a Bond Validation Report which states the "Not-to exceed" par amount of bonds to be issued by the District and present to board as part of the Bond Resolution.
- e) Provide expert testimony at bond validation hearing in circuit court.

Certifications and Closing Documents;

f) Prepare or provide signatures on all closing documents, certificates or schedules related to the bond issue that are required by District Manager or District Assessment Methodology Consultant.

Because providing bond issuance services was the cornerstone on which Rizzetta was founded, our expertise in this area is unparalleled. The special assessment allocation methodology report has been continually refined over the years to reflect new financing methods that are acceptable to the industry.

Landscape Inspection Services

Landscape Inspection Services conducted by certified and experienced advisors is the fastest growing business sector at Rizzetta. As the District's live assets generally represent the largest maintenance expenditure. Our Field Services team presently services 40 communities preparing monthly reports for District Boards wanting their greenspace to be unrivalled. Working alongside the District Manager, monthly inspections ensure irrigation, vegetation and landscape maintenance are working in concert to create the appealing environment envisioned by the original landscape architect.

Amenity Services and Management

Rizzetta & Company provides expert general management and oversight of the amenity contract with the District within the agreed upon scope of service. These responsibilities include duties associated with managing the personnel, such as recruiting, hiring, training, oversight, and evaluation.

As required, the Amenity Services representative will attend meetings to provide any updates or address concerns as well as be available to any board member for open and direct communications.

Technology Services

Our Technology Services host District websites for purposes of updating records to ensure the websites remain in compliance with statutory requirements. Having this service under the same roof as District Management ensures details are not missed and critical filings are consistently observed. A third-party vendor performs the ADA mediation of the website. We also host and archive District specific e-mail accounts, if necessary.



TECHNOLOGY TOOLS & RESOURCES

Vendor Management Software

As leaders in the industry, we are continually looking for ways to improve the level of service we offer and protect the communities we serve. To enhance our Vendor Compliance Program, we have partnered with Vendor Information Verification Experts (VIVE) as the platform to support the program.

We chose to move vendor vetting to VIVE to ensure consistent compliance amongst similar vendors, speed up the

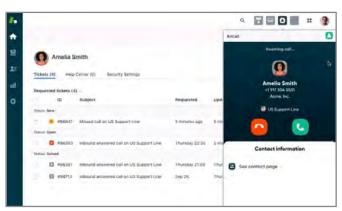


review process, and allow our managers to have real-time information to properly screen vendors for insurance and trade licensing. The choice to engage with a particular vendor will always be in the hands of the board of supervisors. Our goal is to provide our clients with information to help make educated decisions.

Client Support System

Dedication to our clients is one of the driving principles at Rizzetta & Company. We're here to help our communities thrive and offer support in ways that are convenient for our board of supervisors and residents. Our integrated, client-focused system, powered by Zendesk, helps our staff manage requests across platforms and efficiently connect with internal teams and external partners.

ZENDESK



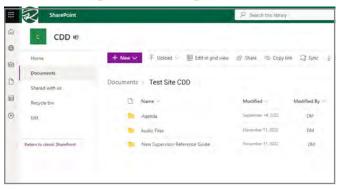
This industry-leading system allows our team to deliver immediate assistance while providing superior customer experience over the phone or e-mail. Making it easier to track, prioritize and streamline the processes to provide faster resolution.



Document Management System

You're just a click away from what you are looking for with your dedicated SharePoint Site. This web-based collaborative platform will allow you to quickly find District information and share files, data, news, and other resources. SharePoint empowers teamwork, seamlessly integrates with Microsoft Office, and securely connects across PCs, Macs, and mobile devices.

SHAREPOINT



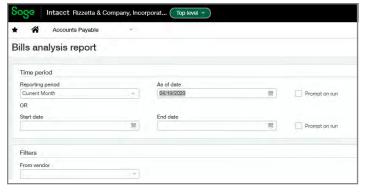
Customize your site to streamline your District's work. Accelerate productivity by transforming processes—from simple tasks like notifications and approvals to complex operational workflows.

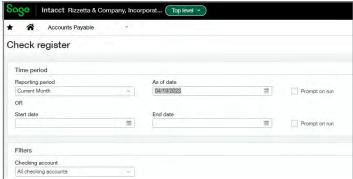
Financial Management Software

Sage Intacct will simplify your accounts payable and payment processes and get convenient, secure access to all your financial information. One District account login provides access to real-time accounting information. Sage Intacct integrates with existing tools and automates processes.

- Accounts payable: Streamline workflows and see expenses.
- Cash management: Track multiple accounts with real-time visibility.
- Back transactions: View written checks, deposits, and monthly statements.
- Fianancial Statements: Easily track transactions at anytime from anywhere

SAGE INTACCT







PROPOSED

PRICING

District Services Provided	Fees
District Management Up to 12 Meetings per year and 1 budget workshop. Recording, Notice, Administrative Support, Public Records Repository and Distribution District Operations.	\$24,240
Administrative Fees: - For all meetings exceeding 3 hours \$175/per hour - For additional meetings \$175/per hour (includes drafting agenda, meeting attendance, and drafting of minutes)	
Administrative Services	\$6,109
District Accounting Monthly Financial Package per GASB Budget Prep and Monthly Monitoring	\$19,400
Assessment Roll Administration Prepare Annual Assessment Rolls and Submit to County Tax Collectors and Property Appraisers Create and Maintain the Assessment Rolls	\$5,093
Annual Finance and Revenue Collections Estopple Issuance Debt Management	\$5,093
Continuing Disclosure Services Serve as the Dissemination Agent for All Bond Issuances to Ensure Compliance with the Security & Exchange Commission Rule 15c2-12 (\$1,000 for each additional bond issuance)	\$2,000
Technology Services Website Monitoring and Monthly Content Uploads	\$1,200
TOTAL RIZZETTA FEES (Fixed fee for FY 2023)	\$63,135
Fee for FY 2024 \$63,135 Fee for FY 2025 \$65,029	400 , 100



STERLING HILL CDD DEDICATED TEAM MEMBERS

Rizzetta & Company prides itself on the experience and dedication of its collective staff. When you engage Rizzetta, you have a combined group with hundreds of years of experience at your service. Our service includes a two-team District Manager approach and an after-hours answering service so your District has 24/7 coverage.

General Manager - Jason Pond

Jason Pond started working at Sterling Hill CDD 17 years ago. Prior to Sterling Hill, Mr. Pond was a Manger at Weeki Wachee Springs from 1998 - 2006, but was excited to start a new chapter in his life having recently married that year. Mr. Pond started work at Sterling Hill CDD in 2006 as a Clubhouse Attendant, and within the first year started to assist the manager at that time. In 2009, he was promoted to Clubhouse Manager by Rizzetta Amenity Services. Mr. Pond has always loved working at Sterling Hill as it has allowed a lot of his personal strengths to be show cased. He is appreciative for the support from Rizzetta & Co., his board members, the Sterling Hill CDD employees, and residents over the years. He is looking forward as to what the future has in store for himself and the Sterling Hill community.

2nd Chair District Manager - Matthew Huber

Matthew Huber is a Regional District Manager for Rizzetta & Company,Inc., and oversees the management team in our Tampa Bay market, with offices in Tampa, Wesley Chapel, and Riverview. He was named to the position in August of 2020.

Mr. Huber most recently served as a District Manager in the Tampa office, overseeing a portfolio of Community Development Districts in Pasco, Hillsborough, and Manatee Counties. Prior to that he served as a District Manager in the Wesley Chapel office. Mr. Huber started with Rizzetta & Company, Inc., in 2006 as a District Manager for our Fort Myers area clients in Lee and Collier County. Prior to joining Rizzetta & Company, Inc., Mr. Huber worked as a Land Development Project Manager with DR Horton in the Fort Myers area. While working as a Land Development Manager, Mr. Huber gained valuable development knowledge that assists him in his management of his Districts. In addition to his development experience, Mr. Huber also has sat as CDD Board member, serving on two CDD Boards as an Assistant Secretary. Prior to working for DR Horton. Mr. Huber interned with the Board of County Commissioners Long Range Planning Department in Polk County. With his experiences working in this department, he has gain valuable insight into government practices.

Mr. Huber received his Degree in Business Administration from the University of South Florida in 2005. He is a Licensed Community Association Manager and Notary Public in the State of Florida.

Rizzetta & Company | Professionals in Community Management



IMMEDIATE SUPPORT FOR STERLING HILL CDD TEAM MEMBERS



Scott Brizendine

Scott Brizendine is our Vice President of Operations, Community Development Districts. His responsibilities include the oversight of all operations associated with Rizzetta's district services department including management, administration, accounting, financial and dissemination services. Most recently, Scott was the Manager of District Financial Services after serving 10 years as a District Manager and Associate Director, beginning his employment with Rizzetta in 2005. He has extensive experience managing special districts in Florida and Louisiana, as well as writing assessment methodology reports for 100+ bond issuances, processing assessment rolls and providing continuing disclosure services. He has served as an expert witness multiple times for litigation, district

establishments, district boundary amendments and bond validation proceedings.

Prior to joining Rizzetta, Scott worked in the Finance Department of the Walt Disney Corporation and most recently he was employed as an Accountant for property management companies in Indianapolis as well as in Tampa.

Scott received a bachelor's degree in Finance from Florida State University. He is a licensed Community Association Manager and Notary Public. He is a member of the Florida Government Finance Officers Association, the Association of Florida Community Developers, and a graduate of Leadership Tampa Bay – Class of 2018. Scott has enjoyed volunteering his services to multiple charities including the Make a Wish Foundation, Metropolitan Ministries and The United Way.



Kaitlyn Gallant

Kaitlyn Gallant is the Manager of our exceptional District Accounting Services. She started with Rizzetta in 2006 as a Construction Accounting Clerk and has progressed to her current role where she is responsible for all facets of district accounting, including preparation of financial statements, processing accounts payable and construction requisitions, reconciliation of bank statements, recording and collecting assessments, completing annual audits, and all other accounting processes that periodically require attention.

Kaitlyn received her bachelor's degree in International Business and Economics from Fitchburg State University in Massachusetts. As part of her coursework, she studied abroad in London, England.





Kayla Connell

Kayla Connell is the newest member of the CDD management team having been with Rizzetta & Company for 3 years and manages the District Financial Services department where she and her staff are responsible for the preparation of tax rolls for the thousands of homeowners residing in Rizzetta managed Districts and the corresponding collection of the revenues from the various tax collection offices.

Additionally this department issues Estoppels for properties changing ownership, assists in individual District budget preparations and posts required disclosures to EMMA – the official source for municipal securities data and disclosure documents. She oversees the writing of assessment methodology reports for bond issuances,

refundings and restructures; authoring Statement of Estimated Regulatory Costs reports for District establishment and boundary amendment petitions.

Kayla spends some of her spare time supporting Feeding Tampa Bay, Autism Speaks as well as instructing at Orange Theory Fitness. Kayla received her Bachelor of Science in Finance from the University of Central Florida.



EXTENDED SUPPORT FOR STERLING HILL CDD TEAM MEMBERS



William (Bill) Rizzetta

Bill Rizzetta is the founder and President of Rizzetta & Company and has been responsible for the overall operation of the firm for over 35 years. In that time, he participated in the establishment and management of over 150 Community Developments Districts in Florida which issued over \$3 billion in bonds in over 250 separate transactions and managed over 170 Homeowners Associations.

He received his B.S. from the U.S.F. College of Engineering and his M.B.A. from U.S.F. School of Business. He has been qualified as an expert witness and provided testimony in: bond validation hearings in circuit court; administrative hearings conducted by the State of Florida, local public hearings required for establishment of CDD's

and the levy of special assessments and litigation regarding impact fee assessments.

He built Rizzetta on emphasizing the importance of giving back to the community and financially supports a variety of organizations including The Spring, Joshua House, Meals on Wheels, Athletes & Causes, Tampa Bay Heros and the Shriners. He previously served on the Board of Directors of the Tampa Lighthouse for the Blind and currently serves on the Board of Directors of the Jason Ackerman Foundation.



Shawn Wildermuth

Shawn Wildermuth, our long-time Chief Financial Officer, is responsible for all financial aspects of the Rizzetta companies as well as oversees the financial reporting for our clients, including special taxing districts and community associations.

Mr. Wildermuth has over 28 years of finance and accounting experience with both public and private companies. He started his career in public accounting with Arthur Andersen in Chicago. During his career, he has gained experience in various industries, including real estate development, Professional Employer Organizations, direct marketing, and manufacturing. Prior to joining Rizzetta & Company, he held positions as Chief Financial Officer, Controller,

Director of Treasury & Budget, and Director of Finance. His responsibilities included financial reporting, accounting, finance, treasury, payroll, human resources, and computer consulting.

Mr. Wildermuth received his bachelor's degree in Accountancy from the University of Illinois at Champaign-Urbana. He is a Registered **Certified Public Accountant** in the State of Illinois and a member of the American Institute of Certified Public Accountants.



OUR COMMITMENT TO THE INDUSTRY

As a leader in District Management, we have a responsibility to be aware of industry-related developments and then sharing that knowledge with our clients and peers. We encourage continuing education for all staff and provide the resources needed to attend classes and conferences. Currently, Rizzetta holds memberships in the following professional organizations:

- Association of Florida Community Developers
- Community Associations Institute
- International Society of Arboriculture
- The Northeast Florida Builders Association
- The Greater Tampa Chamber of Commerce
- Florida Government Finance Officers Association
- Florida Nursery, Growers & Landscape Association

- CFO Exchange Group
- Florida Association of Special District
- Leadership Tampa Bay
- Tampa Bay Builders Association
- Urban Land Institute, Tampa Bay
- Visit Tampa Bay

GIVING BACK TO THE COMMUNITY



Rizzetta believes we have a responsibility to give back to the communities in which we operate. We have found the personal rewards of helping far exceeds any investments made.



AMENITY SERVICES PROPOSAL





AMENITY

SERVICES

Amenity Services focuses on providing all the amenity staffing needs for a community through dedicated onsite staff designed to handle the day-to-day operational needs of any community so it may thrive at the highest level. A summary of these services is shown below:

- Pre-Opening Services: Pre-opening services consist of getting an amenity center ready, from concept to reality. Our dedicated group of professionals will handle everything needed to ensure a successful Grand Opening.
- Onsite & Personnel Management: Onsite management services include development of operating procedures and general community maintenance to maintain and improve efficiency. Personnel management services included the selection, supervision, evaluation, and ongoing training of staff.
- Recreation Management: Recreation management services provide management and oversight of all recreational assets including managing facility rental spaces.
- Accountability & Communication: Onsite staff will complete weekly or monthly reports regarding facility operations and accomplishments.
- Community Newsletters: Create informative community emails that are designed to promote activities and provide residents with important community updates.
- Lifestyle & Events: Plan and promote events to bring the community together to create memories by providing a variety of innovative programs, activities, and events for residents of all ages. Lifestyle activities for social, educational, instructional, wellness, and recreational programs can be customized for each community to maximize participation and enjoyment.
- **Owner Information:** Maintain detailed records to ensure up-to-date resident information for community amenity access purposes.
- Maintenance Services: Complete work orders, preventative maintenance procedures, and facility inspections to ensure all is in good working order. Provide client with proposals for various projects.
- **Facility Appearance:** Ensure all buildings, grounds, and amenities are kept in pristine condition to create a safe and welcoming environment for all residents.



SCOPE OF OPERATIONAL

SUPPORT SERVICES

While we believe the below support proposal allows for the highest rate of success for the community, and staffing. All are amenable by board before final contract.

INTRODUCTION

Rizzetta & Company, Inc. ("Consultant") is providing a proposal for professional Amenity Management Services for the Sterling Hill Community Development District ("District"). These services are listed by the following categories:

- Management
- Personnel
- Responsibilities
- Additional Services
- Litigation support services

A detailed description of these services is provided below:

MANAGEMENT:

- A. Provide professional management and oversight to perform the services outlined in this contract.
- B. Attend meetings to provide any updates or address concerns.
- C. Be available to any board member for open and direct communications regarding any questions they may have.
- D. Managing the personnel which includes recruiting, hiring, training, oversight and evaluation.

PERSONNEL:

- A. The Consultant shall hire the following personnel on behalf of the District, a general description of these positions is provided below:
 - 1. Assistant Clubhouse Manager: Shall be employed full-time to assist the Director of Operations with the day-to-day operations of the amenities.
 - 2. General Facility Maintenance Supervisor: Shall be employed full time to maintain the general maintenance and repair of the District's amenities.
 - 3. Maintenance Staff: Shall be employed on a part time basis to assist with maintaining the general maintenance and repair of the District's the facilities.



4. Clubhouse Attendants: Shall be employed on a part-time status to support the Clubhouse Management and monitor the basketball courts.

RESPONSIBILITIES:

A. The onsite management personnel will be responsible for the following services, a detailed description of these services is provided below:

- 1. Day-to-day operations, budgeting, and managing vendor contracts relating to amenity facilities, development of standard operation policies and procedures.
- 2. Ensure a presentable overall appearance of the amenities.
- Check Resident access cards.
- 4. Monitor the guest and visitor policies.
- 5. Manage the private events calendar for the Clubhouses.
- 6. Complete private event rental forms, security deposits and check in/out documents.
- Assess the condition of District property resulting from neglect, vandalism, depreciation and estimate the costs associated with its repair and/or replacement.
- 8. Serve as the liaison with the Board of Supervisors and District Management staff.
- 9. Notify residents of upcoming events, meetings and general information.
- 10. Maintain preventative maintenance records, inventories, purchases and review of invoices.
- 11. Display flexibility in handling after-hours emergency calls.
- 12. Work with assigned contractors to ensure quality service is provided to the community.
- 13. Oversee workplace operations to maintain and improve effectiveness and efficiency.
- 14. Full knowledge/awareness of all rules and regulations of the amenities. Including but not limited to operational hours, age restrictions and food / drink restrictions.
- 15. Enforce the rules and regulations of the facility.
- 16. Interaction with residents and guests on a day-to-day basis.
- 17. Provide the best possible customer service to the residents and guests to maintain a safe and comfortable environment.
- 18. Prepare a monthly management report.
- 19. Negotiate purchasing and potential bidding of contracted services.
- 20. Document all complaints, injuries and maintenance issues in a specified logbook.
- 21. Prepare any incident or accident reports and forward them appropriately.
- 22. Process and manage work orders as needed.



- 23. Maintain and manage warranties, regular maintenance, and inspections for the facilities as needed (fire inspections, pest control, mechanical systems, security alarms.)
- 24. When requested, attend Board and Committee meetings.
- 25. Track and code all petty cash/debit card expenditures.
- 26. Assist with setting the maintenance work assignments.
- 27. Assist in managing vendor contracts, oversight and supervision of subcontractors of the maintenance projects, and work with staff in prioritizing jobs.
- 28. Review and code all invoices before submitting for payment.
- 29. Assist in preparing the annual COD budget.
- 30. Assist in the recommendation of capital equipment needs.
- 31. Oversight of Community security operations.
- 32. Assist, analyze and compare proposals, bids and cost estimates for the District Manager.
- 33. Swimming Pool Deck: Blow off entire pool deck, arrange furniture, empty and clean all waste receptacles and control algae growth around pool area.
- 34. Picnic Areas: Empty waste receptacles.
- 35. Play Courts: Pick up any litter and empty waste receptacles.
- 36. Playground: Check the equipment regularly.
- 37. Interior of Building(s): Change A/C filters, replace light bulbs and control cobwebs.
- 38. Parking Lot: Pick up litter, blow off debris.
- 39.Landscaping: Water all potted plants, pick up any debris and litter around Clubhouse landscaping.
- 40. Cleaning the outdoor furniture.
- 41. Supplies and equipment are not included in this proposal.
- 42. Maintain the general appearance of all indoor spaces.
- 43. Vacuum carpet and mop all tiled areas.
- 44.Bathroom cleaning includes all toilets, bases behind toilets, counters, mirrors and shower stalls. Soap dispensers shall be cleaned and filled when necessary. Paper product dispensers shall be restocked as needed.
- 45. Window cleaning includes window ledges and blinds.
- 46. Dusting includes window ledges, vents, furniture bases, shelves, picture frames, desks, and tables.
- 47. Fitness Center: Dusting and or wiping down the equipment.
- 48. The storage closet shall be kept in an orderly condition. Equipment and cleaning supplies shall be properly stored.
- 49. Paper products, cleaning supplies and equipment are not included in this proposal.



ADDITIONAL SERVICES:

In addition to the Amenity Management Services described above, the District may, from time to time, require additional services from the Consultant. Any services not specifically provided for in the scope of services above, as well as any changes in the scope requested by the District, will be considered additional services. Such additional services may include but are not limited to attendance at additional meetings, District presentations and vendor responses.

If any additional services are required or requested, the Consultant will provide a detailed description of these services and fees for such services to the District for approval prior to beginning any additional services.



AMENITY SERVICES

PRICING

AMENITY MANAGEMENT SERVICES:

Services will be billed on a regular monthly schedule for a period of one year.

Full Time Personnel (40 hours Per Week)

- General Manager
- Assistant Clubhouse Manager
- Night/Weekend Manager
- Maintenance Supervisor

Part Time Personnel (140 hours Per Week)

- Maintenance Staff
- Clubhouse Attendants

Budgeted Personnel Total: \$418,744

General Management and Oversight: \$22,000

Total Services Cost (Year)

\$ 440,744



PRICING



DEDICATED

TEAM MEMBERS

Rizzetta & Company prides itself on the experience and dedication of its collective staff. When you engage with us, you have a combined group with hundreds of years of experience at your service.

Lucianno Mastrionni | Vice President, Business Strategy & Development



Lucianno oversees the Amenity Services and Landscaping Inspection Divisions overseeing functions, focusing on planning, development, and delivery of all programs, maintenance, and operation of facilities.

Before joining our team, Lucianno served in hotel general management and asset management for hotel ownership companies including Hilton, Marriott, and IHG hotels, and worked in guest service operations

management for The Walt Disney Company for over a decade. Most recently Lucianno served in corporate Hotel Management and Task Force General Management oversight, recovering distressed properties for an array of major hotel ownership companies across the United States.

Lucianno holds a Bachelor of Science in Aeronautics from Embry Riddle Aeronautical University and his ATP Certificate from Comair Aviation Academy.

Mr. Mastrionni can be reached at 813.933.5571 and Imastrionni@rizzetta.com

Gregg Gruhl | Manager, Amenity Services



Gregg oversees and supports the onsite facility management staff. He was named to the position in April 2016. Prior to his current position, Gregg served as an onsite Clubhouse and Amenity Manager for 5 years.

Prior to joining Rizzetta & Company, Inc Mr. Gruhl served as the Region 3 Tennis Program Coordinator for USTA Florida, was the Chief Operating

Officer and founding partner of GL Sports Entertainment and served 22 years as the Director of Tennis at Northdale Golf and Tennis Club. Mr. Gruhl received his Bachelor of Arts from the University of South Florida, and he is one of 3 Founders of the CHAMPS Middle School Foundation.

Mr. Gruhl can be reached at 813.933.5571 and ggruhl@rizzetta.com



Michael Rodriguez | Manager, Amenity Services

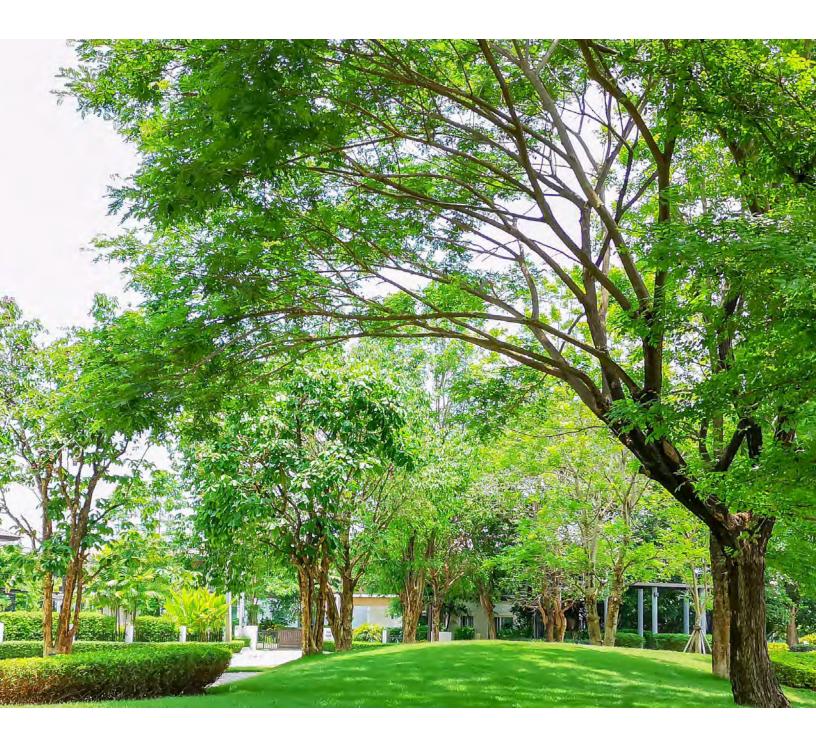
Mike oversees and supports the onsite facility management staff. He was named to the position in May 2022. Prior to his current position, he served as the Field Services Manager at the Venetian CDD, Clubhouse Manager at the Mira Bay CDD, Clubhouse Manager at the Meadow Pointe III CDD and as a District Manager.

Prior to joining the Rizzetta team, Mike served 20 years in the U.S. Navy, 12 years as a DoD contractor with Northrop Grumman, was a Board Recording Secretary for the Clerk of the Circuit Court in Hillsborough County and is a co-owner of an event planning business. Mike has a master's degree in Business Administration from Saint Leo University.

Mr. Rodriguez can be reached at 813.933.5571 and mrodriguez@rizzetta.com



PROPOSAL





WE BUILD

PARTNERSHIPS

THAT LAST

TESTIMONIAL

"Rizzetta & Company has recently become the management for our Community Development District. Their positive impact within the community has been immediate. The responsiveness to issues and the professional manner in which they have been addressed has proven to be incomparable to previous management. We look forward to a relationship of many years with Rizzetta & Company."

Susie White, Chairperson, The Harbourage at Braden River Community Development District

Municipal Advisor Disclaimer: Rizzetta & Company, Inc., does not represent the Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the Community Development District with financial advisory services or offer investment advice in any form.



Sterling Hill Community Development District

Proposal for Professional Landscape Inspection Services

June 7, 2023

Presented by: Rizzetta & Company, Inc.

3434 Colwell Avenue, Suite 200 Tampa, FL 33614 813.933.5571

rizzetta.com

Rizzetta & Co. Landscape Inspection Services

"COMMITTED TO PRESERVING AND ENHANCING THE COMMUNITY LANDSCAPE"

One of the largest expenses in any planned community is landscape maintenance. Why not have a professional, experienced landscape manager ensuring it is thriving and beautifully framing the community as it was intended to be?

Our Landscape Inspection Services team includes the Landscape Designer who, while serving sixteen years employed by the Developer of Sterling Hill, was responsible for the overall design, construction & installation oversight of not only the landscaping throughout the Sterling Hill community but both the North and South Park site designs. Mr. John R. Toborg, Manager of Landscape Inspection Services and now employed by Rizzetta and Co., has been the main Landscape Specialist overseeing the maintenance of Sterling Hill for the past fourteen years. Our team also includes a former commercial landscape maintenance company account manager, and two prior owners of multi-dimensional landscape service firms. Rizzetta & Co.'s Landscape Inspection Services team has a combined total of more than 100 years serving Florida community landscapes!

Each of our Landscape Specialists is Best Management Practices (BMP) certified in the state of Florida. Our team is committed to elevating the landscape maintenance in your community with detailed inspections, formal reporting, landscape planning, and effective vendor management strategies.

The first thing noticed in any community is its landscaping. It can convey a "Wow" factor to visitors, set a welcoming tone for residents, and help to increase home values within the community. Rizzetta & Co.'s Landscape Inspection Services team provides the expertise needed for a well-planned, well-maintained community landscape now and for the future.





How we do it

Community Asset Management Plan: Upon request and following fee agreement, perform a complete inventory of the community landscape assets and provide an inventory report to the board.

Landscape Design: Landscape designer on staff available for landscape consultation, enhancements, and design upon request and following fee agreement.

Landscape and Irrigation Specification Development: Upon request and following fee agreement, develop a request for proposal (RFP) document to include a customized set of standards and specifications based on the community needs and budget. We will conduct the bidding process, review, and prepare bid tabulation documents for the board and assist the board with reviewing the bid tabulation and other pertinent information.

Landscape Maintenance Inspections: Perform landscape inspections, provide the board with an inspection report (see sample below), notify maintenance contractor of deficiencies in service, and obtain proposals for landscape projects.

Landscape Turnover Inspections: Attend landscape turnover meetings and participate in the inspection on behalf of the board. Follow up report provided.

Master Task Project Plan for Mature Communities: Upon request and following fee agreement, develop a project plan specific to landscape replacement and enhancement for the common areas. Emphasis is on maturing landscape in the community and budgeting accordingly.





Scope of Services

Rizzetta & Co. is pleased to provide this proposal for professional Landscape Inspection Services. These services will be provided on a recurring basis, with a detailed description provided below.

Landscape Inspection Services:

- Perform one (1) monthly landscape maintenance inspection to ensure oversight of onsite landscape maintenance contractors and compliance with the District's landscape and irrigation maintenance contracts.
- Provide the District with one (1) monthly landscape inspection report, which shall be included in the District's agenda package and may contain, among other things, recommended action items.
- Upon request of the District, attend up to six (6) District meetings in person per fiscal year, to review landscape maintenance inspection report or discuss other landscape-related issues.
- Notify landscape maintenance contractors of deficiencies in service or the need for additional care.
- Monitor the progress of landscape maintenance contractors in accordance with scope of work provided in maintenance contracts with the District.
- Upon request, provide input, for preparation of the District's annual budget.
- Upon request and following fee agreement, prepare and develop a scope of services for landscape & irrigation maintenance proposals and oversee entire bidding process.
- Obtain additional competitive landscape maintenance proposals for incidental work as requested by the District and provide them to the District Manager.



Our Professional Landscape Inspection Services Fee

Based on the Scope of Services, Rizzetta & Co. proposes the following Landscape Inspection Services fee:

mspectio	on services ree.
Option 1	1. – Scope of Services as presented (service fee will be billed monthly):
\$	3700/mt \$8400.00/yr.
Option 2	2. – Scope of Services as amended (service fee will be billed bi-monthly):
to	Perform one (1) bi-monthly (every other month) landscape maintenance inspection of ensure oversight of onsite landscape maintenance contractors and compliance with the District's landscape maintenance and irrigation contracts.
n	Provide the District with one (1) bi-monthly (every other month) landscape naintenance inspection report which shall be provided in the District's agenda backage and include, among other things, recommended action items.
	Attend three (3) District meetings in person, per fiscal year, to review Landscape inspection Report and/or to discuss other landscape-related items.
\$	8800.00 bi-monthly - \$4800.00/yr.
Submitt	ed
Ву:	
Lucianno	Mastrionni, Vice President, Business Strategy and Development
Rizzetta	& Co., Inc.
Date:	
Accepte	ed
Ву:	
Print:	
For: Ster	rling Hill Community Development District



Tab 7

MINUTES OF MEETING 1 2 Each person who decides to appeal any decision made by the Board with respect to 3 any matter considered at the meeting is advised that the person may need to ensure 4 that a verbatim record of the proceedings is made, including the testimony and evidence 5 upon which such appeal is to be based. 6 7 STERLING HILL 8 COMMUNITY DEVELOPMENT DISTRICT 9 10 The regular meeting of the Board of Supervisors of Sterling Hill Community 11 Development District was held on Thursday, April 20, 2023 at 9:30 a.m. at the Sterling 12 Hill North Clubhouse located at 4411 Sterling Hill Boulevard, Spring Hill, Florida, 34609. 13 14 Present and constituting a quorum: 15 16 Christina Miller **Board Supervisor, Chairman** 17 **Board Supervisor, Vice Chairman** 18 Sandra Manuele **Board Supervisor, Assistant Secretary** Nancy Feliu 19 Michael Gebala **Board Supervisor, Assistant Secretary** 20 **Board Supervisor, Assistant Secretary** Darrin Bagnuolo 21 22 Also present were: 23 24 Regional District Manager, Rizzetta & Company, Inc. Matthew Huber 25 Jillian Minichino District Manager, Rizzetta & Company, Inc. 26 **Landscape Inspection Manager** John Toborg 27 Vivek Babbar District Counsel, Straley, Robin, Vericker 28 (via conference call) 29 Jason Pond **Clubhouse Manager** 30 Connie Mastroni **Assistant Clubhouse Manager** 31 Angel Rivera Representative, Juniper Landscaping 32 District Financial Manager, Rizzetta & Company Kayla Connell 33 (via conference call) 34 35 Audience Present 36 37 FIRST ORDER OF BUSINESS Call to Order 38 39 Mr. Huber called the meeting to order at 9:30 a.m. and noted that there were 40 audience members present. 41 42 43 SECOND ORDER OF BUSINESS **Audience Comments on Agenda Items** 44 An audience comment was entertained regarding an update on the HA-5. 45 46

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THIRD ORDER OF BUSINESS

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Update on Certificate of Deposits

Ms. Connell gave the Board an update on the Certificate of Deposits. A discussion ensued. The Board approved investing in a CD at BNY Mellon. Christina volunteered to serve as a liaison.

On a motion from Ms. Feliu, seconded by Mr. Bagnuolo, with all in favor, the Board of Supervisors approved \$250,000.00/one month to invest in CD at BNY Mellon which will be designated to Road Reserves for the Sterling Hill Community Development District.

Staff Reports

A. District Counsel

FOURTH ORDER OF BUSINESS

Mr. Babbar stated that he will send a demand letter for the Tesla accident damaging the District's wall. A discussion ensued regarding a potential 4-hour training program regarding ethics for the Board Supervisors.

B. District Engineer Report

Not present.

C. Landscape Inspection Services Manager

- 1. Review of Landscape Inspection Report
- Mr. Toborg reviewed the landscape inspection report and answered Board members' questions.
- Mr. Toborg stated that he is waiting for the Palm tree trimming to be completed. He stated that there is no evidence of beveling. This is a concern as this should be done prior to the mulching. Mr. Toborg informed the Board that he may hold back payment if it is not done correctly. He also stated that the plants in the Elgin median have not been completed/installed.
 - 2. Review of Juniper's response the Landscape Inspection Report
- Mr. Rivera presented and reviewed Juniper Landscape's response to the landscape report. He stated that #28 has been replaced. Mr. Rivera informed the Board that the issues were related to downed irrigation. He stated that the median sod and planting will be completed by next week. He is waiting for more quotes on the Palm tree trimming.

3. Consideration of proposal for Astro-Turf

Mr. Pond stated that he did not obtain actual proposals as he knew the prices (\$80 - 100k) and knew if wasn't cost effective. Mr. Pond will obtain proposals for 27 eyebrows to be cleared and sodded with Bahia.

On a motion from Ms. Feliu, seconded by Ms. Miller, with all in favor, the Board of Supervisors authorized Mr. Pond to move forward with Elgin tear-out, sod installation, and irrigation enhancement with a not-to-exceed amount of \$6,527.33 for the Sterling Hill Community Development District.

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4. Presentation of Landscape and Irrigation Services RFP.

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Mr. Toborg reviewed the Request for Proposals process for the Landscape Maintenance and Irrigation Services. He stated that there is an initial term of 1 year with 5-year renewals.

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D. Amenity Management

99 100 1. Mr. Pond reviewed his report with the Board. There were no questions.

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Mr. Pond reviewed two proposals for Palm tree uplighting at 6 entrances. The Board decided to table this item until their next meeting. Mr. Pond stated that he will obtain proposals for cameras at the bus stops, sidewalk grinding and replacement, and playground mulching.

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2. Update on Elgin Sod Enhancement Project

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Mr. Pond gave the Board an update on the Elgin sod enhancement project. He stated that the lowest proposal was from Juniper Landscape at \$6,527.00 and this will complete the job.

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3. Presentation of NABR Information

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Mr. Pond presented this item. Mr. Huber and Mr. Babbar mentioned concerns regarding public records and open forums.

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E. District Manager

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Mr. Huber reminded the Board that their next regular scheduled meeting will be held on May 18, 2023 at 9:30 a.m. The Board also requested to hold a budget workshop on May 2nd at 9:30 a.m.

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It was mentioned that Ms. Manuele's term dates are incorrect on the website and need to be updated. Ms. Feliu's requested changes to the website have been completed.

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FIFTH ORDER OF BUSINESS

Board Member Update on HA-5

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It was stated that attorneys would be needed for the HA-5 issue. The Board would like to hold a workshop to discuss the HA-5 issue. They would like it scheduled for some time from May 23rd to May 26th in the morning. Ms. Manuele will reach out to the attorney to schedule.

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Consideration of Minutes of Board of SIXTH ORDER OF BUSINESS 134 Supervisors Regular Meeting held on 135 March 23, 2023 136 137 Mr. Huber presented the Minutes of the Board of Supervisors regular meeting held 138 on March 23, 2023. 139 140 On a motion from Mr. Gebala, seconded by Mr. Bagnuolo, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors regular meeting held on March 23, 2023 as presented for the Sterling Hill Community Development District. 141 SEVENTH ORDER OF BUSINESS Consideration Operation 142 of & Maintenance Expenditures for February 143 2023 144 145 On a motion from Mr. Manuele, seconded by Mr. Gabala, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for February 2023 in the amount of \$116,086.71 for the Sterling Hill Community Development District. 146 **EIGHTH ORDER OF BUSINESS Audience Comments** 147 148 Audience comments were entertained regarding the HA-5 project, concrete 149 eyebrows, Edgemere entrance, gate at Mandalay, signage, and garbage can 150 locations. 151 152 NINTH ORDER OF BUSINESS **Supervisor Requests** 153 154 Mr. Huber asked if there were any Supervisor requests. Ms. Manuele stated that 155 she was frustrated with the turnover of District managers. She stated that she would 156 like more stability and a request for bids from other District Management companies. 157 158 159 Mr. Bagnuolo requested an onsite deputy at the Elgin intersection 2 or more times per week. 160 161 On a motion from Ms. Miller, seconded by Mr. Gebala, with all in favor, the Board of Supervisors approved an onsite deputy for the Elgin intersection two times a week from 7 – 10 a.m. until school lets out for the Sterling Hill Community Development District. 162 Mr. Gebala would like a bus stop added at 4250 Sterling Hill Blvd. 163 164

165 166 167

STERLING HILL COMMUNITY DEVELOPMENT DISTRICT April 20, 2023 Page 5

168 169	TENTH ORDER OF BUSINESS	Adjournment
	•	seconded by Ms. Feliu, with all in favor, the Board eting at 11:27 a.m. for the Sterling Hill Community
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173	Assistant Secretary	Chairman/Vice Chairman

Tab 8

MINUTES OF MEETING 1 2 Each person who decides to appeal any decision made by the Board with respect to 3 any matter considered at the meeting is advised that the person may need to ensure 4 that a verbatim record of the proceedings is made, including the testimony and evidence 5 upon which such appeal is to be based. 6 7 STERLING HILL 8 COMMUNITY DEVELOPMENT DISTRICT 9 10 The regular meeting of the Board of Supervisors of Sterling Hill Community 11 Development District was held on Thursday, May 18, 2023 at 9:30 a.m. at the Sterling 12 Hill North Clubhouse located at 4411 Sterling Hill Boulevard, Spring Hill, Florida, 34609. 13 14 Present and constituting a quorum: 15 16 Christina Miller **Board Supervisor, Chairman** 17 **Board Supervisor, Vice Chairman** 18 Sandra Manuele **Board Supervisor, Assistant Secretary** Nancy Feliu 19 Michael Gebala **Board Supervisor, Assistant Secretary** 20 **Board Supervisor, Assistant Secretary** Darrin Bagnuolo 21 22 Also present were: 23 24 Regional District Manager, Rizzetta & Company, Inc. Matthew Huber 25 Jillian Minichino District Manager, Rizzetta & Company, Inc. 26 **Landscape Inspection Manager** John Toborg 27 Vivek Babbar District Counsel, Straley, Robin, Vericker 28 Jason Pond Clubhouse Manager 29 **Assistant Clubhouse Manager** Connie Mastroni 30 Gregg Gruhl Manager Amenity Services, Rizzetta & Company, Inc. 31 Angel Rivera Representative, Juniper Landscaping 32 Josh Burton Representative, Juniper Landscaping 33 34 Audience Present 35 36 FIRST ORDER OF BUSINESS Call to Order 37 38 Mr. Huber called the meeting to order at 9:30 a.m. and noted that there were 39 audience members present. 40 41 SECOND ORDER OF BUSINESS **Audience Comments on Agenda Items** 42 43 There were no audience comments. 44 45

46 47

THIRD ORDER OF BUSINESS

Staff Reports

A. Landscape Inspection Services Manager

1. Review of Landscape Inspection Report

Mr. Toborg reviewed the landscape inspection report and answered Board members' questions.

Mr. Toborg recommended that the St. Augustine turf rows located at Amersham Way be replaced by landscaper. It was initially reported as an irrigation issue, but now is being reported as Chinch bug damage.

B. District Counsel

Mr. Babbar stated the Demand Letter for Tesla accident will go out next week.

Mr. Babbar reviewed recent legislative actions: House Bill 119 requires Board members to take four hours per year of ethics training effective January 1, 2024. House Bill 774 raises penalty to \$20,000 for violation of Code of Ethics by Board member.

C. District Engineer Report

Not present.

C. Landscape Inspection Services Manager

1. Review of Landscape Inspection Report

Mr. Toborg reviewed the landscape inspection report and answered Board members' questions.

2. Review of Juniper's response the Landscape Inspection Report

Mr. Rivera presented and reviewed Juniper Landscape's response to the landscape report. Angel Rivera shared that beveling is almost complete. Josh Burton shared Clock F has been fixed. He noticed it looked like it was tampered with as it is right behind a bus stop. This has happened more than once. He will screw the lid shut in an effort to keep anyone from tampering with it.

3. Consideration of Juniper Landscape's Proposals

A brief discussion was held regarding the various proposals submitted by Juniper Landscaping. The following Board actions were taken:

On a motion from Mr. Gebala, seconded by Ms. Miller, with all in favor, the Board of Supervisors approved proposal # 208003 in the amount of \$512.02 for the Sterling Hill Community Development District.

 On a motion from Ms. Felieu, seconded by Ms. Miller, with four in favor and one against, the Board of Supervisors approved proposal # 202489 in the amount of \$\$&275.86 minus the cost of one Jatropa (\$210.39) for the Sterling Hill Community Development District.

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It was stated that proposal # 213000 was previously completed. Proposal #212950 was not approved.

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4. Presentation of Landscape and Irrigation Services RFP.

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The Board discussed the rankings of the four proposals provided by Mr. Toborg.

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On a motion from Ms. Miller, seconded by Ms. Feliu, with all in favor, the Board of Supervisors adopted the rankings of the proposals for landscape and irrigations services with Juniper Landscaping being #1 with 460.35 points, followed by Yellowstone Landscaping with 298.05 points, Red Tree Landscaping 291.00 points and Russel landscaping 235.05 points for the Sterling Hill Community Development District.

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Management will notify each of the vendors.

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D. Amenity Management

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 Mr. Pond reviewed his report with the Board, noting that he was able to obtain the license plate number of the vehicle that hit the Barrington gate, proposals for the sidewalk should be available by the next meeting, and the Hernando Sheriff's Office expects an hourly rate increase.

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Mr. Pond proposals for yearly splash pad maintenance, uplighting for the palm trees (tabled until the next meeting), security cameras at bus stops and playground mulching. Mr. Toborg was asked to locate maps of existing electrical service for the cameras.

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On a motion from Ms. Manuele, seconded by Ms. Miller, with all in favor, the Board of Supervisors approved the proposal for the yearly splash pad maintenance at a cost of \$1,986.21, for the Sterling Hill Community Development District.

114

On a motion from Mr. Gebala, seconded by Ms. Manuele, with all in favor, the Board of Supervisors approved the installation of cameras at bus stops in the amount of \$16,500.00 for the Sterling Hill Community Development District.

115

On a motion from Mr. Feliu, seconded by Ms. Manuele, with all in favor, the Board of Supervisors approved the installation of the playground mulch by American Mulch in the amount of \$7,980.00 for the Sterling Hill Community Development District.

E. District Manager 116 Mr. Huber reminded the Board that their next regular scheduled meeting will 117 be held on June 15, 2023, at 9:30 a.m. The Board also requested to hold a 118 special meeting on May 26th at 9:30 a.m. to discuss HA-5 119 120 Mr. Huber announced that as of April 15, 2023, there were 2,964 registered 121 voters residing in the district. 122 123 FOURTH ORDER OF BUSINESS Discussion of FY 2023 Proposed Budget 124 125 Mr. Huber presented the FY 2023/2024 proposed budget totaling \$1,556,157. 126 127 FIFTH ORDER OF BUSINESS Consideration of Resolution 2023-02, 128 FY 2023/2024 Approving Proposed 129 **Budget and Setting the Public Hearing on** 130 The Final Budget 131 132 On a motion from Ms. Manuele, seconded by Ms. Felieu, with all in favor, the Board of Supervisors approved Resolution 2023-02 Approving FY 2023/2024 Proposed Budget and setting the Public Hearing on the Final Budget for August 17, 2023, at 6:00 p.m. at the North Sterling Hill Clubhouse, located at 4411 Sterling Hill Boulevard, Spring Hill, FL 34609, for the Sterling Hill Community Development District. 133 SIXTH ORDER OF BUSINESS Consideration of Minutes of Board of 134 Supervisors Regular Meeting held on 135 April 20, 2023 136 137 Mr. Huber presented the Minutes of the Board of Supervisors regular meeting held 138 on April 20, 2023. Following a brief discussion regarding a few minor revisions, the 139 Board decided to table action until next month. 140 141 SEVENTH ORDER OF BUSINESS Consideration of Minutes of The Budget 142 Workshop held on May 2, 2023 143 144 On a motion from Mr. Gebala, seconded by Mr. Bagnuolo, with all in favor, the Board of Supervisors approved the minutes of the Budget Workshop held on May 2, 2023, as presented, for the Sterling Hill Community Development District. 145 **EIGHTH ORDER OF BUSINESS** Consideration of Operation & 146 147 Maintenance Expenditures for March 2023 148 149

District Management was asked to research the late fees on two invoices.

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STERLING HILL COMMUNITY DEVELOPMENT DISTRICT May 18, 2023 Page 5

On a motion from Mr. Gebala, seconded by Ms. Manuele, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for March 2023 in the amount of \$113,689.76 for the Sterling Hill Community Development District.

NINTH ORDER OF BUSINESS	Audience Comments
Audianas comments were ente	ortained regarding the UAE project proposals for
	ertained regarding the HA-5 project, proposals for
District Management services, and	The Ethics House Bill.
TENTH ORDER OF BUSINESS	Supervisor Requests
TENTITORDER OF BUSINESS	Supervisor Requests
Mr. Huber asked if there were	any Supervisor requests. Ms. Feliu inquired about
	the mandatory ethics training. It was stated that
one of the lawsuits was dismissed	
one of the lawsuits was distributed	and the other has been settled.
Ms Miller stated that she w	ould like to have the 2 proposals for District
	under separate cover prior to the May 24 th meeting.
Management Convided alombated t	and of operation of the first to the May 21 moothing.
Mr. Bagnuolo requested that a	in item be include on the June agenda relative to
NSER Rates.	agonaa rolaaro lo
ELEVENTH ORDER OF BUSINESS	Adjournment
On a motion from Mr. Bagnuolo, s	econded by Ms. Manuele, with all in favor, the
	ne meeting at 11:08 a.m. for the Sterling Hill
Community Development District.	
Assistant Secretary	Chairman/Vice Chairman
Assistant Secretary	Chairman/Vice Chairman

Tab 9

MINUTES OF MEETING 1 2 Each person who decides to appeal any decision made by the Board with respect to 3 any matter considered at the meeting is advised that the person may need to ensure 4 that a verbatim record of the proceedings is made, including the testimony and evidence 5 upon which such appeal is to be based. 6 7 STERLING HILL 8 COMMUNITY DEVELOPMENT DISTRICT 9 10 The HA-5 Workshop of the Board of Supervisors of Sterling Hill Community 11 Development District was held on Friday, May 26, 2023 at 9:31 a.m. at the Sterling Hill 12 North Clubhouse located at 4411 Sterling Hill Boulevard, Spring Hill, Florida, 34609. 13 14 Present and constituting a quorum: 15 16 Christina Miller **Board Supervisor, Chairman** 17 **Board Supervisor, Vice Chairman** 18 Sandra Manuele **Board Supervisor, Assistant Secretary** Nancy Feliu 19 Michael Gebala **Board Supervisor, Assistant Secretary** 20 **Board Supervisor, Assistant Secretary** Darrin Bagnuolo 21 22 Also present were: 23 24 Regional District Manager, Rizzetta & Company, Inc. Matthew Huber 25 Jillian Minichino District Manager, Rizzetta & Company, Inc. 26 Clubhouse Manager Jason Pond 27 Stephen Brletic DE; JMT Engineering 28 Matt Davis PDT Legal 29 30 Audience Present 31 32 FIRST ORDER OF BUSINESS Call to Order 33 34 Mr. Huber called the meeting to order at 9:31 a.m. and noted that there were 35 audience members present. 36 37 SECOND ORDER OF BUSINESS **Audience Comments on** 38 Agenda Items 39 40 There were no audience comments. 41 42 43 THIRD ORDER OF BUSINESS **Discussion Regarding HA-5** 44 The Board discussed HA-5 concerns and asked that the topic be included in the 45 next agenda. 46

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STERLING HILL COMMUNITY DEVELOPMENT DISTRICT May 26, 2023 Page 2

FOURTH ORDER OF BUSINESS	Supervisor Requests
Ms. Manuele provided a brief revien that further discussion be part of the next	ew of District Management options and asked agenda.
Mr. Bagnuolo asked that proposals next agenda.	s for legal Counsel also be included on the
FIFTH ORDER OF BUSINESS	Adjournment
•	ded by Ms. Miller, with all in favor, the Board at 10:37 a.m. for the Sterling Hill Community
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Tab 10

STERLING HILL COMMUNITY DEVELOPMENT DISTRICT

<u>District Office · Wesley Chapel, Florida · 813-994-1001</u>

<u>Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa Florida 33614</u>

www.sterlinghillcdd.org

Operation and Maintenance Expenditures April 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2023 through April 30, 2023. This does not include expenditures previously approved by the Board.

	31	•	-,		
Approval	of Expenditures:				
	Chairperson				
	Vice Chairperson				
	Assistant Secretary				

The total items being presented: \$ 123,729.30

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoi	ce Amount
Apex Floor & Furniture Care	100382	5915	North & South Clubhouse Carpet/ Tile Cleaning 04/23	\$	180.00
Apex Floor & Furniture Care	100395	5900	North & South Clubhouse Carpet/ Tile Cleaning 03/23	\$	120.00
Apex Floor & Furniture Care	100395	5912	Vinyl Tile Stripping - North Clubhouse 03/23	\$	655.00
Black Flag Pressure Cleaning LLC	100396	47-655	Sidewalk Cleaning 04/23	\$	5,160.00
Brett F. Croft	100397	76033	Off Duty Patrol 04/07/23	\$	90.00
Brletic Dvorak, Inc.	100383	1075	Engineering Services 03/23	\$	1,000.00
DCSI, Inc.	100384	30564	Quarterly Monitoring South Clubhouse 04/23	\$	128.97
DCSI, Inc.	100384	30565	Quarterly Monitoring North Clubhouse 04/23	\$	128.97
DCSI, Inc.	100398	30493	Quarterly Monitoring Fitness Center 03/23	\$	128.97
Edward Brandhuber	100385	75981	Off Duty Patrol 04/01/23	\$	90.00
Florida Department of Revenue	100390	37-8015579013-3 03/23	Sales & Use Tax 03/23	\$	150.45
Hernando County Utilities	041423-1	SS00001-00 03/23 ACH	North Clubhouse Water Bill 03/23	\$	400.03

Vendor Name	Check Number	Invoice Number	Invoice Description	Invo	ice Amount
Hernando County Utilities	041423-1	SS00013-00 03/23 ACH	South Clubhouse Water Bill 03/23	\$	501.01
Joseph McClellan	100399	76056	Off Duty Patrol 04/09/2023	\$	90.00
Joshua Mitro	100377	75878	Off Duty Patrol 03/25/23	\$	90.00
Juniper Landscaping of Florida, LLC	100378	206119	Insect and Disease Control - 03/30/23	\$	175.00
Juniper Landscaping of Florida, LLC	100404	206466	General Landscape Maintenance 04/23	\$	17,970.00
Juniper Landscaping of Florida, LLC	100404	207748	Control Components 03/31/23	\$	450.00
Juniper Landscaping of Florida, LLC	100404	207749	Annuals - 03/31/23	\$	750.00
Kyle Wilson	100386	75997	Off Duty Patrol 04/01/23	\$	90.00
LaRocca Contracting Services, Inc.	100400	0092	Community Repairs - Aluminum Cover 03/23	\$	679.70
LaRocca Contracting Services, Inc.	100400	0099	Community Repair- Paver Repairs 04/23	\$	467.00
LaRocca Contracting Services, Inc.	100400	00998	Community Repairs - Aluminum Cover 04/23	\$	1,262.30

Vendor Name	Check Number	Invoice Number	Invoice Description	Invo	ice Amount
LaRocca Contracting Services, Inc.	100405	0091	Community Repairs - Sod Installation 03/23	\$	15,809.08
LaRocca Contracting Services, Inc.	100405	0093	Community Repair- Precast Wall 03/23	\$	12,643.40
Michael Renczkowski	100387	75988	Off Duty Patrol 04/02/23	\$	90.00
Outsmart Pest Management, Inc.	100401	36643	Bi-Annual Fire Ant Treatment North Clubhouse 04/23	\$	285.00
Outsmart Pest Management, Inc.	100401	37031	Pest Control Treatment North Clubhouse 04/23	\$	75.00
Outsmart Pest Management, Inc.	100401	37032	Pest Control Treatment South Clubhouse 04/23	\$	75.00
Outsmart Pest Management, Inc.	100401	37033	Bi-Annual Fire Ant Treatment South Clubhouse 04/23	\$	285.00
Rizzetta & Company, Inc.	100375	INV0000078882	District Management Fees 04/23	\$	6,454.06
Rizzetta & Company, Inc.	100376	INV0000078923	Personnel Reimbursement 03/31/23	\$	13,978.68
Rizzetta & Company, Inc.	100389	INV0000078952	Out of Pocket 03/23	\$	180.92
Rizzetta & Company, Inc.	100393	INV0000079426	Amenity Management & Oversight & Personnel Reimbursement 04/23	\$	15,672.67

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoid	ce Amount
Shaun Duval	100379	75857	Off Duty Patrol 03/24/23	\$	90.00
Shaun Duval	100379	75858	Off Duty Patrol 03/24/23	\$	90.00
Shaun Duval	100388	75952	Off Duty Patrol 03/31/23	\$	90.00
Shore Commercial Services, Inc.	100391	228396	Pool Maintenance North Clubhouse 04/23	\$	2,622.00
Southern Automated Access Services, LLC	100380	12623	Liftmaster Passport Lite Transmitter 03/23	\$	2,020.00
Southern Automated Access Services, LLC	100392	12657	Gate Repairs - Haverhill 04/23	\$	122.00
Southern Automated Access Services, LLC	100392	12658	Gate Maintenance - Brackenwood 04/23	\$	2,565.00
Spectrum	041223-1	8338106990024862 ACH	l 4411 Sterling Hill Blvd. AHMS 04/23	\$	719.65
Steven George	100402	76059	Off Duty Patrol 04/09/23	\$	90.00
Sterling Hill CDD			Debit Card Replenishment 04/19/23	\$	2,315.53
Sterling Hill CDD			Debit Card Replenishment 04/25/23	\$	3,446.58

Vendor Name	Check Number	Invoice Number	Invoice Description	Invo	oice Amount
Straley Robin Vericker	100381	22858	General Legal Services 02/23	\$	1,587.52
Travis M Shields	100403	76039	Off Duty Patrol 04/08/23	\$	90.00
Waste Management Inc. of Florida	041323-1	0838222-1568-3 ACH	Waste Disposal Services North Clubhouse 04/23 Acct 63003	\$	283.20
Waste Management Inc. of Florida	041323-2	0838105-1568-0 ACH	Waste Disposal Services South Clubhouse 04/23 Acct 12001	\$	356.50
Withlacoochee River Electric Cooperative, Inc.	041423-2	Sterling Hill Summary of WREC 03/23 ACH	Sterling Hill Summary of WREC 03/23 ACH	\$	10,935.11
Report Total				<u>\$</u>	123,729.30

Apex Floor & Furniture Care 2392 Commercial Way #185 Spring Hill, FL 34606 US (352) 556-4012

(352) 556-4012 jackie@apexffc.com

http://www.ApexFFC.com

Invoice



BILL TO

Sterling Hills CDD Rizzetta & Company 5844 Old Pasco Rd., Suite 100 Wesley Chapel, FL 33544

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
5915	04/03/2023	\$180.00	04/03/2023	Due on receipt	

ACTIVITY	DESCRIPTION	AMOUNT
	Services below are for 4411 & 4250 Sterling Hills Blvd, Spring Hill, FL 34609	0.00
Carpet Maintenance Cleaning	Carpet Maintenance Bonnet Clng (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

We also do UPHOLSTERY CLEANING? We are IICRC CERTIFIED & are a WoolSafe(R) Approved Service Provider.

BALANCE DUE

\$180.00



Apex Floor & Furniture Care

2392 Commercial Way #185 Spring Hill, FL 34606 US (352) 556-4012 jackie@apexffc.com http://www.ApexFFC.com

Invoice



BILL TO

Sterling Hills CDD Rizzetta & Company 5844 Old Pasco Rd., Suite 100 Wesley Chapel, FL 33544

INVOICE #	DATE	TOTAL DUE	DUE DATE	ENCLOSED
5900	03/13/2023	\$120.00	03/13/2023	

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

We also do UPHOLSTERY CLEANING? We are IICRC CERTIFIED & are a WoolSafe(R) Approved Service Provider.

BALANCE DUE

\$120.00

Apex Floor & Furniture Care

2392 Commercial Way #185 Spring Hill, FL 34606 US (352) 556-4012 jackie@apexffc.com http://www.ApexFFC.com

Invoice



BILL TO

Tiffany Judd Sterling Hills CDD Rizzetta & Company 3434 Colwell Ave, Suite 200 Tampa, FL 33614

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
5912	03/14/2023	\$655.00	03/14/2023	Due on receipt	

ACTIVITY	DESCRIPTION	AMOUNT
Vinyl Tile Stripping	Professional VCT tile floor stripping of contractor's sealer on new tiles and strip remainder tiles, then apply floor finish for shine and protection of all tiles in the North Clubhouse	655.00

Apex is certified in cleaning and restoration for: All Hard Surface Floors – Oriental/Area Rugs --Carpets – Odor/Spot Removal -- Upholstery – Leather Ask us for a quote! RESIDENTIAL & COMMERCIAL \$655.00

INVOICE

Black Flag Pressure Cleaning IIc

13077 Painted Bunting Ave Weeki Wachee, FL, 34614



Jason Pond Manager, Sterling Hill CDD 4411 Sterling Hill Blvd. Spring Hill, Fl. 34609



INVOICE # **INVOICE DATE**

47 04/12/2023

DESCRIPTION		AMOUNT
86k SqFt Sidewalk Cleaning		5,160.00
	TOTAL	\$5.160.00



Bill To:

Sterling Hill CDD

Attention: Accounts Payable

3434 Colwell ave. Tampa, FL 33614

CDDINVOICE@RIZZETTA.COM;VRUTISKAYA@RIZZETTA.COM

Invoice ID:	76033
Date:	04/07/2023
Customer #:	
Due Date:	04/21/2023
Reference:	

INVOICE

DESCRIPTION	QTY	RATE	TOTAL
job #94933 - Brett Croft at Sterling Hill Subdivision from 4/7/2023 6:00 PM to 4/7/2023 9:00 PM	3.000	\$30.00	\$90.00
TOTAL:	3.000		\$90.00

Amount Paid: \$0.00

Balance Due: \$90.00



Notes

Please submit payments within two (2) weeks.

All payments must be made payable to the above DEPUTY'S NAME and sent in care of the Hernando County Sheriff's Office, ATTN: CINDY JOST, P.O. Box 10070, Brooksville, FL 34603-0070

Thank you for the opportunity to assist you with your security needs.

Brletic Dvorak Inc

536 4th Ave South Unit 4 Saint Petersburg, FL 33701 US +1 8133611466 sbrletic@bdiengineers.com



INVOICE

BILL TO

Sterling Hill CDD c/o Rizzetta & Company 3434 Colwell Avenue Suite 200 Tampa, Florida 33614 United States

PROJECT NAME Sterling Hill CDD

 INVOICE
 1075

 DATE
 04/03/2023

 TERMS
 Net 30

 DUE DATE
 05/03/2023

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager	[Mar 23]	5:00	200.00	1,000.00

BALANCE DUE \$1,000.00





Sterling Hill COMMUNITY DEVELOPMENT DISTRICT Mar-23

	<u>HOURS</u>	<u>RATE</u>		<u>PERSON</u>	TOTAL
CDD Activities					
Board Meeting Prep, Attendance, Follow up Engineer's Reports/Invoicing	3.00	\$200	S. Brletic		\$600.00
New Dog Park Parcel - Parking Inquire	2.00	\$200	S. Brletic		\$400.00

INVOICE TOTAL 5.00 **\$1,000.00**



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

Invoice

BILL TO

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

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
30564	04/02/2023	\$128.97	04/17/2023	Net 15	

P.O. NUMBER SALES REP ACCT#/LOT/BLK

01/11/22-XX-03i Daniel Ciccarello AN46226 - South Clubhouse

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.

BALANCE DUE

\$128.97



^{***}Late Fees are 1.5% per month



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

Invoice

BILL TO

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

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
30565	04/02/2023	\$128.97	04/17/2023	Net 15	

P.O. NUMBER
01/11/21-XX-03i
SALES REP
Daniel Ciccarello
ACCT#/LOT/BLK
AN46224 - North Clubhouse

DATE	ACTIVITY	QTY	RATE	AMOUNT
	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.

BALANCE DUE

\$128.97



^{***}Late Fees are 1.5% per month



DCSI, Inc. "Security & Sound" P.O. Box 265 Lutz, FL 33548 (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
30493	03/10/2023	\$128.97	03/25/2023	Net 15	

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

BALANCE DUE

\$128.97



^{***}Late Fees are 1.5% per month



Hernando County Sheriff's Office

18900 Cortez Blvd

Brooksville, FL 34603

Bill To:

Sterling Hill CDD

Attention: Accounts Payable

3434 Colwell ave. Tampa, FL 33614

CDDINVOICE@RIZZETTA.COM;VRUTISKAYA@RIZZETTA.COM

Invoice ID:	75981
Date:	04/03/2023
Customer #:	
Due Date:	04/17/2023
Reference:	

INVOICE

DESCRIPTION		QTY	RATE	TOTAL
job #94932 - EDWARD BRANDHUBER at Sterling Hill Subdivision from 4/1/26:00 PM to 4/1/2023 9:00 PM	2023	3.000	\$30.00	\$90.00
	TOTAL:	3.000		\$90.00

Amount Paid: \$0.00

Balance Due: \$90.00



Notes

Please submit payments within two (2) weeks.

All payments must be made payable to the above DEPUTY'S NAME and sent in care of the Hernando County Sheriff's Office, ATTN: CINDY JOST, P.O. Box 10070, Brooksville, FL 34603-0070

Thank you for the opportunity to assist you with your security needs.



Sales and Use Tax Return

R. 01/15 TC Rule 12A-1.097 Florida Administrative Code Effective 01/15

DR-15EZ

RECEIVED

You may file and pay tax online or you may complete this return and pay tax by check or money order and mail to:

Florida Department of Revenue 5050 W Tennessee Street Tallahassee, FL 32399-0120

Please read the *Instructions for DR-15EZ Sales* and *Use Tax Returns* (Form DR-15EZN) before you complete this return. Instructions are posted on our website at **www.floridarevenue.com**.

		FLORIDA SALES Reporting Per	
Certificate Number	er: 37-8015579013-3	March 2023	DOR USE ONLY
Surtax Rate: .005	50		postmark or hand-delivery date
05010005			Location/Mailing Address Changes:
Name Address City/St District	Hill Community	Development	New Location Address:
ZIP 5241 Sto	erling Hill Blvd	Completely Sales Briss	Telephone Number: ()
Spring l	Hill, FL 34609		New Mailing Address: Sterling Hill CDD 3434 Colwell Ave, Suite 200
FLORIDA	A DEPARTMENT OF RE	VENUE	Tampa, FL 33614
5050 W	TENNESSEE ST ASSEE FL 32399-0120	Rotyan-Bitelia	Amount Due From Line 9 On Reverse Side
Due: April 1, 2			Check here if payment was made electronically.
Late After: Ap)III 20, 2023	9100 0 20179	999 0001003043 1 499999999 0000 5

	FLORIDA SALES AN Reporting Period	
Certificate Number: 37-8015579	013-3 March 2023	DOR USE ONLY
Surtax Rate: .0050	The state of the	postmark or hand-delivery date
k seroniques de		Location/Mailing Address Changes:
Sterling Hill Comm Name Address 5241 Sterling Hill B	unity Development District lvd	New Location Address:
City/St Spring Hill, FL 346	09	1915 1945 1945 1945 1945 1945 1945 1945 1945 1945 1945 1945 1945 1945 1945 1945
ZIP Spring rim, TL 340	OZ not il xurius notasi premitornati)	Telephone Number: ()
		New Mailing Address: Sterling Hill CDD
		3434 Colwell Ave, Suite 200 Tampa, FL 33614
FLORIDA DEPARTMEN 5050 W TENNESSEE S' TALLAHASSEE FL 3239	T 99-0120	Amount Due From Line 9 On Reverse Side
Due: April 1, 2023		Check here if payment was made electronically.
Late After: April 20, 2023	0100 0 3013000	

9100 0 20179999 0001003043 1 499999999 0000 5

Proper Collection of Tax: Florida's state sales tax rate is 6%; however, there is an established "bracket system" for collecting sales tax on any part of each total taxable sale that is less than a whole dollar amount. Sales and use tax brackets for the state tax rate and for the combined state rate and various discretionary sales surtax rates are available on our website at **www.floridarevenue.com**.

Discretionary Sales Surtax: Most counties impose a local option discretionary sales surtax that must be collected on taxable transactions. You must collect discretionary sales surtax along with the 6% state sales tax on taxable sales when delivery or use occurs in a county that imposes a surtax. Current discretionary sales surtax rates for all counties are listed on Form DR-15DSS, *Discretionary Sales Surtax Information*, posted on our website.

1. Gross Sales	OLLARS —				10	CEN	TS	Under penalties of perjury, I declare that I have read this return and the facts stated in it are true.
(Do not include tax)	2	3	1	4	•	5	5	une table states in a die tab.
2. Exempt Sales (Include these in Gross Sales, Line 1)				Service Co.	.[Signature of Taxpayer Date Telephone #
3. Taxable Sales/Purchases (Include Internet/Out-of-State → Purchases)								Katheev Oak 4/7/23 8/3-994-16 Signature of Preparer Date Telephone #
4. Total Tax Due (Include Discretionary Sales Surtax from Line B)		1	5	0	•	4	5	grangels at vituaring Tell remines
5. Less Lawful Deductions		300						Daniel Co.
6. Less DOR Credit Memo								A. Taxable Sales and Purchases NOT Subject to DISCRETIONARY
7. Net Tax Due		1	5	0		4	5	B. Total Discretionary Sales Surtax Due
8. Less Collection Allowance or Plus Penalty and Interest				000 1816				E-file / E-pay to Receive Collection Allowance
,			**********	**********				
Enter this amount on front)	7 H .C E	1	5	0		4	5	Please do not fold or staple.
(Enter this amount on front)	OLLARS —		5	0	000	CEN	5 TSI	Constant State American Constant State Constant Sta
1. Gross Sales (Do not include tax)		3	5	0	38	CEN 5	5 5	Under penalties of perjury, I declare that I have read this return and
1. Gross Sales (Do not include tax) 2. Exempt Sales (Include these in		3	5	4	900	CEN 5	5 5	Under penalties of perjury, I declare that I have read this return and the facts stated in it are true.
1. Gross Sales (Do not include tax) 2. Exempt Sales (Include these in Gross Sales, Line 1)		3	1	4		CEN 5	5 5	Under penalties of perjury, I declare that I have read this return and the facts stated in it are true. Signature of Taxpayer Date Telephone # \$/3-994-100
1. Gross Sales (Do not include tax) 2. Exempt Sales (Include these in Gross Sales, Line 1) 3. Taxable Sales/Purchases (Include Internet/Out-of-State Purchases)		3	5 1 5	4		CEN 5 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	5 5 5	Under penalties of perjury, I declare that I have read this return and the facts stated in it are true. Signature of Taxpayer Date Telephone #
1. Gross Sales (Do not include tax) 2. Exempt Sales (Include these in Gross Sales, Line 1) 3. Taxable Sales/Purchases (Include Internet/Out-of-State → Purchases) 4. Total Tax Due (Include Discretionary Sales Surtax from Line B)		3 1	5	4		CEN 5	5	Under penalties of perjury, I declare that I have read this return and the facts stated in it are true. Signature of Taxpayer Date Telephone # \$13-994-100 Signature of Preparer Date Telephone #
1. Gross Sales (Do not include tax) 2. Exempt Sales (Include these in Gross Sales, Line 1) 3. Taxable Sales/Purchases (Include Internet/Out-of-State Purchases) 4. Total Tax Due (Include Discretionary Sales Surtax from Line B) 5. Less Lawful Deductions		3 1	5 1 5 5	0 4 0		CEN 5 () () () () () () () () () (5	Under penalties of perjury, I declare that I have read this return and the facts stated in it are true. Signature of Taxpayer Date Telephone # \$13-994-100 Signature of Preparer Date Telephone # Discretionary Sales Surtax Information A. Taxable Sales and Purchases NOT Subject to DISCRETIONARY
1. Gross Sales (Do not include tax) 2. Exempt Sales (Include these in Gross Sales, Line 1) 3. Taxable Sales/Purchases (Include Internet/Out-of-State		3 1	5 5 5	0		CEN 5 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	5	Under penalties of perjury, I declare that I have read this return and the facts stated in it are true. Signature of Taxpayer Date Telephone # \$/3 - 994 - 100 Signature of Preparer Date Telephone # Discretionary Sales Surtax Information A. Taxable Sales and Purchases NOT Subject to DISCRETIONARY SALES SURTAX B. Total Discretionary
1. Gross Sales (Do not include tax) 2. Exempt Sales (Include these in Gross Sales, Line 1) 3. Taxable Sales/Purchases (Include Internet/Out-of-State Purchases) 4. Total Tax Due (Include Discretionary Sales Surtax		3 1	5 5 5	0		5 [-] [- 4]	5	Under penalties of perjury, I declare that I have read this return and the facts stated in it are true. Signature of Taxpayer Date Telephone # \$13 - 994 - 100 Signature of Preparer Date Telephone # Discretionary Sales Surtax Information A. Taxable Sales and Purchases NOT Subject to DISCRETIONARY SALES SURTAX



Statement Date Account Number 03/22/23 SS00001-00

www.hernandocounty.us

Current Charges Current Charges Due Date Total Due

400.03 04/11/23 400.03

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

S E000040000 P 00400033 O



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

TRANSPONDER ID

HISTORY (GAL)

JUN MAY

APR

MAR

48100

39400

16300

31700

Credit card payments and eCheck payments can be made by phone 7 days a week, 24 hours a day by calling 352/754-4037, option 3 or visit www.invoicecloud.com/hernandocounty

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

1830522390 METER ID METER READ PREVIOUS READ BILL FROM BILL TO DAYS IN READ METER SIZE/UNITS 1 1/2" 60658034 5.0000 03/15/2023 02/13/2023 02/21/2023 03/22/2023 30 **AVG MONTHLY USAGE AVG USAGE LAST MONTH** AVG SAME MONTH LAST YEAR 3 YR RESIDENTIAL AVERAGE 41200 41200 40100 CURRENT READ PREVIOUS READ CONSUMPTION IRR CURRENT READ IRR PREVIOUS READ CONSUMPTION - AVG CONSUMPTION

4547800 4579800 32000

Water Account							
1	\$1.86	0 - 50,000	59.52				
2	\$2.78	50,001 - 100,000	N/A				
3	\$3.70	100,001 - 150,000	N/A				
4	\$5.56	150,001 - 250,000	N/A				
5	\$9.26	250,001 - 375,000	N/A				
6	\$12.97	375,001 - and up	N/A				

PREVIOUS BALANCE 1,482.94 PAYMENTS RECEIVED 1.482.94 CR **BALANCE FORWARD** 0.00

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

CURRENT ACTIVITY

WATER USAGE 59.52 WATER BASE CHG 44.85

SEWER USAGE 173.76

SEWER USAGE - Billed at \$5.43/1,000 gallons

based on meter units

SEWER BASE CHG 121.90

FEB 46000 **TOTAL CURRENT CHARGES** JAN 34000 45000 DEC **TOTAL DUE** NOV 69000 OCT 33400 SEP 39600 AUG 55300 JUL 37300

400.03

400.03

PAYMENT OPTIONS:

- Enroll in Automatic Bill Payment (EFT) with your Checking or Savings no additional fees apply
- Enroll in AutoPay with credit or debit card- additional fees apply
- Online Payments via website www.invoicecloud.com/hernandocounty additional fees apply
- Pay by Phone by calling (352) 754-4037 option 3 for 24 hours a day and 7 days a week access to our automated option additional fees apply
- Drive-thru drop box conveniently located at 15365 Cortez Blvd., Brooksville, FL 34613 no additional fees
- Payment centers located throughout the area. Visit www.hernandocounty.us and find us under "Departments"

Credit cards accepted: VISA, MasterCard, Discover, American Express.

If you choose to pay through a third-party vendor, you could risk a delay in delivery of your payment. Such delays may result in additional fees and/or disconnection of service. Customers who use their online banking service should allow enough time for the payment to reach HCUD in order to prevent additional fees and/or disconnection of service.

PAYMENT AND DISCONNECT POLICY:

Contact Customer Service department at (352) 754-4037 if your account is delinquent and in jeopardy of being disconnected.

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- Utility bills become past due 20 days after the billing date
- Failure to receive a bill does not prevent service interruption or additional service charges
- Service may be disconnected for failure to pay the past due balance in full in a timely manner
- To restore service, all past due charges and fees must be paid in full
- Disconnection may result in an additional deposit being required
- Delinquent fees apply if service was interrupted **OR** scheduled for delinquent interruption

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AFTER HOURS AND EMERGENCIES: Our Customer Service and Operations Division responds to after hour call outs for EMERGENCY TURN OFF ONLY. For emergencies, please call (352) 754-4037.

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PLEASE MAIL CORRESPONDENCE TO OUR LOCAL OFFICE 15365 Cortez Blvd, Brooksville FL 34613

CURRENT WATERING RESTRICTIONS:

Address numbers ending with:

O or 1 may water on MONDAY before 8 am or after 6 pm

2 or 3 may water on TUESDAY before 8 am or after 6 pm

4 or 5 may water on WEDNESDAY before 8 am or after 6 pm

6 or 7 may water on THURSDAY before 8 am or after 6 pm

8 or 9 may water on FRIDAY before 8 am or after 6 pm

Areas with **no address or multiple** addresses (common grounds, shopping plazas etc) may water on FRIDAY.

Home Owners Associations please check with your organization or

Are you pumping and irrigating from a private well? A lake? A pond? A river or stream? Watering Restrictions Still

Apply!

PREVENT DAMAGE TO YOUR WASTE WATER SYSTEM!

PLEASE FLUSH **ONLY TOILET** PAPER AND WHAT NATURE PROVIDES

Reduce, Reuse, Recycle



Curbside recycling is available at no additional charge to ALL Hernando County trash customers!

CALL 352-540-6457 to start recycling now!

Hernando County Mosquito Control



See us on FACEBOOK or under "Departments" at www.hernandocounty.us



2023 Water Rebates for HCUD Customers

Do you qualify? Find out at https://www.hernandocounty.us/ departments/departments-n-z/utilities/conservation Water Bill Credits are Available for the Following:

Low Flow Toilet Program 2023

\$125 water bill credit for those that meet the program requirements (up to two toilets)

- Your home must be older than 2004
- You must use one of the participating plumbers for the purchase and installation of your new toilet:

	Billy the Sunshine Plumber	352-596-9191
•	Miracle Plumbing	727-771-5705
	Reliable Plumbing	352-686-7527
	Rich the Plumber	352-584-2160

Rain Sensor Rebate Program 2023

\$55 water bill credit for adding or replacing a rain sensor on your automatic irrigation system

- Home and irrigation system must 2010 or older
- You must use one of the participating irrigation contractors for the purchase and installation of your new rain sensor:

*	Challenger Irrigation	352-683-4040
+	Sunshine State Sprinklers	352-686-5924
	Vance Water Systems	352-686-5388

HE Washer Rebate (Online Program Only)

\$100 water bill credit for replacing your old washing machine with a new Energy Star High Efficiency Washer.

- · You must pre-qualify to get a rebate
- Authorization Codes are required before purchase of the washing machine to qualify for the rebate

Applications for Authorization Codes can be found at:

https://www.hemandocounty.us/ departments/departments-n-z/utilities/he-washer-rebate

Rain Barrel Rebate Program

\$30 water bill credit for customers who attend a HCUD Rain Barrel Workshop, purchase a barrel and install it at their home

> For a list of upcoming workshops, email: HernandoCountyFFL@hernandocounty.us

Questions? Please refer to the website at:

https://www.hernandocounty.us/departments/departments-n-z/utilities/conservation Email: WaterConservation@HernandoCounty.us - Phone: 352-754-4705

PLEASE HELP SAVE OUR MOST PRECIOUS RESOURCE WATER!

Follow Hernando County's Watering One Day per Week Restriction Schedule

	Addresses Ending With:	May Water On:	Morning OF		Evening Hours:
Ī	0 or 1	Mon	12:01am - 8am	10	6pm - 11:59pm
	2 or 3	Tues	12:01am - 8am	or	6pm - 11:59pm
	4 or 5	Wed	12:01am - 8am	or	6pm - 11:59pm
	6 or 7	Thur	12:01am - 8am	or	6pm - 11:59pm
	8 or 9	Fri	12:01am - 8am	or	6pm - 11:59pm
	Mixed or No Address	Fri	12:01am - 8am	or	6pm - 11:59pm
	No Watering Days	Sat & Sun	NONE		NONE



Reminder!

One Day Per Week Watering Restrictions apply to all sources of water in Hernando County. This includes all private wells, rivers, lakes, and streams.

If you are adding new sod, there is a different watering schedule to establish it. You can find that information at https://www.HernandoCounty.us/HCUDConservation or call HCUD at 352-754-4705



Hernando County Utilities Department 15365 Cortez Boulevard • Brooksville, Florida 34613 352-754-4705



Statement Date Account Number

03/22/23 SS00013-00

www.hernandocounty.us

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

501.01 **Current Charges Current Charges Due Date** 04/11/23 **Total Due** 501.01

ZZ000J300 P 000020J0J 3 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	
ACCOUNT NUMBER	
SS00013 00	

ACCOUNT NAME STERLING HILL COMM DEV COMM

SERVICE ADDRESS

4250 STERLING HILL BLVD

TRANSPONDER ID

1564795098

Credit card payments	and eCheck payments
can be made by phone	7 days a week, 24 hours a day by calling
352/754-4037, option	3 or visit www.invoicecloud.com/hernandocounty

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

1001700000							
METER ID	METER SIZE/UN	IITS	METER READ	PREVIOUS READ	BILL FROM	BILL TO	DAYS IN READ
54750392	1"	2.5000	03/16/2023	02/14/2023	02/21/2023	3 03/22/2023	30
AVG MONTHLY US	SAGE	/G USAGE L	AST MONTH	AVG SAM	E MONTH LAST YE	AR 3 YR RESIDENTIA	AL AVERAGE
35500	3	3900		26100			
CLIDDENT DEAD	DREVIOUS READ	CONSTIME	TION IDD CLIDE	ENT DEAD IDD D	DEVIOUS DEAD	CONSTIMPTION - AVG	CONSUMPTION

786200 732900 53300

Water Account			
1	\$1.86	0 - 25,000	46.50
2	\$2.78	25,001 - 50,000	69.50
3	\$3.70	50,001 - 75,000	12.21
4	\$5.56	75,001 - 125,000	N/A
5	\$9.26	125,001 - 187,500	N/A
6	\$12.97	187,501 - and up	N/A

PREVIOUS BALANCE	1,151.18
PAYMENTS RECEIVED	1,151.18 CR
BALANCE FORWARD	0.00

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

CURRENT ACTIVITY

WATER USAGE 128.21 WATER BASE CHG 22.43

SEWER USAGE 289.42

SEWER USAGE - Billed at \$5.43/1,000 gallons

based on meter units

SEWER BASE CHG 60.95

LUOTO	2)((0.41)	
HISTOR	RY (GAL)	
FEB	17300	
JAN	27300	
DEC	62300	
NOV	54500	
OCT	18200	
SEP	18700	
AUG	28200	
JUL	37600	
JUN	56200	
MAY	35100	
APR	18300	
MAR	33300	

TOTAL CURRENT CHARGES 501.01

TOTAL DUE 501.01



PAYMENT OPTIONS:

- Enroll in Automatic Bill Payment (EFT) with your Checking or Savings no additional fees apply
- Enroll in AutoPay with credit or debit card- additional fees apply
- Online Payments via website www.invoicecloud.com/hernandocounty additional fees apply
- Pay by Phone by calling (352) 754-4037 option 3 for 24 hours a day and 7 days a week access to our automated option additional fees apply
- Drive-thru drop box conveniently located at 15365 Cortez Blvd., Brooksville, FL 34613 no additional fees
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Hernando County Utilities Department 15365 Cortez Boulevard • Brooksville, Florida 34613 352-754-4705



Hernando County Sheriff's Office

18900 Cortez Blvd Brooksville, FL 34603

Bill To:

Sterling Hill CDD

Attention: Accounts Payable

3434 Colwell ave. Tampa, FL 33614

CDDINVOICE@RIZZETTA.COM;VRUTISKAYA@RIZZETTA.COM

Invoice ID:	76056
Date:	04/09/2023
Customer #:	
Due Date:	04/23/2023
Reference:	

INVOICE

DESCRIPTION	QTY	RATE	TOTAL
job #94934 - JOSEPH MCCLELLAN at Sterling Hill Subdivision from 4/8/2023 6:00 PM to 4/8/2023 9:00 PM	3.000	\$30.00	\$90.00
TOTA	L: 3.000		\$90.00

Amount Paid: \$0.00

Balance Due: \$90.00



Notes

Please submit payments within two (2) weeks.

All payments must be made payable to the above DEPUTY'S NAME and sent in care of the Hernando County Sheriff's Office, ATTN: CINDY JOST, P.O. Box 10070, Brooksville, FL 34603-0070



Hernando County Sheriff's Office

18900 Cortez Blvd

Brooksville, FL 34603

Bill To:

Sterling Hill CDD

Attention: Accounts Payable

3434 Colwell ave. Tampa, FL 33614

CDDINVOICE@RIZZETTA.COM;VRUTISKAYA@RIZZETTA.COM

Invoice ID:	75878
Date:	03/26/2023
Customer #:	
Due Date:	04/09/2023
Reference:	

INVOICE

DESCRIPTION		QTY	RATE	TOTAL
job #95034 - Joshua Mitro at Sterling Hill Subdivision from 3/25/2023 9:00 PN 3/26/2023 12:00 AM	∕l to	3.000	\$30.00	\$90.00
	TOTAL:	3.000		\$90.00

Amount Paid: \$0.00

Balance Due: \$90.00



Notes

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



Invoice 206119

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

Date	Due Date
03/30/23	4/14/2023
Account Owner	PO#
Angel Rivera	

ltem Amount

#168216 - Sterling Hill 2022/2023 Maint contract

Insect and Disease Control - 03/30/2023

\$175.00



Grand Total

\$175.00

1-30 Days	31-60 Days	61-90 Days	91-120 Days	121+ Days
	(Past Due)	(Past Due)	(Past Due)	(Past Due)
\$5,689.00	\$22,233.40	\$0.00	\$0.00	\$0.00

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

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

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



Invoice 206466

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

Date	Due Date
04/01/23	4/16/2023
Account Owner	PO#
Angel Rivera	

ltem Amount

#168216 - Sterling Hill 2022/2023 Maint contract April 2023

\$17,970.00 RECEIVE 04/03/23

Grand Total \$17,970.00

1-30 Days	31-60 Days	61-90 Days	91-120 Days	121+ Days
	(Past Due)	(Past Due)	(Past Due)	(Past Due)
\$20,659.00	\$25,233.40	\$0.00	\$0.00	\$0.00

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



Invoice 207748

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

Date	Due Date
04/01/23	4/16/2023
Account Owner	PO#
Angel Rivera	

Item	Qty/UOM	Rate	Ext. Price	Amount
#192817 - Covey run Clock F				\$450.00

Control Components - 03/31/2023

Maintenance Division Labor 5.00HR \$90.00 \$450.00

Clock is down, zones did not respond well, pump would not kick on during test run

Juniper will need a specialist on site to trouble shoot the issue to determine what's going on with clock F.



1-30 Days	31-60 Days	61-90 Days	91-120 Days	121+ Days
	(Past Due)	(Past Due)	(Past Due)	(Past Due)
\$21,859.00	\$25,233.40	\$0.00	\$0.00	\$0.00

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



Invoice 207749

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

Date	Due Date
04/01/23	4/16/2023
Account Owner	PO#
Angel Rivera	

Item Amount \$750.00

#200588 - Q1 Annuals for March 2023

Plant Material - 03/31/2023



Grand Total

\$750.00

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$21,859.00	\$25,233.40	\$0.00	\$0.00	\$0.00

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Hernando County Sheriff's Office 18900 Cortez Blvd Brooksville, FL 34603

Bill To:

Sterling Hill CDD

Attention: Accounts Payable

3434 Colwell ave. Tampa, FL 33614

CDDINVOICE@RIZZETTA.COM;VRUTISKAYA@RIZZETTA.COM

Invoice ID:	75997
Date:	04/03/2023
Customer #:	
Due Date:	04/17/2023
Reference:	

INVOICE

DESCRIPTION	QTY	RATE	TOTAL
job #95035 - Kyle Wilson at Sterling Hill Subdivision from 3/31/2023 9:00 PM to 4/1/2023 12:00 AM	3.000	\$30.00	\$90.00
тот	AL: 3.000		\$90.00



Amount Paid: \$0.00

Balance Due: \$90.00

Notes

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All payments must be made payable to the above DEPUTY'S NAME and sent in care of the Hernando County Sheriff's Office, ATTN: CINDY JOST, P.O. Box 10070, Brooksville, FL 34603-0070



Intial Invoice

3633 Commercial Way Spring Hill, FL 34606 Phone: (352) 556-5472 Daniel@LaRoccaContracting.com CBC 1259154

Date Invoice # For: 03/30/23 0092 23-0025

Bill To:

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

sterlinghillclub@live.com

Quantity	Description	Un	it price	А	mount	10% Discount applied
1	Initial Contract Totals	\$	1,942.00	\$	1,942.00	
	Community Repairs- Aluminum cover					
1	Draw Request					
	35%= \$679.70					
Subtotal				\$	1,942.00	

Make all checks payable to <u>LaRocca Contracting</u>
<u>Services, Inc</u>. If you have any questions concerning this invoice, contact Daniel LaRocca at (352) 556-5472, Daniel@LaRoccaContracting.com
Thank you for your business!

Credit
Additonal discount
Balance due

\$ -0% **\$ 1,942.00**





Final Invoice

3633 Commercial Way Spring Hill, FL 34606 Phone: (352) 556-5472 Daniel@LaRoccaContracting.com CBC 1259154

Date Invoice # For: 04/11/23 0099 23-0041

Bill To:

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

sterlinghillclub@live.com

Quantity	Description		Unit pi	ice	Ar	nount	10% Discount applied
1	Initial Contract Totals		\$	467.00	\$	467.00	
	Paver repairs						
	All work complete 4/7/23						
Subtotal					\$	467.00	
		1					

Make all checks payable to <u>LaRocca Contracting</u>
<u>Services, Inc</u>. If you have any questions concerning this invoice, contact Daniel LaRocca at (352) 556-5472, Daniel@LaRoccaContracting.com
Thank you for your business!

Credit \$ Additonal discount 0%
Balance due \$ 467.00





Final Invoice

3633 Commercial Way Spring Hill, FL 34606 Phone: (352) 556-5472 Daniel@LaRoccaContracting.com CBC 1259154

Date Invoice # For:

04/11/23 0098 23-0026

Bill To:

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

sterlinghillclub@live.com

Quantity	Description	Uı	Unit price		mount	10% Discount applied
1	Initial Contract Totals	\$	1,942.00	\$	1,942.00	
	Aluminum Cover					
	All work complete 4/7/23					
Subtotal				\$	1,942.00	

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Thank you for your business!

Credit **Additional discount** Balance due

0% **\$ 1,942.00** \$,1,262.30





Intial Invoice

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Date Invoice # For: 03/30/23 0091 23-0026

Bill To:

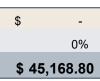
Sterling Hills CDD 4411 Sterling Hill Blvd Spring Hill, FL 34609

sterlinghillclub@live.com

Quantity	Description	Unit price	ļ	Amount	10% Discount applied
1	Initial Contract Totals	\$ 45,168.80	\$	45,168.80	
	Community Repairs- Sod				
1	1st Draw request				
	35%= \$15,809.08				
Subtotal			\$	45,168.80	

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Credit
Additonal discount
Balance due







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Date Invoice # For: 03/30/23 0093 23-0028

Bill To:

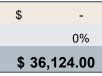
Sterling Hills CDD 4411 Sterling Hill Blvd. Spring Hill, FL 34609

sterlinghillclub@live.com

Quantity	Description	Un	Unit price		Amount	10% Discount applied
1	Initial Contract Totals	\$	36,124.00	\$	36,124.00	
	Community Repair- Precast Wall					
1	Draw Request					
	35%= \$12,643.40					
Subtotal				\$	36,124.00	

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Attention: Accounts Payable

3434 Colwell ave. Tampa, FL 33614

CDDINVOICE@RIZZETTA.COM;VRUTISKAYA@RIZZETTA.COM

Invoice ID:	75988
Date:	04/03/2023
Customer #:	
Due Date:	04/17/2023
Reference:	

INVOICE

DESCRIPTION		QTY	RATE	TOTAL
job #95036 - Michael Renczkowski at Sterling Hill Subdivision from 4/1/2023 PM to 4/2/2023 12:00 AM	3 9:00	3.000	\$30.00	\$90.00
	TOTAL:	3.000		\$90.00

Amount Paid: \$0.00

Balance Due: \$90.00



Notes

Please submit payments within two (2) weeks.

All payments must be made payable to the above DEPUTY'S NAME and sent in care of the Hernando County Sheriff's Office, ATTN: CINDY JOST, P.O. Box 10070, Brooksville, FL 34603-0070



Service Slip/Invoice

INVOICE: 36643 DATE: 4/12/2023 ORDER: 36643

Work Location:

[1178] 352-686-5161

Sterling Hill, C.D.D. North 4411 Sterling Hill Blvd Springhill, FL 34609-0750

Bill To: [1178]

Sterling Hill, C.D.D. 3434 Colwell Ave Suite 200 Tampa, FL 33614-8390

Work Date	Time	Target Pest	Technicia	n	Time In
4/12/2023	02:14 PM				
Purcha	ase Order	Terms	Last Service	Map Code	Time Out
		NET 30	4/12/2023		

Service	Description	1	Price
6 MONTH ANT	6 Month Fire Ant Control		\$285.00
		SUBTOTAL	\$285.00
Treated perimeter of pool by	sketball courts, tennis court, playground and Pavilion	TAX	\$0.00
rreated perimeter of pool, ba	isketball courts, termis court, playground and Favillon	AMT. PAID	\$0.00
		TOTAL	\$285.00
		PRIOR BAL	\$75.00
		AMOUNT DUE	\$360.00





Service Slip/Invoice

INVOICE: 37031 DATE: 4/12/2023 ORDER: 37031

Work Location:

[1178] 352-686-5161

Sterling Hill, C.D.D. North 4411 Sterling Hill Blvd Springhill, FL 34609-0750

Bill To: [1178]

Sterling Hill, C.D.D. 3434 Colwell Ave Suite 200 Tampa, FL 33614-8390

Work Date	Time	Target Pest	Technicia	n	Time In
4/12/2023	02:16 PM				
Purcha	ase Order	Terms	Last Service	Map Code	Time Out
		NET 30	4/12/2023		

Service	Description		Price
MONTHLY PEST	Monthly Pest & Rodent Control		\$75.00
		SUBTOTAL	\$75.00
Treated interior exterior entri	y points and soffits for Pest Control service. serviced All rodent boxes	TAX	\$0.00
Thank you for letting us serve		AMT. PAID	\$0.00
,		TOTAL	\$75.00
		PRIOR BAL	\$285.00
		AMOUNT DUE	\$360.00





Service Slip/Invoice

INVOICE: 37032 DATE: 4/12/2023 ORDER: 37032

Work Location:

[1314] 352-684-0160

Sterling Hill, C.D.D. South 4250 Sterling Hill Blvd Springhill, FL 34609-0745

Bill To: [1314]

Sterling Hill, C.D.D. 5844 Old Pasc3434 Colwell Ave Suite 200 Tampa, FL 33614

Work Date	Time	Target Pest	Technicia	ın	Time In
4/12/2023	02:18 PM				
Purch	ase Order	Terms	Last Service	Map Code	Time Out
		NET 30	4/12/2023		

Service	Description	Description		
MONTHLY PEST	Monthly Pest & Rodent Control		\$75.00	
		SUBTOTAL	\$75.00	
Treated interior exterior entr	y points and soffits for Pest Control service. serviced All rodent boxes	TAX	\$0.00	
Thank you for letting us serv		AMT. PAID	\$0.00	
		TOTAL	\$75.00	
		PRIOR BAL	\$285.00	
		AMOUNT DUE	\$360.00	





Service Slip/Invoice

INVOICE: 37033 DATE: 4/12/2023 ORDER: 37033

Work Location:

[1314] 352-684-0160

Sterling Hill, C.D.D. South 4250 Sterling Hill Blvd Springhill, FL 34609-0745

Bill To: [1314]

Sterling Hill, C.D.D. 5844 Old Pasc3434 Colwell Ave Suite 200 Tampa, FL 33614

Work Date	Time	Target Pest	Technicia	n	Time In
4/12/2023	02:19 PM				
Purcha	ase Order	Terms	Last Service	Map Code	Time Out
		NET 30	4/12/2023		

Service	Description		Price
6 MONTH ANT	6 Month Fire Ant Control		\$285.00
		SUBTOTAL	\$285.00
Treated perimeter of player	ound, pool, volleyball area and Pavilions for ant control service	TAX	\$0.00
Treated perimeter of playgr	ound, pool, volicyball area and r avillons for ant control service	AMT. PAID	\$0.00
		TOTAL	\$285.00
		PRIOR BAL	\$75.00
		AMOUNT DUE	\$360.00



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

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Date	Invoice #	
4/1/2023	INV0000078882	

Bill To:

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

	Services for the month of	Term	ıs İ	Cli	ient Number
	April	Upon R	leceipt		0655
Description		Qty	Rate		Amount
Accounting Services		1.00	\$1,61	6.67	\$1,616.67
Administrative Services		1.00	\$72	7.26	\$727.26
Financial & Revenue Collections		1.00		4.38	\$424.38
Landscape Consulting Services		1.00		0.00	\$700.00
Management Services		1.00	\$2,88		\$2,885.75
Website Compliance & Management		1.00	\$10	0.00	\$100.00
		Subtota	1		\$6,454.06
		Subiola	ı		ψ0,434.00
	DECEMEN	= .			
	RECEIVE D 03/27/23	Total			\$6,454.06
	1 03/27/23				

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

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Date	Invoice #
3/31/2023	INV0000078923

Bill To:

Sterling Hill CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

Services for the month of		Terms		Client Number		
	March		Upon Receipt		00009	
			Qty	Rate	9	Amount
			4.00	M40 0	70.00	#40.070.00

Description	Qty	Rate		Amount
Personnel Reimbursement	1.00	\$13,978	3.68	\$13,978.68
•	Subtota			\$13,978.68



Subtotal	\$13,978.68
Total	\$13,978.68

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

Invoice

Date	Invoice #
3/31/2023	INV0000078952

Bill To:

Sterling Hill CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

Services for the month of		Terms		Client Number		
	March		Upon Receipt (00009	
			Qty	Rate	9	Amount
			130.92	9	31.00	\$130.92
			50.00	9	31.00	\$50.00

	March	Upon R			0009
Description		Qty	Rate		Amount
EE RECRUITING		130.92	\$	1.00	\$130.92
Cell Phone		50.00	\$	1.00	\$50.00
1					£400.00
		Subtota		l	\$180.92

DECEIVED
RECEIVE
1 04/06/23

Subtotal	\$180.92
Total	\$180.92

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

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Date	Invoice #
4/14/2023	INV0000079426

Bill To:

Sterling Hill CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

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

Description	Qty	Rate		Amount
Amenity Management & Oversight	1.00	\$1,833	3.33	\$1,833.33
Personnel Reimbursement	1.00	\$13,839	9.34	\$13,839.34
	Cubtoto			¢15 672 67



Subtotal	\$15,672.67
Total	\$15,672.67



Hernando County Sheriff's Office

18900 Cortez Blvd

Brooksville, FL 34603

Bill To:

Sterling Hill CDD

Attention: Accounts Payable

3434 Colwell ave. Tampa, FL 33614

CDDINVOICE@RIZZETTA.COM;VRUTISKAYA@RIZZETTA.COM

Invoice ID:	75857
Date:	03/25/2023
Customer #:	
Due Date:	04/08/2023
Reference:	

INVOICE

DESCRIPTION	QTY	RATE	TOTAL
job #94929 - SHAUN DUVAL at Sterling Hill Subdivision from 3/24/2023 6:00 PM to 3/24/2023 9:00 PM	3.000	\$30.00	\$90.00
TOTAL:	3.000		\$90.00

Amount Paid: \$0.00

Balance Due: \$90.00



Notes

Please submit payments within two (2) weeks.

All payments must be made payable to the above DEPUTY'S NAME and sent in care of the Hernando County Sheriff's Office, ATTN: CINDY JOST, P.O. Box 10070, Brooksville, FL 34603-0070



Bill To:

Sterling Hill CDD

Attention: Accounts Payable

3434 Colwell ave. Tampa, FL 33614

CDDINVOICE@RIZZETTA.COM;VRUTISKAYA@RIZZETTA.COM

Invoice ID:	75858
Date:	03/25/2023
Customer #:	
Due Date:	04/08/2023
Reference:	

INVOICE

DESCRIPTION	QTY	RATE	TOTAL
job #95033 - SHAUN DUVAL at Sterling Hill Subdivision from 3/24/2023 9:00 PM to 3/25/2023 12:00 AM	3.000	\$30.00	\$90.00
TOTAL:	3.000		\$90.00

Amount Paid: \$0.00

Balance Due: \$90.00



Notes

Please submit payments within two (2) weeks.

All payments must be made payable to the above DEPUTY'S NAME and sent in care of the Hernando County Sheriff's Office, ATTN: CINDY JOST, P.O. Box 10070, Brooksville, FL 34603-0070



Hernando County Sheriff's Office

18900 Cortez Blvd

Brooksville, FL 34603

Bill To:

Sterling Hill CDD

Attention: Accounts Payable

3434 Colwell ave. Tampa, FL 33614

CDDINVOICE@RIZZETTA.COM;VRUTISKAYA@RIZZETTA.COM

Invoice ID:	75952
Date:	03/31/2023
Customer #:	
Due Date:	04/14/2023
Reference:	

INVOICE

DESCRIPTION	QTY	RATE	TOTAL
job #94931 - SHAUN DUVAL at Sterling Hill Subdivision from 3/31/2023 6:00 PM to 3/31/2023 9:00 PM	3.000	\$30.00	\$90.00
TOTAL:	3.000		\$90.00

Amount Paid: \$0.00

Balance Due: \$90.00



Notes

Please submit payments within two (2) weeks.

All payments must be made payable to the above DEPUTY'S NAME and sent in care of the Hernando County Sheriff's Office, ATTN: CINDY JOST, P.O. Box 10070, Brooksville, FL 34603-0070

Shore Commercial Services, Inc.

10105 Hudson Avenue Hudson, FL 34669

(727) 862-7727 - (727) 869-9020 (fax)

Date: 4/3/2023 **Account ID:** 50263

Invoice - 228396

PO Number:

Bill to: STERLING HILL

CDDinvoice@rizzetta.com cc to: sterlinghillclub@live.com

,

Service at: STERLING HILL

4411 STERLING HILL BLVD **NORTH CLUBHOUSE** SPRING HILL, FL 34609

Reference: Agreement - 2363 Terms:

Agreement Coverage: 5/1/2022 thru 4/30/2023

Billing Period: Agr. 2363-7, 4/1/2023 - 4/30/2023

Item	Description	Quantity	Unit Price	Amount
Agreement				
Agreement	Pool Maintenance	1.00	\$2,622.0000	\$2,622.00
		Agreeme	nt Subtotal:	\$2,622.00



Sales Tax: \$0.00 Payments: \$0.00	Total Due:	\$2,622.00
Sales Tax: \$0.00	Payments:	\$0.00
	Sales Tax:	\$0.00
Subtotal: \$2,622.00	Subtotal:	\$2,622.00



Southern Automated Access Services, Inc

P.O. Box 46535 Tampa, FL 33646

Invoice

Date	Invoice #
3/28/2023	12623

Bill To	
Sterling Hill CDD 4411 Sterlinghill Blvd Spring Hill, FL 34609	

Job Name Terms Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Description Liftmaster passport lite transmitter. Shipping Fees	Rate 20.00 20.00	Serviced	2,000.00 20.00

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

Total \$2,020.00

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.

Payments/Credits \$0.00 **Balance Due**

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

\$2,020.00

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.





Southern Automated Access Services, Inc

P.O. Box 46535 Tampa, FL 33646

Invoice

Date	Invoice #
4/4/2023	12657

Bill To Sterling Hill CDD 4411 Sterlinghill Blvd Spring Hill, FL 34609

Job Name	Terms
HAVERHILL	Due on receipt

Quantity	Description	Rate	Serviced	Amount
1 2	Report that the island side top hinge will not take grease and gate is squeaking loudly. Installed two additional zerc fittings. Gate is well lubricated and quite now. Hourly Tech Charge Grease fittings. Miscellaneous materials.	105.00 6.00 5.00	4/5/2023	105.00 12.00 5.00

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

Total \$122.00

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.

Balance Due

Payments/Credits \$0.00 \$122.00

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.



Southern Automated Access Services,Inc

P.O. Box 46535 Tampa, FL 33646

Invoice

Date	Invoice #
4/4/2023	12658

Bill To	
Sterling Hill CDD	
4411 Sterlinghill Blvd Spring Hill, FL 34609	
Spring 1111, 1 L 34007	

Job Name	Terms	
BRACKENWOOD	Due on receipt	

Quantity	Description	Rate	Serviced	Amount
	REMOVE ENTRY SIDE PEDESTRIAN GATE AND EXIT VEHICLE GATE REPAIR BROKEN PICKETS TOUCH-UP PAINT	2,565.00		2,565.00

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

Total \$2,565.00

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.

Payments/Credits \$0.00

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

Balance Due \$2,565.00

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.



March 20, 2023 Auto Pay Notice

Invoice Number: 0024862032023 Account: Number: **8338 10 699 0024862**

Security Code:

Service At: 4411 STERLING HILL BLVD

CTRL ACCT

SPRING HILL FL 34609-0866

NEWS AND INFORMATION

Contact Us

Visit us at **spectrumbusiness.net** Or, call us at 1-877-283-8091

Summary	Details on following pages
Previous Balance	719.65
Payments Received -Thank	You! -719.65
Remaining Balance	\$0.00
Spectrum Business™ Service	es 719.65
Total To Be Deducted	\$719.65

Your Auto Pay Will Be Processed 04/06/23

Thank you for choosing Spectrum Business.

We appreciate your prompt payment and value you as a customer.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652 8622 4800 NO RP 20 03212023 NNNNNNNN 01 000031 0001

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

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March 20, 2023

Sterling Hill Cdd

Invoice Number: 0024862032023
Account: Number: 8338 10 699 0024862
Service At: 4411 STERLING HILL BLVD

CTRL ACCT

SPRING HILL FL 34609-0866

Total To Be Deducted

\$719.65

 Page 2 of 4 March 20, 2023

Sterling Hill Cdd

STERLING HILLS CDD 8338130120022711

STERLING HILLS CDD 8338130120036042

STERLING HILL CDD SOUTH PK

Mar 20 STERLING HILLS CDD 8338130120036042

0024862032023 Invoice Number: 8338 10 699 0024862 Account: Number:

Hierarchy ID: **STERLING**

Previous Balance

Sub Account Charges by Group

8338130120022752

Sub Account Taxes by Group

Sub Account Details by Group

Account Number: 8338130120022711

Description

Mar 20 - Apr 19 Broadcast TV Surcharge

Mar 20 - Apr 19 Sbpp Bustv Bdl 39.99 Per

Mar 20 - Apr 19 Spectrum Business TV

Sub Account Charges Total

Total To Be Deducted

Security Code: 5042

Monthly Charges

Security Code:

Charge Details

Mar 06 EFT Payment

Remaining Balance

STERLING

STERLING

STERLING STERLING HILLS CDD 4411 STERLING HILL BLVD SPRING HILL, FL 34609-0866

Mar 20

Mar 20

Mar 20



Contact Us

Visit us at spectrumbusiness.net

Or, call us at 1-877-283-8091

8622 4800 NO RP 20 03212023 NNNNNNNN 01 000031 0001

Monthly Charges cont.

Date	Description	Quantity	Amount
Mar 20 - Apr 19	Spectrum Business Voice	1	39.99
Mar 20 - Apr 19	Spectrum Business Voice	1	39.99
Mar 20 - Apr 19	Spectrum Business	1	129.99
Mar 20 - Apr 19	B Int Per Bundle	1	-40.00
Mar 20 - Apr 19	Security Suite	1	0.00
Mar 20 - Apr 19	Domain Name	1	0.00
Mar 20 - Apr 19	Vanity Email	1	0.00
Mar 20 - Apr 19	Spectrum Receivers	2	21.98
Mar 20 - Apr 19	Digital Terminal	1	10.99
Mar 20 - Apr 19	Service Discount	1	-1.00
Monthly Charge	es Subtotal		\$264.13

Total For Account 8338130120022711

\$264.13

STERLING HILL CDD SOUTH PK

4250 STERLING HILL BLVD

Total For Account 8338130120022752

Monthly Charges

Continued on the next page....

\$265.13

\$719.65

-719.65

\$0.00

264.13

265.13

174.53

15.86 \$15.86

\$719.65

\$719.65

Amount

22.20

44.99

-5.00

Quantity

1

\$703.79

BROOKSVILLE, FL 34609-0745

Account Number: 8338130120022752

Security Code: 3685

Date	Description	Quantity	Amount
Mar 20 - Apr 19	Broadcast TV Surcharge	1	22.20
Mar 20 - Apr 19	Spectrum Business TV	1	44.99
Mar 20 - Apr 19	Sbpp Bustv Bdl 39.99 Per	1	-5.00
Mar 20 - Apr 19	Spectrum Business Voice	1	39.99
Mar 20 - Apr 19	Spectrum Business Voice	1	39.99
Mar 20 - Apr 19	Spectrum Business	1	129.99
Mar 20 - Apr 19	B Int Per Bundle	1	-40.00
Mar 20 - Apr 19	Security Suite	1	0.00
Mar 20 - Apr 19	Domain Name	1	0.00
Mar 20 - Apr 19	Vanity Email	1	0.00
Mar 20 - Apr 19	Spectrum Receivers	3	32.97
Monthly Charges Subtotal			\$265.13



For questions or concerns, please call 1-877-823-8091.





Page 3 of 4 March 20, 2023

Sterling Hill Cdd

Invoice Number: 0024862032023 Account: Number: 8338 10 699 0024862

Hierarchy ID: STERLING

Security Code:

STERLING HILLS CDD

4411 STERLING HILL BLVD OFC

SPRING HILL, FL 34609-0866

Account Number: 8338130120036042

Security Code: 7586

Monthly Charges

Date	Description	Quantity	Amount
Mar 20 - Apr 19	Regional Sports Network	1	0.35
Mar 20 - Apr 19	Spectrum Business TV	1	39.49
Mar 20 - Apr 19	Spectrum Receiver	1	9.99
Mar 20 - Apr 19	Spectrum Receiver	2	19.00
Mar 20 - Apr 19	Standard Video-public	1	83.50
Monthly Charges Subtotal			\$152.33

Taxes And Fees

Taxes Allu Lees	
Description	Amount
Communications Services Tax	3.68
State And Local Sales Tax	1.74
State And Local Sales Tax	0.15
Communications Services Tax	3.13
Communications Services Tax	7.16
Broadcast TV Surcharge	22.20
Taxes and Fees Subtotal	\$38.06
Total For Account 8338130120036042	\$190.39
Sterling Subtotal 3 Account(s)	\$719.65
Total For Control Account: Sterling Total Accounts: 3	\$719.65
Total To Be Deducted	\$719.65

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Spectrum Terms and Conditions of Service — In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

Complaint Procedures: If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.



Contact Us

Visit us at **spectrumbusiness.net** Or, call us at 1-877-283-8091

8622 4800 NO RP 20 03212023 NNNNNNNN 01 000031 0001

Authorization to Convert your Check to an Electronic Funds

Transfer Debit - If your check is returned, you expressly authorize your bank account to be electronically debited for the amount of the check plus any applicable fees. The use of a check for payment is your acknowledgment and acceptance of this policy and its terms and conditions.

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact your Spectrum Business Account Executive at least twenty one (21) business days prior to your move.

Video Closed Captioning Inquiries - Spectrum provided set-top boxes for video consumption support the ability for the user to enable or disable Closed Captions for customers with hearing impairment.

For immediate closed captioning concerns, call 1-855-707-7328 or email closedcaptioningsupport@charter.com.

To report a complaint on an ongoing closed captioning issue, please send your concerns via US Mail to W. Wesselman, Sr. Director, 2 Digital Place, Simpsonville, SC 29681, send a fax to 1-704-697-4935, call 1-877-276-7432 or email closedcaptioningissues@charter.com.



Page 4 of 4 March 20, 2023

Sterling Hill Cdd 0024862032023 Invoice Number: 8338 10 699 0024862 Account:

Hierarchy ID: STERLING

Security Code:



Contact Us

Visit us at **spectrumbusiness.net** Or, call us at 1-877-283-8091 8622 4800 NO RP 20 03212023 NNNNNNNN 01 000031 0001



Attach all receipts i	to this form.										
				Irrigation Repairs	Ma	Facility aintenance	Office Supplies	Fitness Equipment Maintenance & Repair	Vehicle Maintenance	Special Events	Clubhouse Misc. Expenses
				53900-4609	57	7200-4647	57200-5101	57200-4914	57200-4660	57400-4775	57200-4733
Date	Vendor Name	Reason for Expenditure	Amount								
3/28/2023	Uline	2 Trash Cans w/ Lids for Sterling Hill Blvd.	\$ (1,293.48)		\$	(1,293.48)					
3/28/2023	Zero Waste USA	3 Cases Dog Poop Bags	\$ (282.89)		\$	(282.89)					
3/28/2023	Office Depot	Ink for Printer & Pens	\$ (185.95)				-185.95				
3/28/2023	Chrysler/ Dodge Jeep	2 New Tires & Oil Change for Dodge Ram	\$ (479.70)						\$ (479.70)		
3/30/2023		Gas for Work Truck	\$ (84.50)						\$ (84.50)		
3/9/2023	Amazon	Return	\$ 10.99		\$	10.99					
-											
	TOTAL		(2,315.53)	0.00	(1,565.38)	(185.95)	0.00	(564.20)	0.00	0.00

DM Approval Date 04/19/23

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.

Approved By: _____ Date: ____

Date	Vendor Name	Reason For Expenditure	Amount
3 24 23	Inverness Inflatebles	Obstrale course & basketball game for Epster porty	586.84
3 28 33	Uline	(a) train cans willeds for Sterling Hill Blud	1,293,48
3 98 93	Zero Waste USA	(3) Cases of dog poor bags	782.89
3 98 93	Office Depat	Ink for N. Printer & Deas	185.95
3 98 93	Chrysler Dodge Iceo Ran	(2) New tires and oil change for Dodge RAM	479.70
3 30 33	Cicle K	GAS for Work truck	84.50
		·	
			
			
			1
			2 012 ==
		Total Amount:	2,913.36





ORDER # 84973628 PO # JASON SHIPMENT 1 of 1

Thank you for your order!

SOLD TO: STERLING HILL COMMUNITY DEV 3434 COLWELL AVE STE 200

TAMPA FL 33614-8390

SHIP TO: STERLING HILL COMMUNITY DEV

4411 STERLING HILL BLVD SPRING HILL FL 34609-0866

CU	STOME	R NUMBER	SHIP VIA	ORDER DATE	WILL SHIP	TERMS
	1005	2598	MOTOR FREIGHT - AVERITT	03/28/23	03/28/23	VISA
QUANTITY	U·М	ITEM NUMBER	DESCRIPTION		UNIT PRICE	EXT. PRICE
2	кт	H-5154G	THERMOPLASTIC TRASH CAN - 32 (LID, GREEN	GALLON, BONNET	585.00	1,170.00
2	EA	H-5154G-LD	32GAL BONNET LID - GREEN		.00	.00
			PART OF KIT			
2	EA	H-5155G			.00	.00
			PART OF KIT			
1	кт	S-237878L			.00	.00
			THIS ITEM AT NO CHARGE		:	
1	EA	S-203998L			.00	.00
			PART OF KIT			
1	EA	S-23879			.00	.00
			PART OF KIT			

SUB-TOTAL	SALES TAX	SHIPPING/HANDLING	TOTAL
1,170.00	.00	123.48	1,293.48

NOTE:

DELIVERY TIME 1 BUSINESS DAY VIA MOTOR FREIGHT - AVERITT EXPRESS.

ATTENTION: JASON POND

TRACK YOUR ORDERS ON ULINE.COM/TRACK

ZERO WASTE USA

12316 World Trade Dr. #102 San Diego, CA 92128 TEL: 800-789-2563

www.ZeroWasteUSA.com

Invoice

Date	Invoice #
3/28/2023	538906

Bill To
Sterling Hill
Accts Payable
3434 Colwell Ave. Ste 200
Tampa, FL 33614

Ship To

Sterling Hill
c/o Jason Pond
4411 Sterling Hills Blvd
Spring Hill, FL 34609

PLEASE MAKE ALL CHECKS PAYABLE TO: "Zero Waste USA"

ORDER#:	Rep	Ship [Date	Via	Terms	PO#:	3RD P	arty Payment C
ZWU-59225	zw	3/28/2	2023	FEDEX	INTERNET			
Quantity	Item (Code			Description	Pri	ce Each	Amount
	JJB009-10 Shipping		Shippir	0) ROLL CASE	ROLL BAGS -2000 Ba		79.98 42.95	239.94 42.95

REMIT PAYMENT TO: Zero Waste USA 12316 World Trade Drive #102 San Diego, CA 92128

FED ID# 27-4523962

Subtotal	\$282.89
Sales Tax (0.0%)	\$0.00
Total	\$282.89
Payments	-\$282.89
Balance Due	\$0.00

Office DEPOT OfficeMax^{*}

BROOKSVILLE - (352) 592-7966 03/28/2023 1:57 PM



SALE

2162-3-2650-281743-22.12.2

6480083 INK, T812, BLKXL

80.99 SS

6478614 INK, T812, XL, BL

2 @ 41.99

83.98

You Pay 134000 MRKR, SHARPIE, 5 83.98SS

6.1988

Instant Savings

-0.20

You Pay

6.99SS

6702513 PEN, SEL, MBL, 12

16.99SS

Instant Savings

-2.00

You Pay

14.99SS

Rewards Back Coupon - 67036135

Subtotal:

185.95

Total:

185.95

Debit Card 4745:

185.95

AUTH CODE 082662 TDS Chip Read

AID A0000000980840 US DEBIT

TVR 8000048000

CVS PIN Verified

JASON POND 17****943

Tax Exemption Number 55857930 Total Savings:

WE WANT TO HEAR FROM YOU! Visit survey.officedepot.com and enter the survey code below 16HZ 8EK9 QOAY or scan the below QR code



CUSTOMER #: 173656

LINE

PARTS:

5107512

Jeep M RAM

TOTAL

31.01

67.70

CHRYSLER DODGE JEEP RAM BROOKSVILLE

14358 CORTEZ BLVD

NET

4.43

BROOKSVILLE, FL 34613

INVOICE

DUPLICATE 1

(352) 597-1265 www.CDJRBrooksville.com

STERLING HILL COMMUNITY DEV 4411 STERLING HILL BLVD

OPCODE TECH TYPE HOURS

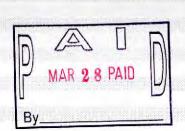
SPRING HILL, FL 34609

PAGE 2 CONT. sterlinghillclub@live.com

LIST

HOME: BUS: 352-6				clinghillo	club@li	ive.com Re		ber: MV-0000	TLEY JO	SEP	
	YEAR		MAKE/MODEL		JEN	VIN VIN	LICENSE	MILEAGE		TAG	
Bright Whi	14	RAM	RAM 1500)	3C6JI	R6AT1EG316328		89360	/89360	T2328	
				PROMIS	ED	PO NO.	RATE	PAYMENT	INV.	INV. DATE	
01JAN14 DI				10:15 22	MAR23		179.00	CASH	28MAR	23	
R.O. OPEN	IED		READY	OPTIONS		LD-STK:J14635					
22MA	AR23		28MAR2			L_V8_HEMI_MDS od Automatic			on		

4.70 7 68523001AA OIL TOTAL LINE D: 41.82 LABOR: 24.00 OTHER: 1.88 ***************



WASTE DISPOSAL CHARGE: A standard charge for supplies (rags, cleaners, etc.) and disposa of hazardous waste (oil, coolant, oil filters, etc.) will appear on each repair order when used in the repair. The amount of each charge will be 6% of the total labor charge with a \$35.00 maximum.

"This charge represents costs and profits to the motor repair facility for miscellaneous shop supplies or waste disposal." [S.559.904(4)] The state of Florida requires a \$1.00 fee to be collected for each new tire sold in the state [S.403.718], and a \$1.50 fee to be collected for each new or remanufactured battery sold in the state [S. 403.7185].

STORAGE CHARGES: No storage charges shall accrue or be due and payable for a period of 3 working days from the date you are notified that the work on your vehicle has been completed. After that date, the daily charge for storage of your vehicle will be \$30.00.

LIMITED WARRANTY: The only warranties applying to the part(s) installed in accordance with this estimate are those that may be offered by the manufacturer. The seller hereby expressly disclaims all warranties, either express or implied, including any implied warranty of merchantability or fitness for a particular purpose, and neither assumes nor authorizes any other person to assume for it any liability in connection with the sale of products or service sold under the terms of this estimate. Seller does not guarantee that the work performed in accordance with this estimate will correct any problem specified on the description of the complaint. Parts and labor are guaranteed for 1 year.

CUSTOMER SIGNATURE

DESCRIPTION TOTALS 78.00 LABOR AMOUNT 389.82 PARTS AMOUNT GAS, OIL, LUBE 0.00 SUBLET AMOUNT 0.00 MISC. CHARGES 11.88 TOTAL CHARGES 479.70 DISCOUNT 0.00 SALES TAX 0.00 PLEASE PAY THIS AMOUNT 479.70 STERLING HILL COMMUNITY DEV

5107512

-------- cooss// Jeep 🕅 RAM

CHRYSLER DODGE JEEP RAM BROOKSVILLE

INVOICE

14358 CORTEZ BLVD BROOKSVILLE, FL 34613 (352) 597-1265

4411 STERLING HILL BLVD DUPLICATE 1 www.CDJRBrooksville.com SPRING HILL, FL 34609 PAGE 1 CONT: sterlinghillclub@live.com HOME: Registration Number: MV-0000 BUS: 352-650-7402 CELL: SERVICE ADVISOR: 7545 MICHAEL SMILEY JOSEP COLOR YEAR MAKE/MODEL VIN. LICENSE MILEAGE IN / OUT TAG Bright Whi 14 **RÅM RAM 1500** 3C6JR6AT1EG316328 89360/89360 T2328 DEL. DATE PROD. DATE WARR, EXP. **PROMISED** RATE PAYMENT INV. DATE 28MAR23 01JAN14 DD 10:15 22MAR23 179.00 CASH R.O. OPENED READY OPTIONS: SOLD-STK:J14635 DLR:60064 ENG: EZH 5.7L V8 HEMI MDS VVT Engine 28MAR23 TRN:DG1 6-Spd Automatic 65RFE Transmission 22MAR23 LINE OPCODE TECH TYPE HOURS LIST TOTAL A Multi-point inspection (according to maintenance interval) 27 Multi-point inspection (according to maintenance interval) 0.00 72073 CP 0.00 GBATT Battery has tested good and is performing properly 0.00 0.00 72073 ĊР GBKS BRAKES ARE GOOD OVER 5MM THICK CP 0.00 0.00 GTIRES Tires pass inspection greater then 4/32 in tread depth 72073 CP 0.00 0.00 PARTS: 0.00 LABOR: 0.00 OTHER: 0.00 TOTAL LINE A: 0.00 B CUSTOMER STATES VEHICLE SHAKES ABOVE 50 MPH AFTER TIRES INSTALLED 00 CHECK AND ADVISE 72073 IC (N/C) PARTS: LABOR: 0.00 0.00 0.00 OTHER: 0.00 TOTAL LINE B: 89360 TIRES CHOPPED REC 2 TIRES. MAY NEED STEERING RACK IF PROBLEM PERSIST. PARTS AND LABOR WITH ALIGNMENT 3560.00 PLUS TAX. CUSTOMER STATES DRIVER FRONT TIRE LOSING AIR MB2 Mount & Balance two tires 72073 CPM 54.00 54.00 174.00 2 Y183106436 TIRE 348.00 174.00 PARTS: 54.00 0.00 348 00 LABOR . OTHER: TOTAL LINE C: ******************* D** OIL AND FILTER CHANGE UP TO FIVE QUARTS, LUBE SUSPENSION. CAUSE: OIL AND FILTER CHANGE UP TO FIVE QUARTS, LUBE SUSPENSION. LOF OIL AND FILTER CHANGE UP TO FIVE QUARTS, LUBE SUSPENSION. 72073 CPM 24.00 24.00 1 4892339BB FILTER-ENGINE OIL 10.81 14.50 10.81 1 OWF OIL WASTE FEE 1.88 88 1.88 LIMITED WARRANTY: The only warranties applying to DESCRIPTION TOTALS WASTE DISPOSAL CHARGE: A standard charge for supplies (rags, cleaners, etc.) and disposal of hazardous waste (oil, coolant, oil filters, etc.) will appear on each repair order when used in the repair. the part(s) installed in accordance with this estimate are those that may be offered by the manufacturer. The seller hereby expressly disclaims all warranties, either express or implied, including any implied warranty of merchantability or fitness for a particular purpose, and LABOR AMOUNT The amount of each charge will be 6% of the total labor charge with a \$35,00 maximum. PARTS AMOUNT "This charge represents costs and profits to the motor repair facility for miscellaneous shop supplies or waste disposal." [S.559.904(4)] The state of Florida requires a \$1.00 fee to be collected for each new tire sold in the state [S.403.718], and a \$1.50 fee to be collected for each new or remanufactured battery sold in the state [S.403.7185]. GAS, OIL, LUBE neither assumes nor authorizes any other person to SUBLET AMOUNT assume for it any liability in connection with the sale of products or service sold under the terms of this estimate. Seller does not guarantee that the work MISC. CHARGES TOTAL CHARGES performed in accordance with this estimate will correct any problem specified on the description of the complaint. Parts and labor are guaranteed for 1 year. STORAGE CHARGES: No storage charges shall accrue or be due and payable for a period of 3 working days from the date you are notified that the work on your vehicle has been completed. After that date, the daily charge for storage of your vehicle will be \$20.00. DISCOUNT SALES TAX CUSTOMER SIGNATURE **PLEASE PAY**

THIS AMOUNT

auvululain

3/30/202313:06:1

Order Number:

Circle K 2705992 14195 Elgin Blvd Spring HilfL 34609

(352) 684-8057

Term: 102 Appr : 035676 Trace: 00757655

UNL-REG

PUMP No.

13

Gallons

24.149 \$3.499

PRICE/G TOTAL FUEL

\$84.50

TOTAL SALE

\$84.50

SALE

Debit

Card Num : (C)

Chip Read

USD\$ 84.50

US DEBIT

AID: A0000000980840

TUR: 8000048000

IAD: XXXXXXXXXXXXXXX

TSI: 6800

ARC: 00

ARQC: 757FB354B08E0D29

03/30/2023 13:02:01

Verified by PIN

By entering a
verified PIN,
cardholder agrees to
pay issuer such
total in accordance
with issuer's
agreement with
cardholder

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

THANK YOU HAVE A NICE DAY

Sterling Hill CDD

Limit \$5,000

Debit Card-Jason Pond

All Expenditures must be supported by receipts in order to be eligible for reimbursement.

Attach all receipts to this form.

					Facility Maintenance	Office Supplies	Furniture Repair/ Replacement	Vehicle Maintenance	Miscellaneous Contingency	Clubhouse Misc. Expenses	Maintenance & Repair	Misc. Expense	Special Events
					57200-4647	57200-5101	57200-4533	57200-4660	57900-6409	57200-4733	57200-4647	57200-4785	57400-4775
Date	Vendor Name	Reason for Expenditure	An	nount									
3/8/2023	Amazon	Return of Protection Plan (Credit)	\$	10.99					\$ 10.99				
3/28/2023	Best Cleaners	Wash, Fold, Dry Rags	\$	(52.92)									\$ (52.92)
4/3/2023	Amazon	(14) Boxes of Latex Gloves for Cleaning	\$ ((139.86)		\$ (139.86)							
4/3/2023	Sam's Club	Paper Towels, Toiler Paper, Soap, Floor Cleaner, Lysol	\$ ((293.66)		\$ (293.66)							
4/5/2023	Lowe's	Ant Killer, Light Bulbs, Caution Tape, LED Lights	\$	(142.74)		\$ (142.74)							
4/10/2023	Kennedy Electric	Repair of Breaker Tripping in Gym	\$	(95.00)	\$ (95.00)								
4/11/2023	Best Cleaners	Wash, Fold, Dry Rags	\$	(41.58)									\$ (41.58)
4/11/2023	Amazon	(3) Outdoor Wall Clocks	\$	(62.97)								\$ (62.97)	
4/12/2023	Microsoft	Microsoft 365 Basic Subscription (Upgrade Email Storage)	\$	(19.99)		\$ (19.99)							
4/13/2023	Amazon	Replacement Tailgate Cap for Work Truck	\$	(59.99)				\$ (59.99)					
4/13/2023	Amazon	Warning Strobe Light	\$	(89.99)						\$ (89.99)			
4/13/2023	Amazon	Replacement Umbrella for Splash Pad	\$	(69.99)			\$ (69.99)						
4/13/2023	Amazon	Asurion Protection Plan for Umbrella	\$	(10.99)			\$ (10.99)						
4/13/2023	7-Eleven	Gas for Work Truck	\$	(87.51)				\$ (87.51)					
4/16/2023	Canva	Canva Monthly Invoice	\$	(12.99)		\$ (12.99)							
4/17/2023	Sam's Club	Camera TV for South Clubhouse Office +Warranty	\$	(374.80)						\$ (374.80)			
4/18/2023	Lowe's	(2) Caulk Guns, Goof Off, Paint Brush, Paint, Painters Tape	\$	(134.88)		\$ (134.88)							
4/24/2023	Amazon	(3) Sets of Plastic Dividers for Binders	\$	(44.91)		\$ (44.91)							
4/24/2023	Amazon	(2) Bissel Vacuums, (2) 3 Ring Binders	\$	(293.34)		\$ (293.34)							
4/24/2023	Amazon	Protection Plan Asurion for Vacuums	\$	(41.98)			\$ (41.98)						
4/24/2023	FWP	156 Gallons of Chlorine to Clean Barrier Walls	\$ ((276.12)	\$ (276.12)								
4/5/2023	Love Motorsports	(4) New Tires for Polaris Ranger and Labor for Installation	\$ ((825.07)				\$ (825.07)					
4/25/2023	Spring Hill Outdoor	Chainsaw Maintenance Services	\$	(182.49)			_		_		\$ (182.49)		
4/25/2023	Amazon	(4) American Flags 4x6	\$	(103.80)			_		_			\$ (103.80)	
			(3,4	46.58)	(371.12)	(1,082.37)	(122.96)	(972.57)	10.99	(464.79)	(182.49)	(166.77)	(94.50)

DM Approval

04/25/23

Sterling Hill CDD Credit Card Log

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

Date	Vendor Name	Reason For Expenditure	Amount
2 2 2 2	Amazon. com	Return of Brotection Plan (credit)	+10,99
2/88/23	Best cleaners	WASh fold, dry rags	52.93
4 3 1 23	Amazon, com	(14) boxes of latex gloves for cleaning	139,86
4/3/23	SAM'S Club	paper towels, to soop, floor cleaner, lysol told	293.66
4/5/23	Lowe's	Ant killer light bulbs, coution tope led lights	142. 74
4/10/23	Kennedy Electric	Ant Killer light bulbs coution tope led lights Repair of brocker tripping in gym	95.00
4/11/23	Best Cleaners	Mart told die car	41.58
4/11/23	Amazon. com	(3) Outdoor well clocks	65.97
Effell P	Microsoft	Microsoft 30x Resic Subscription (upgrade email storage)	19,99
4/12/23	Amezon com	Replacement tomogete cap for work truck	59,90
4 /13/ 23	Amezon. com	Warning stobe light	89.90
4/12/23	Amezon. com	Replacement umbrella for splesh pad	69. 99
4/13/23	Amazon.com	Asurian Protection Pan for umbrella	10.99
7 13 D3	7 - Eleven	Gas for work truck	87.51
4/16/92	CANVA	CANVA MATHY INVOICE.	12.90
4/17/03	SAM'S Club	(America to for south clubhouse office I warranty	374.80
4/18/23	Lone's	(2) could gone, good off, point bruch, paint, pointers tape	134,8
4 124 123	Amezon. com	(3) rets at plastic divider for binders	44.9
4 124 23	Amezon. com	(3) BISSELL MOCHUMS, 3 ring binders (2)	293.3
4 34 13	Amezan, com	(2) Bissell vacuums, 3 ring binders (2) Protection Plan Asurian for vacuums (2)	41.9

Submitted By: _	Date: 4/25/33	
Approved By:	 Date:	

Total A

mount:	

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
4/24/23	FWP	(4) new tires for polary ranger and labor for inchiletion	276.12
26/2/4	Love Motorsports	(4) new tires for polary ranger and labor for inchiletion	825.07
4 35 23	Sping Hill Outdoor Power B	y Service of our choinfaw (4) American Flags 4X6	187.49
7 25 173	Amazon. com	(4) American Flags 4x6	103.80
<u> </u>			
			100 m m m m m m m m m m m m m m m m m m
_			
	· · · · · · · · · · · · · · · · · · ·		
			tal Amount: 3,446,58

Submitted By: Date: U 25 23

Approved By: Date:

Ordered on February 13, 2023 Order# 111-3542093-9851416 View or Print invoice

Shipping Address

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

Payment Method

VISA **** 4745

Order Summary

Item(s) Subtotal:

\$10.99

Shipping & Handling:

\$0.00

Total before tax:

\$10.99

Estimated tax to be collected:

\$0.00

Grand Total:

\$10.99

See tax and seller information

Refund Total:

\$10.99

Transactions

Email delivery



ASURION 3 Year Home Improvement Protection Plan \$80-89.99

Sold by: Asurion, LLC

\$10.99

Condition: New

Buy it again

Problem with orderLeave seller feedbackWrite a product reviewArchive order

Best Cleaners 315 Lamson Avenue Spring Hill FL 34608 (352) 666-2378

 Open 7:30 am - 9:00 pm Monday to Sunday

Plea return your hangers, we would be happy to take them

76175

110772

Commercial Laundry

Denise G

Mar 28,23 3:22p

Hills, Sterling

*

4411 Sterling Hills Blvd Spring Hill FL 34609

352-686-5161

Acct: 203653

Hang

1 Wash Dry Fold: Over 11 lbs Fold 52.92

All Items

1 Pcs

Subtotal 52.92

Charged \$52.92

Ready Thu Mar 30,23 5:00p



Details for Order #111-0871626-9712255

Print this page for your records.

Order Placed: April 3, 2023

Amazon.com order number: 111-0871626-9712255

Order Total: \$139.86

Not Yet Shipped

Items Ordered Price

6 of: PEIPU Nitrile Gloves, Disposable Cleaning Gloves, (Large, 100-Count) Powder Free, \$9.99 Latex Free, Rubber Free, Ultra-Strong, Food Handling Use, Single Use Non-Sterile Protective Gloves for Cooking, Cleaning & More.

Sold by: FEIFAN KE (seller profile)

Condition: New

8 of: PEIPU Nitrile Gloves, Disposable Cleaning Gloves, (X-Large, 100-Count) Powder Free, \$9.99 Latex Free, Rubber Free, Ultra-Strong, Food Handling Use, Single Use Non-Sterile Protective

Gloves for Cooking, Cleaning & More. Sold by: FEIFAN KE (seller profile)

Condition: New

Shipping Address:

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

Shipping Speed:

Standard Shipping

Payment information

Payment Method: Item(s) Subtotal: \$139.86

Visa | Last digits: 4745 Shipping & Handling: \$0.00

Billing address
Total before tax: \$139.86

Jason Pond
3434 COLWELL AVE STE 200

Estimated tax to be collected: \$0.00

TAMPA, FL 33614-8390

United States Grand Total: \$139.86

To view the status of your order, return to Order Summary.



Self Checkout

CLUM MANAGER SCOTT NELSON (352), 592 - 4737 BROOKSVILLE, FL 04/03/23 14:21 1544 04618 093 9093

STERL 18 G

METRE		
46974 TOW 46974 TOW 46974 TOW 46974 TOW 662368 POM 662368 POM 980178931 HAN 980178931 HAN 980178931 HAN 106385 NO 106385 NO 916111 MM	EL EL SSUE TISSUE TISSUE D SOAP D SOAP D SOAP RINSE RINSE RINSE ANTIBAC GOL TOILE SUBTOTAL	33.98 EEEEEEEEEEEEEEEEEEEEEEEEEEEEEEEEEEEE
300F00300 F(SUBTOTAL	293.66
.	TOTAL	293.66 293.66
U	EBIT TEND Change due	0.00

PAY FROM PRIMARY 293.66 TOTAL PURCHASE US DEBIT **** **** 47. **** **** **** 4745 I 0 NETWORK ID. 0056 APPR CODE 967696

US DEBIT AID A0000000980840 AAC 72F5C1A90610F32F *Pin Verified TERMINAL # 22291179

Visit sansclub.com to see your savings

ITEMS SOLD 17

TC# 5795 0570 8130 2963 6979 2

LOWE'S HOME CENTERS, LLC 4780 COMMERCIAL WAY

SPRING HILL, FL 34606 (352) 592-0176

- SALE -

SALES#: \$1605FB6 3849883 TRANS#: 79717014 04-05-23

SPEC 3.5-LB FIRE ANT NOUN	29.83
6 9 4.98	
GE LED PRO 60W A19 2.7K F	24.98
RED 1000-F" DANGER PELIGR	11.90
1000-FT CAUTION CUIDADO T	35.94
3 9 11.98	
GE LED PRO 65W BR30 5.0K	39.96
2 @ 19.98	
	6 8 4.98 GE LED PRO 60W A19 2.7K F RED 1000-FT DANGER PELIGR 1000-FT CAUTION CUIDADD T 3 9 11.98 GE LED PRO 65W BR30 5.0K

SUBTOTAL: 142.74 0.00 TAX: 142.74 INVOICE 10796 TOTAL: DEBIT: 142.74

DEBIL: XXXXXXXXXXXX 4745 AMOUNT: 142.74 AUTHCD: 093510

CHIP REFID: 160510279458 04/05/23 13:49:25

*PIN Verified

TRACE: 00163708

PURCHASE CASH BACK TOTAL DEBIT 0.00 142.74 142.74 APL: US DEBIT TVR: 8080048000 AID: A0000000980840 TSI: 6800

TERMINAL: 10 04/15/23 13:50:14 S10RE: 1605 # OF ITEMS PURCHASED:

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOVE'S. FOR DETAILS (N OUR RETURN POLICY, VISIT LOWES.COM/RETURNS A URITTEN COPY OF THE RETURN POLICY IS AVAILABLE AT OUR CUSTOMER SERVICE DESK

STORE MANAGER: KRISTI ROTH

LOWE'S PRICE PROMISE

FOR MORE DETAILS, VISIT LOWES.COM/PRICEPROMISE SHARE YOUR FEEDBACK! ENTER FOR A CHANCE TO BE ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! TENTRE EN EL SORTEO MENSUAL PARA SER UNO DE LOS CINCO GANADORES DE \$500! ENTER BY COMPLETING A SHORT SURVEY WITHIN ONE WEEK AT: www.lowes.com/survey YOUR ID #107963 160560 950271 NO PURCHASE NECESSARY TO ENTER OR WIN. * UDID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. *

* OFFICIAL RULES & WINNERS AT: www.lines.com/survey *

TERMENAL: 10 04/05/23 13:50:14 STORE: 1605



Kennedy Electric

STERLING HILL CDD STERLING HILL CDD 4411 Sterling Hills Blvd SPRING HILL, FL 34609

(352) 686-5161

STERLINGHILLCLUB@LIVE.COM

AMOUNT DUE	\$0.00
DUE	Upon receipt
INVOICE DATE	Apr 10, 2023
SERVICE DATE	Apr 10, 2023
INVOICE	#53136983

CONTACT US

1160 Ponce De Leon Blvd Brooksville, FL 34601

(352) 592-9866

office@kennedyelectricfl.com

INVOICE

Services	gly amount
Service Call	1.0 \$95.00
(FITNESS CENTER)	

THE BREAKER FOR THE TREADMILLS KEEPS TRIPPING.

Treadmills each have their own dedicated 20 amp circuit and I found that a couple of them were not plugged into their proper circuit. This can cause the breaker to trip because the treadmill is 12 A and the breaker is only 20 A not to mention that the other breakers in that room are only 15 A.

Services subtotal: \$95.00

Subtotal	\$95.00
Total Tax	\$0.00
no tax (0%)	\$0.00
Total	\$95.00

Best Cleaners 4315 Lamson Avenue Spring Hill FL 34608 (352) 666-2378 Spen 7:30 am - 9:00 pm Mon

Open 7:30 am - 9:00 pm Monday to Sunday

Please return your hangers, we would be happy to take them

76624

111456

Commercial Laundry

AC

Apr 11,23 3:54p

Hills, Sterling

4411 Sterling Hills Blvd Spring Hill FL 34609

Acct: 203653

Hang

352-686-5161

Fold 41.58

Wash Dry Fold: Over 11 lbs Fold All Items

1 Pcs

Subtotal 41.58

Charged \$41.58



Ready Thu Apr 13,23 5:00p



Details for Order #111-2669772-3521848

Print this page for your records.

Order Placed: April 11, 2023

Amazon.com order number: 111-2669772-3521848

Order Total: \$62.97

Not Yet Shipped

Items Ordered Price

3 of: 12 Inch Indoor Outdoor Clock Waterproof with Thermometer Retro Wall Clocks for \$20.99

Patio Pool Garden Home.Bronze Sold by: Crosstime (seller profile)

Condition: New

Shipping Address:

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

United States

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa | Last digits: 4745

Item(s) Subtotal: \$62.97

Shipping & Handling: \$0.00

Billing address

Total before tax: \$62.97

Jason Pond Estimated tax to be collected: \$0.00 3434 COLWELL AVE STE 200

Grand Total: \$62.97

TAMPA, FL 33614-8390 United States

To view the status of your order, return to Order Summary.



Microsoft 365 Basic \$19.99 | Subscription

Completed

Manage subscription

Total \$19.99

Paid with Visa **4745

Hide details ^

Shipping details

3434 Colwell Ave., Suite 200 Tampa, fl, 33614-8390 US Billing details

 Subtotal
 \$19.99

 Tax
 \$0.00

ax \$0.00

Total \$19.99 Paid with Visa **4745

Related links: Print order Order help



Details for Order #111-0779526-3658625

Print this page for your records.

Order Placed: April 13, 2023

Amazon.com order number: 111-0779526-3658625

Order Total: \$59.99

Not Yet Shipped

Items Ordered Price

1 of: Global 8 Distribution Replacement for 2009-2018 Dodge Ram Tailgate Cap Molding \$59.99 Truck Spoiler, Ram 1500, Ram 2500, Ram 3500, (2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018)

Sold by: Roane Auto Parts (seller profile)

Condition: New

Shipping Address:

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

Shipping Speed:

Standard Shipping

Payment information

Payment Method: Item(s) Subtotal: \$59.99

Visa | Last digits: 4745 Shipping & Handling: \$0.00

Billing address Total before tour #50

Jason Pond
3434 COLWELL AVE STE 200

Total before tax: \$59.99
Estimated tax to be collected: \$0.00

TAMPA, FL 33614-8390

United States Grand Total:\$59.99

To view the status of your order, return to Order Summary.



Details for Order #111-8688082-4787469

Print this page for your records.

Order Placed: April 13, 2023

Amazon.com order number: 111-8688082-4787469

Order Total: \$89.99

Not Yet Shipped

Items Ordered Price

1 of: ASPL 29.5" 54 LED Strobe Light Bar Double Side Flashing High Intensity Emergency \$89.99 Warning Flash Strobe Light with Magnetic Base for Safety Construction Vehicles Tow

Trucks Pickup (Amber/White)
Sold by: ASPL Store (seller profile)

Condition: New

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Payment Method:Item(s) Subtotal: \$89.99Visa | Last digits: 4745Shipping & Handling: \$0.00

Shipping & Handling. \$0.00

Billing address

Jason Pond

Estimated tax to be collected: \$0.00

3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390

United States Grand Total:\$89.99

To view the status of your order, return to Order Summary.



Details for Order #111-8741986-4546658

Print this page for your records.

Order Placed: April 13, 2023

Amazon.com order number: 111-8741986-4546658

Order Total: \$69.99

Not Yet Shipped

Items Ordered Price

1 of: Tangkula 9 ft Patio Umbrella, Outdoor Market Table Umbrella with 1.5i± Aluminum \$69.99 Pole, 8 Sturdy Ribs & Crank for Garden, Lawn, Deck, Backyard & Poolside (Turquoise)

Sold by: Tangkula (seller profile)

Condition: New

Shipping Address:

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

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

Visa | Last digits: 4745

Item(s) Subtotal: \$69.99 Shipping & Handling: \$0.00

Billing address

Total before tax: \$69.99

Jason Pond 3434 COLWELL AVE STE 200

Estimated tax to be collected: \$0.00

TAMPA, FL 33614-8390

Grand Total:\$69.99

United States

To view the status of your order, return to Order Summary.



Details for Order #111-9551622-0884223

Print this page for your records.

Order Placed: April 13, 2023

Amazon.com order number: 111-9551622-0884223

Order Total: \$10.99

Not Yet Shipped

Price **Items Ordered**

1 of: ASURION 3 Year Home Improvement Protection Plan (\$80 - \$89.99)

Sold by: Asurion, LLC (seller profile)

Condition: New

Shipping Address:

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

Shipping Speed:

Standard Shipping

Payment information

Payment Method: Item(s) Subtotal: \$10.99

Visa | Last digits: 4745 Shipping & Handling: \$0.00

\$10.99

Billing address Total before tax: \$10.99 Jason Pond Estimated tax to be collected: \$0.00

3434 COLWELL AVE STE 200

TAMPA, FL 33614-8390 Grand Total: \$10.99 United States

To view the status of your order, return to Order Summary.

** IOR RECEIPT **

7-ELLEVEIN

13495 COUNTY LINE RD

SPRING HILL FL 34609

3524888871

STORE# 38418

THANKS FOR SHOPPING

7-ELEVEN

D# % RU. 2%,315 GAL @ 3.599 /GAL 87.51 DEBIT PREPAY 87.51 BUBTOTAL 87.51 COTAL QUE 87.51 87.51 AUTH CODE: 0 DEEDIN APPE0VAL#: 039626 APPROVA__TIME: 095081 &CD: 40000000980840 HENTRY: INSERT ARQU 9820A29EC59555B STORE # 38418 REFA : 43136342656

TRY OUR DELICENTRAL SANDWICHES
AND DELICEOUS ENTREES

\$401 OF TRN2057729 04/13/2023 1:53 pm

Your Canva invoice

Canva <no-reply@canva.com>

Sun 4/16/2023 11:50 AM

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



Your invoice

Thank you for your purchase! Your invoice details are below.

 INVOICE
 DATE OF ISSUE

 03757-14958318
 Apr 16, 2023

 BRAND ID
 BILLED TO

 BAFPTvq-dO8
 Card (Visa - 4745)

Details

ITEM		AMOUNT
Subscription charges		\$12.99
	Charged:	\$12.99



Self Checkout

CLUB MANAGER "SCOTT NELSON (352) 592 - 4737 BROOKSVILLE, FL 04/17/23 14:13 8162 04818 091

9091

STERLING

980263719 SAMSUSOUND 980409703 SYR AST TU 54.99 E 374.80 SUBTOTAL TOTAL 374.80 TEND CHÂNGE DUE

EFT_DEBIT PAY FROM PRIMARY 374.80 TOTAL PURCHASE
US DEBIT **** **** 4745 I O
REIVORK ID. 0056 APPR CODE 457494

US DEBIT AID A0000000980840 AAC 76C5956A75E605A7 *Pin Verified TERMINAL # 22297063

Visit sansclub.com to see your savings

ITEMS SOLD 2

TC# 9545 4561 3320 2913 2377 2

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

~ SALE ~

SALES#: \$1827CH1 1049039 TRANS#: 4899931 04-18-23

525857 10-02 ROD CAULK GUN	35.96
2 g 17.98	
1637423 SUPER GLUE REMOVER 4-FL û	6.98
1035775 PROJECT SOURCE UTILITY BR	9.98
935237 10 SHOWCASE SAFIN UW BASE	51.98
1562584 SCOTCH BLUE 1.88 SHARP LI	27.98
SUBTOTAL:	134.88
TAX:	0.00
INVOICE 04167 TOTAL:	134.88
OEBIT:	134.68

DEBIT: XXXXXXXXXXXX4745 ANOUNT:134.86 AUTHCD: 070305 CHIP REFID: 182704148065 04/18/23 13:44:35

*PIN Verified

TRACE: 00598955

PURCHASE CASH BACK TOTAL DEBIT 0.00 134.88 APL: US DEBIT TUR: 8080048000

AID: A0000000980840 TSI: 6800

STORE: 1827 TERMINAL: 04 04/18/29 13:45:31 # OF ITEMS PURCHASED: EXCLUDES FEES, SERVICES AND SPECIAL ORDER TIEMS



THANK YOU FOR SHOPPING LUNE'S. FOR DETAILS ON OUR RETURN POLICY. VISIT LOWES.COM/RETURNS

A UNITTEN COPY OF THE RETURN POLICY IS AVAILABLE AT OUR CUSTOMER SERVICE DESK

STORE MANAGER: JEFF BATTIG

LONE'S PRICE PROMISE

FOR MORE DETAILS, VISTY LOWES, COM/PAICEPRONISE

SHARE YOUR FEEDBACK! ENTER FOR A CHANCE TO BE ONE OF FIVE \$500 NINNERS DRAWN MONTHLY! TENTRE EN EL SORTEO MENSUAL PARA SER UNO DE LOS CINCO GANADORES DE \$500! ENTER BY COMPLETING A SHORT SURVEY WITHIN ONE WEEK AT: www.lowns.com/survey Y O.U R I D #041677 182781 084894 NO PURCHASE NECESSARY TO ENTER OR WIN. * VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. * * OFFICIAL RULES & WINNERS AT: www.loues.com/survey * *********************************

TERNINAL: 04 04/18/23 13:45:31



Details for Order #111-8633823-3293868

Print this page for your records.

Order Placed: April 24, 2023

Amazon.com order number: 111-8633823-3293868

Order Total: \$44.91

Not Yet Shipped

Items Ordered Price

3 of: Avery Big Tab Write & Erase Durable Plastic Dividers, 8-Tab Set, Multicolor Brights, \$14.97 3 Sets (21210)

Sold by: Amazon.com Services LLC

Condition: New

Shipping Address:

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

Shipping Speed:

Delivery in fewer trips to your address

Payment information

Payment Method:

Visa | Last digits: 4745

Item(s) Subtotal: \$44.91

Shipping & Handling: \$0.00

Billing address

Jason Pond
3434 COLWELL AVE STE 200
Estimated t

TAMPA, FL 33614-8390

United States

Total before tax: \$44.91

Estimated tax to be collected: \$0.00

Grand Total:\$44.91

To view the status of your order, return to Order Summary.



Details for Order #111-0829732-3830619

Print this page for your records.

Order Placed: April 24, 2023

Amazon.com order number: 111-0829732-3830619

Order Total: \$293.34

Not Yet Shipped

Items Ordered Price

2 of: BISSELL 2252 CleanView Swivel Upright Bagless Vacuum with Swivel Steering, \$118.44 Powerful Pet Hair Pick Up, Specialized Pet Tools, Large Capacity Dirt Tank, Easy Empty Sold by: Amazon.com Services LLC

Condition: New

2 of: Cardinal Economy 3 Ring Binder, 3 Inch, Presentation View, White, Holds 625 \$28.23

Sheets, Nonstick, PVC Free, 4 Pack of Binders (00430)

Sold by: Amazon.com Services LLC

Condition: New

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method: Item(s) Subtotal: \$293.34

Visa | Last digits: 4745 Shipping & Handling: \$0.00

Billing address

Total before tax: \$293.34

Jason Pond

3434 COLWELL AVE STE 200 Estimated tax to be collected: \$0.00

TAMPA, FL 33614-8390

United States Grand Total:\$293.34

To view the status of your order, return to Order Summary.



Details for Order #111-5889920-6241026

Print this page for your records.

Order Placed: April 24, 2023

Amazon.com order number: 111-5889920-6241026

Order Total: \$41.98

Not Yet Shipped

Items Ordered Price \$20.99

2 of: ASURION 3 Year Floorcare Protection Plan (\$100 - \$124.99)

Sold by: Asurion, LLC (seller profile)

Condition: New

Shipping Address:

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

United States

Shipping Speed:

Standard Shipping

Payment information

Payment Method: Item(s) Subtotal: \$41.98 Visa | Last digits: 4745

Shipping & Handling: \$0.00

Billing address Total before tax: \$41.98 Jason Pond Estimated tax to be collected: \$0.00

3434 COLWELL AVE STE 200 TAMPA, FL 33614-8390

Grand Total:\$41.98 United States

To view the status of your order, return to Order Summary.



FWP POOL & SPA - SPRING HILL 16141 FLIGHT PATH DR BROOKSVILLE, FL 34604 FAX: (352)-799-2572 Phone: (352)-754-1156





0010375843-001

Account: CASH 0578 Branch: FWPSPRI Phone: (352)-754-1156

Fax: (352)-799-2572

Ship To: FWP SPRING HILL RETAIL

16141 FLIGHT PATH DR BROOKSVILLE, FL 34604

BIII To: CASH CUSTOMER

Page 1 of 1

PO:			Ref:				Job:			
	24/23 35:13 24/23	Agents	HOUSE			COUNTER y: NC205196 y:		WCNOW CUST PU	Frt Term: Auth Chg;	
REMAINING	SHI	PPED	UNIT		TEM	/DESCRIPTION	N .		PRICE/UOM	AMOUNT
COD Instru	ıctio	156 ns	GAL	RETURN POI NO RETURN NO RETURN NO RETURN	BULK ARGE dered ICY: S OF: S OF: S WIT	VISA SPECIAL ORDER PRODUCTS NOTHOUT THE ORIG	FIN ORIG SINAL INV		1.77/GAL	276.12 -17.95 17.95 276.12 276.12
Collect:		Ok -	.00		1.	ided By:		ruck No:	Weight:	1,248.00

Rec'd By: _____

Driver:

Weight: Load:

1,248.00 156.00

Printed: 04/24/23 10:38:44







Repair Order

Due: \$0.12

Doc Number: 63658 Service Writer: Jim Mitchell Date Printed: 04/25/2023 Date In: 04/05/2023

STERLING HILL COMMUNITY COUNTY RD 572 SPRING HILL, FL 34606

Customer Information

Home Phone: 352-650-7402 Cell Phone: 352-650-7402

Email: STERLINGHILLCLUB@LIVE.

Tax Resale #1: 85-8012843610C-6

Total Due:

\$0.12

Summary

Job Total		Job	Unit
\$811.77		SWAP TIRES	2022 POLARIS R22CCA57A7
\$811.77	Job Subtotal:		
\$13.42	Misc:		
\$609.90	Job Parts Subtotal:		
\$201.87	Job Labor Subtotal:		
\$0.00	Tax:		
\$825.19	Total:		
(\$825.07)	Less Deposits:		

LIMITED WARRANTY: Customer acknowledges the installation of aftermarket parts and/or accessories may void factory warranty and/or extended service contract component coverage. SERVICE AND PARTS GUARANTEE: The only warranties applying to part(s) sold or installed are those which may be offered by the manufacturer. The selling dealer hereby expressly disclaims all warranties, either express or implied, including any implied warranties of merchantability or fitness for a particular purpose, and neither assumes nor authorizes any other person to assume for it any liability in connection with the sale of this part(s). All parts sold or used are subject to the Magnuson-Moss act and the merchandise purchased is under limited warranty by the manufacturer. Buyer shall not be entitled to collect from the selling dealer any consequential damages to property, or damages from loss of use, loss of time, loss of profits or income, or any other incidental damages. Published labor rate \$134.50 per hour. All parts are new unless otherwise indicated. STATE OF FLORIDA TIRE AND BATTERY FEE: The state of Florida collects a \$2.50 fee for each new tire [s.403.718] and a \$4.00 fee each new or remanufactured battery sold [s.403.7185]. STORAGE POLICY: A daily storage charge of \$25.00 will begin to accrue five (5) working days from the date you are notified that the work on your vehicle has been completed. MV# 75386

Signature:	
oignature.	

Detail

Unit

2022 POLARIS R22CCA57A7 RGR 570 FULL-

Color:RED

Keyboard:

SIZE - SOLAR RED
VIN/Serial No:3NSCCA577NF307534

VIN/Serial No:3NSCCA577NE307534		/Serial No:3NSCCA577NE307534 Plate: Odom/			
SWAP TIRES					
Description:					
Parts					
Part #	Qty	Description	Price	Discount	Tota
0321-0347 •	2.00	TIRE DI2019 25X8-12 4PR	\$185.68	(\$40.73)	\$289.9
0320-0569	2.00	TIRE DI2020 25X10-12 4PR	\$204.92	(\$44.92)	\$320.0
			Parts S	iubtotal	\$609.9
Labor					
Description		Tech	ıniclan		Tota
					\$201.8
			Labor 9	iubtotal	\$201.8
			Job S	ubtotal	\$811,7
			Ail Jobs 9	ubtotal:	\$811.7
			Shop S	upplies:	\$13.4
			-	Tax:	\$0.0
				Total:	\$825.1
			Less D	eposits:	(\$825.0
			To	tal Due:	\$0.1

SPRING HILL OUTDOOR POWER EQUIPMENT 13132 Spring Hill Dr Spring Hill FL, 34609 (352) 683-2482





SPRING HILL OUTDOOR POWER EQUIPMENT LLC

13132 SPRING HILL DR SPRING HILL, FL 34609 4122152038

Cashier: Shelly

Transaction 400485

 Total
 \$182.49

 DEBIT CARD SALE
 \$182.49

VISA 4745

Retain this copy for statement validation

25-Apr-2023 10:53:27A \$182.49 | Method: CONTACTLESS

VISA XXXXXXXXXXXXX4745 Reference ID: 311500635944

Auth ID: 069238 MID: *******1992 AID: A0000000980840 AthNtwkNm: VISA Rtind:CREDIT

We appreciate your business!

Payment 0A2ME4M24RJDP

Clover Privacy Policy https://clover.com/privacy

SERVICE WRITER	SERIAL#		HOURS 1 OUT	HOURS 2 OUT
-	5	12736391	0	0
SALES TYPE Regular or Over the Counter	TAG NUMBER	PERMIT	TERMS CC	CUSTOMER PO
YEAR / MAKE / MODEL 0 / STIHL / MS251		•	TAX CODE NT	PROMISED DATE 4/25/2023

	Description	Bin	Your Price	Amount	W	Stat
6H	ROTARY SPARK PLUG REPL CMR6H		7.19	7.19	N	Ρ
120 1600	AIR FILTER MS271/291		13.53	13.53	N	Ρ
350 3518	PICK UP BODY	SHELF B	5.80	5.80	N	Р
008 4717	18"" 325 063 ROLLOMATIC		59.99	59.99	N	Ρ
99	SHIPPING		5.99	5.99	N	
R1	GENERAL LABOR AT SHOP RATE (SM	ALL)	85.00	85.00	N	

	Totals	
	Item	86.51
	Fee	5.99
	Unit	0.00
	Labor	85.00
	Kit	0.00
	Misc	0.00
	Subtotal	177.50
	Shop Fees	4.99
	Ship By DEFAULT	0.00
	Sales Tax	0.00
Trocking No.	Total Due	182.49
Tracking No.	Total Paid	182.49
	Change	0.00

	Payment Details		
<u>unt</u>	<u>Type</u>	<u>Amount</u>	<u>Payment</u>
	Debit Card	182.4 9	4/25/2023

Misc Charges		
<u>Name</u>	Amount	<u>Tax</u>
Hazardous Disposal Fee	0.00	0.00
Shop Fees	4.99	0.00
Sublet	0.00	0.00
Misc. Fees	0.00	0.00
Total	2 99	0.00

Service Requested

MS 251 SAW

THE CHOKE ISNT WORKING

LOOK OVER SAW

Repair Order Recommendation

04/17/2023@10:58AM-LM VM TO SEE WHAT WAS GOING ON WITH CHOKE??-SD

04/19/2023@10:39AM-OK ESTIMATE-VP

04/19/2023@11:25AM-SPOKE WITH CUSTOMER (JASON)HE SAID HIS MAINT.GUY SAID THE CHOKE WASNT WORKING, BUT JASON SAID MIGHT HAVE BEEN A MISTAKE.CUSTOMER STATES JUST DO WHAT IS NEEDED. HE UNDERSTOOD THAT THE TECH STATED THE CHOKE WAS FINE.

TECH- CYLINDER IS LIGHTLY SCORED, CHOKE WORKS FINE, BAR NEEDS REPLACED, AND A TUNE UP.-JM REPLACED FUEL FILTER, AIR FILTER, BAR, AND SPARK PLUG.-JM 4/21/23@2:31PM



Details for Order #111-1646709-0533026

Print this page for your records.

Order Placed: April 25, 2023

Amazon.com order number: 111-1646709-0533026

Order Total: \$103.80

Not Yet Shipped

Items Ordered Price

4 of: XIFAN Premium American Flag 4x6 Outdoor, Heavy Duty 210D Nylon US Flag, Strongest Longest Lasting with Embroidered Stars/Sewn Stripes/Brass Grommets Sold by: One sport flag (seller profile)

Condition: New

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method: Item(s) Subtotal: \$103.80 Visa | Last digits: 4745

Shipping & Handling: \$0.00

\$25.95

Billing address Total before tax: \$103.80 Jason Pond

Estimated tax to be collected: \$0.00 3434 COLWELL AVE STE 200

TAMPA, FL 33614-8390 Grand Total: \$103.80 United States

To view the status of your order, return to Order Summary.



Hernando County Sheriff's Office

18900 Cortez Blvd

Brooksville, FL 34603

Bill To:

Sterling Hill CDD

Attention: Accounts Payable

3434 Colwell ave. Tampa, FL 33614

CDDINVOICE@RIZZETTA.COM;VRUTISKAYA@RIZZETTA.COM

Invoice ID:	76059
Date:	04/09/2023
Customer #:	
Due Date:	04/23/2023
Reference:	

INVOICE

DESCRIPTION	QTY	RATE	TOTAL
job #95038 - Steven George at Sterling Hill Subdivision from 4/8/2023 9:00 PM to 4/9/2023 12:00 AM		\$30.00	\$90.00
TOTAL:	3.000		\$90.00

Amount Paid: \$0.00

Balance Due: \$90.00



Notes

Please submit payments within two (2) weeks.

All payments must be made payable to the above DEPUTY'S NAME and sent in care of the Hernando County Sheriff's Office, ATTN: CINDY JOST, P.O. Box 10070, Brooksville, FL 34603-0070

Thank you for the opportunity to assist you with your security needs.

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606 Telephone (813) 223-9400 Federal Tax Id. - 20-1778458

STERLING HILL COMMUNITY DEVELOPMENT DISTRICT

c/o Rizzetta & Company 3434 Colwell Ave., Suite 200

Tampa, FL 33614

March 27, 2023

Client: 001012 Matter: 000001 Invoice #: 22858

Page: 1

RE: General Matters

For Professional Services Rendered Through March 15, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
2/16/2023	VKB	REVIEW EMAIL FROM STAFF ACCOUNTANT; REVIEW FINANCIAL STATEMENTS; PREPARE FOR AND ATTEND BOARD MEETING VIA TELEPHONE; DRAFT FOLLOW UP LETTER TO RESIDENTS RE: BARRINGTON BUFFER.	3.7	\$1,128.50
2/21/2023	VKB	TELECONFERENCE WITH PLANTATION ESTATES RESIDENTS RE: CEASE AND DESIST LETTER FOR BARRINGTON BUFFER; DRAFT FOLLOW UP EMAIL RE: SAME.	0.4	\$122.00
2/22/2023	VKB	REVIEW EMAIL FROM DISTRICT MANAGER; REVIEW MEETING SUMMARY.	0.2	\$61.00
2/27/2023	LB	REVIEW AUDIT REQUEST LETTER FOR FISCAL YEAR ENDED SEPTEMBER 30, 2022; PREPARE DRAFT AUDIT RESPONSE LETTER RE SAME.	0.5	\$82.50
3/8/2023	VKB	REVIEW NOTICE OF PUBLIC HEARING FOR ZONING ON ADJACENT DEVELOPMENT.	0.2	\$61.00
3/15/2023	VKB	REVIEW FINANCIAL STATEMENTS; REVIEW EMAIL FROM STAFF ACCOUNTANT RE: SAME.	0.2	\$61.00
		Total Professional Services	5.2	\$1,516.00

DISBURSEMENTS

Date	Description of Disbursements		Amount
2/16/2023	Postage		\$71.52
		Total Disbursements	\$71.52

March 27, 2023

Client: 001012 Matter: 000001 Invoice #: 22858

Page: 2

Total Services \$1,516.00
Total Disbursements \$71.52

Total Current Charges \$1,587.52
Previous Balance \$945.50
PAY THIS AMOUNT \$2,533.02



Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Numbe	r Invoice Date	Services	Disbursements	Interest	Tax	Total
22805	March 07, 2023	\$945.50	\$0.00	\$0.00	\$0.00	\$2,533.02
			Total	Remaining Bala	ance Due	\$2,533.02

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$2,533.02	\$0.00	\$0.00	\$0.00



Bill To:

Sterling Hill CDD

Attention: Accounts Payable

3434 Colwell ave. Tampa, FL 33614

CDDINVOICE@RIZZETTA.COM;VRUTISKAYA@RIZZETTA.COM

Invoice ID:	76039
Date:	04/08/2023
Customer #:	
Due Date:	04/22/2023
Reference:	

INVOICE

DESCRIPTION	QTY	RATE	TOTAL
job #95037 - TRAVIS SHIELDS at Sterling Hill Subdivision from 4/7/2023 9:00 PM to 4/8/2023 12:00 AM	3.000	\$30.00	\$90.00
TOTAL:	3.000		\$90.00

Amount Paid: \$0.00

Balance Due: \$90.00



Notes

Please submit payments within two (2) weeks.

All payments must be made payable to the above DEPUTY'S NAME and sent in care of the Hernando County Sheriff's Office, ATTN: CINDY JOST, P.O. Box 10070, Brooksville, FL 34603-0070

Thank you for the opportunity to assist you with your security needs.



INVOICE

Customer ID:

Customer Name: Service Period: Invoice Date: Invoice Number: 15-19762-63003

STERLING HILL CDD 04/01/23-04/30/23 03/23/2023 0838222-1568-3

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

Apr 22, 2023

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

\$283.20

If payment is received after 04/22/2023: **\$ 290.28**

Previous Balance

Payments

(286.39)

+

Adjustments

0.00

Current Invoice Charges

283.20

Total Account Balance Due

283.20

DETAILS OF SERVICE

Details for Service Location:

Sterling Hill Cdd, 4411 Sterling Hill Blvd, Spring Hill FL 34609-0866

+

Customer ID: 15-19762-63003

Description	Date	Ticket	Quantity	Amount
6 Yard Dumpster 1X Week	04/01/23		1.00	186.28
Fuel / Environmental Charge				87.08
Regulatory Cost Recovery Charge				9.84
Total Current Charges				283.20

><



WASTE MANAGEMENT INC. OF FLORIDA WM OF PASCO COUNTY PO BOX 42930 PHOENIX, AZ 85080 (800) 255-7172 (813) 740-8408 FAX

Invoice Date	Invoice Number	Customer ID (Include with your payment)
03/23/2023	0838222-1568-3	15-19762-63003
Payment Terms	Total Due	Amount
Total Due by 04/22/2023 If Received after 04/22/2023	\$283.20 \$290.28	

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

Your bank account will be drafted \$283.20.

1568000151976263003008382220000002832000000028320 8

10290C96

STERLING HILL CDD 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390 Remit To: WM CORPORATE SERVICES, INC.
AS PAYMENT AGENT
PO BOX 4648
CAROL STREAM, IL 60197-4648





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	☐ Check	Here to Change Contact Info	
	List your new please contac	v billing information below. For a change of service address, ct WM .	
	Address 1		
	Address 2		
		for non-payment, you may be charged a Resume charge to restart your service.	or each returned check, a charge will be assessed on your next invoice equal to the maximum am
nicai	State law.		
	Zip		
	Email		
	Date Valid		

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deducting money fr
wm.com or by calli
could take 1-2 billir
naumant until naga

☐ Check Here

payment until page permitted by

Email

Date

Bank Account Holder Signature

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

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

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



INVOICE

Customer ID:

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

14-49138-12001

STERLING HILL CDD 04/01/23-04/30/23 03/23/2023 0838105-1568-0

How to Contact Us

Visit wm.com/MyWM

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







Customer Service: (800) 255-7172

Your Payment is Due

Apr 22, 2023

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

\$356.50

If payment is received after 04/22/2023: **\$ 365.41**

Previous Balance

Payments

(360.52)

Adjustments
0.00

Current Invoice Charges 356.50 Total Account Balance Due

356.50

DETAILS OF SERVICE

Details for Service Location:

Sterling Hill Cdd, 4250 Sterling Hill Blvd, Spring Hill FL 34609-0745

Customer ID: 14-49138-12001

Description	Date	Ticket	Quantity	Amount
6 Yard Dumpster 1X Week	04/01/23		1.00	234.49
Fuel / Environmental Charge				109.62
Regulatory Cost Recovery Charge				12.39
Total Current Charges				356.50

><



WASTE MANAGEMENT INC. OF FLORIDA WM OF PASCO COUNTY PO BOX 42930 PHOENIX, AZ 85080 (800) 255-7172 (813) 740-8408 FAX

Invoice Date	Invoice Number	Customer ID (Include with your payment)
03/23/2023	0838105-1568-0	14-49138-12001
Payment Terms	Total Due	Amount
Total Due by 04/22/2023 If Received after 04/22/2023	\$356.50 \$365.41	

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

Your bank account will be drafted \$356.50.

1568000144913812001008381050000003565000000035650 4

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

10290C96

STERLING HILL CDD 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390 Remit To: WM CORPORATE SERVICES, INC.
AS PAYMENT AGENT
PO BOX 4648
CAROL STREAM, IL 60197-4648



EASY WAYS TO PAY



AutoPay

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



Online

Use **wm.com** or **My WM** for a quick and easy payment.



By Phone

Pay 24/7 by calling **866-964-2729**



By Mail

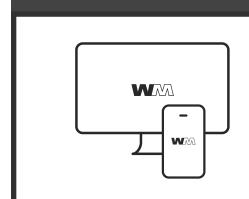
Fill out your invoice and mail it in. We'll provide the envelope.

HOW TO READ YOUR INVOICE



Customer ID: 2-82290-00885 Jackson Street, Stockton CA 95202 PO Numbers: 45693				
Description	Date	Ticket	Quantity	Amount
3 Ilon Toter Ilon Toter Recycle Extra Pickup Service Fuel/Environmental Charge	01/01/68 01/01/68 01/01/68	5934	1.00 1.00 1.00	90.00 0.00 15.00 19.73
Total Current Charges				124.73

- States the date payment is due to WM. Anything beyond that date may incur additional charges. Your Total Due is the total amount of current charges and any previous unpaid balances combined.
- Previous balance is the total due from your previous invoice. We subtract any Payments Received/Adjustments and add your Current Charges from this billing cycle to get a Total Due on this invoice. If you have not paid all or a portion of your previous balance, please pay the entire Total Due to avoid a late charge or service interruption.
- 3 Service location details the total current charges of this invoice.



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If your service is suspended for non-payment, you may be charged a Resume charge to restart your service. For each returned check, a charge will be assessed on your next invoice equal to the maximum amount permitted by applicable state law.

☐ Check Here to Change Contact Info		☐ Check Here to Sign Up for Automatic Payment Enrollment		
List your new please contac	billing information below. For a change of service address, ct WM .	If I enroll in Automatic Payment services, I authorize WM to pay my invoice by electronical deducting money from my bank account. I can cancel authorization by notifying WM at wm.com or by calling the customer service number listed on my invoice. Your enrollment could take 1–2 billing cycles for Automatic Payments to take effect. Continue to submit payment until page one of your invoice reflects that your payment will be deducted.		
Address 1				
Address 2				
City				
State		Email		
Zip		Date		
Email		Bank Account		
Date Valid		Holder Signature		

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

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

WREC

for Sterling Hill CDD

Summary Electric 03/23

				GL	Object
Acct#	Amount	Bill Date	Address	Code	Code
1415069	\$469.28	03/23/23	4200 STERLING HILL BLVD	53100	4301
1415070	\$203.77	03/23/23	4500 STERLING HILL BLVD	53100	4301
1415071	\$237.71	03/23/23	4341 STERLING HILL BLVD	53100	4301
1415072	\$613.41	03/23/23	4360 STERLING HILL BLVD	53100	4301
1415073	\$5,654.65	03/23/23	Street Lights	53100	4307
1415074	\$1,014.53	03/23/23	4411 STERLING HILL BLVD	53100	4301
1415075	\$51.96	03/23/23	BRACKENWOOD DR	53100	4301
1415076	\$52.24	03/23/23	GLENBURNE DR	53100	4301
1415077	\$53.70	03/23/23	13700 MANDALAY PL	53100	4301
1415078	\$54.89	03/23/23	AMERSHAM WAY	53100	4301
1415079	\$40.53	03/23/23	4405 STERLING HILL BLVD	53100	4301
1415080	\$40.44	03/23/23	4244 STERLING HILL BLVD	53100	4301
1415081	\$54.43	03/23/23	13370 DUNWOODY DR	53100	4301
1415082	\$54.07	03/23/23	14304 ARBORGLADES DR	53100	4301
1415083	\$54.52	03/23/23	4084 BRIGHTSTONE PL	53100	4301
1415084	\$53.79	03/23/23	13584 COVEY RUN PL	53100	4301
1415085	\$52.42	03/23/23	14504 EDGEMERE DR	53100	4301
1415086	\$53.33	03/23/23	13574 HAVERHILL DR	53100	4301
1415087	\$44.92	03/23/23	4595 STERLING HILL BLVD	53100	4301
1415088	\$45.11	03/23/23	4594 STERLING HILL BLVD	53100	4301
1415089	\$53.15	03/23/23	3920 STERLING HILL BLVD	53100	4301
1415090	\$49.68	03/23/23	8335 WINDANCE AVE	53100	4301
1415091	\$821.10	03/23/23	4250 STERLING HILL BLVD	53100	4301
1415092	\$253.07	03/23/23	4411 STERLING HILL BLVD	53100	4301
2118959	\$695.23	03/23/23	Street Lights	53100	4307
2161145	\$109.89	03/23/23	3750 STERLING HILL BLVD	53100	4301
2161146	\$53.29	03/23/23	13043 GOLDEN LINE AVE	53100	4301
Γotal	\$10,935.11		*Auto Drafted on 04/04/23		

Total By Code 4301 \$4,585.23 4307 \$ 6,349.88

Grand Total 10,935.11 ACH Amount





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

Service Address

Service Classification

Account Number 1415069 Meter Number 57151971 Customer Number 10251085

Customer Name STERLING HILL COMMUNITY DEVELOPMENT

Bill Date Amount Due **Current Charges Due** 03/23/2023 469.28 04/17/2023

District Office Serving You West Hernando

See Reverse Side For More Information

Cycle 15

Comparative Usage Information Average kWh Period Days Per Day Mar 2023 147 32 Feb 2023 28 155 Mar 2022 30 127

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

4200 STERLING HILL BLVD

General Service Non-Demand



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 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

*** ATTENTION *** Plan to attend WREC's 76th Annual Meeting on Wednesday, April 19, 2023. Registration: 4:30 p.m. to 6:15 p.m. The Bar Code above will be used for registration. Present the top portion of your bill along with photo ID to register. See the enclosed Newsletter for additional information.

ELECTRIC SERVI	CE	
From To <u>Date Reading Date Reading</u> 02/16 79315 03/20 84007 Multiplier	Dem. Reading KW Demand	kWh Used 4692
Previous Balance Payment	452.07CR	452.07
Balance Forward	432.07CR	0.00
Customer Charge	39.16	
Energy Charge 4,692 KWH @ 0.05017 Fuel Adjustment 4,692 KWH @ 0.03900	235.40 182.99	
FL Gross Receipts Tax	11.73	
Total Current Charges Total Due E.F.T.		469.28 469.28

DO NOT PAY

Total amount will be electronically transferred on or after 04/07/2023.

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District: WH15

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

Electronic Funds Transfer on or after 04/07/2023 **TOTAL CHARGES DUE** 469.28 DO NOT PAY



Account Number 1415070
Meter Number 59783786
Customer Number 10251085

Customer Name STERLING HILL COMMUNITY DEVELOPMENT

Bill Date Amount Due Current Charges Due 03/23/2023 203.77 04/17/2023

District Office Serving You West Hernando

Service Address 4500 STERLING HILL BLVD

Service Description LIFT STATION

Service Classification General Service Non-Demand

Comparative Usage Information				
Average kWh				
<u>Pe</u>	<u>eriod</u>	<u>iod Days Per Day</u>		
Mar	2023	32	56	
Feb	2023	28	62	
Mar	2022	30	62	

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.



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Cycle 15

ELECTI	RIC SERVICE
From To <u>Date Reading Date Reading N</u> 02/16 59805 03/20 61594	Multiplier Dem. Reading KW Demand 1789
Previous Balance Payment	204.95 204.95CR
Balance Forward	0.00
Customer Charge	39.16
Energy Charge 1,789 KWH @ 0.0	95017 89.75
Fuel Adjustment 1,789 KWH @ 0	0.03900 69.77
FL Gross Receipts Tax	5.09
Total Current Charges	203.77
Total Due E.F.	T. 203.77

DO NOT PAY

Total amount will be electronically transferred on or after 04/07/2023.

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District: WH15

1415070 WH15 STERLING HILL COMMUNITY DEVELOPMENT 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390 Electronic Funds Transfer on or after 04/07/2023
TOTAL CHARGES DUE 203.77
DO NOT PAY



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

Account Number 1415071 Meter Number 59783763 Customer Number 10251085

Customer Name STERLING HILL COMMUNITY DEVELOPMENT

Bill Date Amount Due **Current Charges Due** 03/23/2023 237.71 04/17/2023

District Office Serving You West Hernando

4341 STERLING HILL BLVD WELL#1

Service Description

Service Address

Service Classification General Service Non-Demand

Comparative Usage Information				
Average kWh				
Period Days Per Da			Per Day	
Mar	2023	32	68	
Feb	2023	28	70	
Mar	2022	30	84	

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.



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Cycle 15

ELECTRIC SERVI	CE	
From To Date Reading Date Reading Multiplier 02/16 18054 03/20 20214 Multiplier	Dem. Reading KW Demand	kWh Used 2160
Previous Balance Payment	225.32CR	225.32
Balance Forward		0.00
Customer Charge Energy Charge 2,160 KWH @ 0.05017 Fuel Adjustment 2,160 KWH @ 0.03900 FL Gross Receipts Tax	39.16 108.37 84.24 5.94	
Total Current Charges Total Due E.F.T.		237.71 237.71

DO NOT PAY

Total amount will be electronically transferred on or after 04/07/2023.

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Bill Date: 03/23/2023

District: WH15

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

Electronic Funds Transfer on or after 04/07/2023 **TOTAL CHARGES DUE** 237.71

DO NOT PAY



Account Number 1415072
Meter Number 59783732
Customer Number 10251085

Customer Name STERLING HILL COMMUNITY DEVELOPMENT

Bill Date Amount Due Current Charges Due 03/23/2023 613.41 04/17/2023

<u>District Office Serving You</u> West Hernando

Service Address 4360 STERLING HILL BLVD Service Description WELL#2

Service Classification General Service Non-Demand

Comparative Usage Information				
Average kWh				
<u>Pe</u>	<u>eriod</u>	<u>Days</u>	Per Day	
Mar	2023	32	196	
Feb	2023	28	106	
Mar	2022	30	54	

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.



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*** ATTENTION *** Plan to attend WREC's 76th Annual Meeting on Wednesday, April 19, 2023. Registration: 4:30 p.m. to 6:15 p.m. The Bar Code above will be used for registration. Present the top portion of your bill along with photo ID to register. See the enclosed Newsletter for additional information.

See Reverse Side For More Information

Cycle 15

ELECTRIC SERVICE					
From To <u>Date Reading Date Reading</u> 02/16 6612 03/20 12880 Multiplier	Dem. Reading KW Demand	kWh Used 6268			
Previous Balance Payment	321.99CR	21.99			
Balance Forward	321.3361	0.00			
Customer Charge Energy Charge 6,268 KWH @ 0.05017 Fuel Adjustment 6,268 KWH @ 0.03900 FL Gross Receipts Tax	39.16 314.47 244.45 15.33				
Total Current Charges Total Due E.F.T.		13.41 13.41			

DO NOT PAY

Total amount will be electronically transferred on or after 04/07/2023.

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.

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District: WH15

1415072 WH15 STERLING HILL COMMUNITY DEVELOPMENT 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390 Electronic Funds Transfer on or after 04/07/2023
TOTAL CHARGES DUE 613.41
DO NOT PAY



Account Number 1415073

Meter Number

Customer Number 10251085

Customer Name STERLING HILL COMMUNITY DEVELOPMENT

Cycle 15

Bill Date Amount Due **Current Charges Due** 03/23/2023 5,654.65 04/17/2023

District Office Serving You West Hernando

See Reverse Side For More Information

ELECTRIC SERVICE To <u>Date</u> Reading Date Reading Multiplier Dem. Reading KW Demand kWh Used

Comparative Usage Information Average kWh Days Per Day Period

Service Classification Public Lighting

Service Address

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.



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PUBLIC LIGHTING

*** ATTENTION *** Plan to attend WREC's 76th Annual Meeting on Wednesday, April 19, 2023. Registration: 4:30 p.m. to 6:15 p.m. The Bar Code above will be used for registration. Present the top portion of your bill along with photo ID to register. See the enclosed Newsletter for additional information.

Previous Balance 5,729.76 Payment 5,729.76CR Balance Forward 0.00 617.75

Light Energy Charge Light Support Charge 411.66 756.68 Light Maintenance Charge Light Fixture Charge 899.28 Light Fuel Adj 21,035 KWH @ 0.03900 820.37 Poles(QTY 467) 2,101.50 FL Gross Receipts Tax 47.41

Total Current Charges 5,654.65 Total Due E.F.T. 5,654.65

Type/Qty Lights/Poles Type/Qty Type/Qty 205 38 910 434

DO NOT PAY

Total amount will be electronically transferred on or after 04/07/2023.

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Bill Date: 03/23/2023

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District: WH15

1415073 **WH15** STERLING HILL COMMUNITY DEVELOPMENT 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390

Electronic Funds Transfer on or after 04/07/2023 **TOTAL CHARGES DUE** 5,654.65 DO NOT PAY



Account Number 1415074
Meter Number 60682106
Customer Number 10251085

Customer Name STERLING HILL COMMUNITY DEVELOPMENT

Bill Date Amount Due Current Charges Due 03/23/2023 1,014.53 04/17/2023

<u>District Office Serving You</u> West Hernando

Service Address 4411 STERLING HILL BLVD
Service Classification General Service Non-Demand

Comparative Usage Information			
		Ave	erage kWh
<u>Pe</u>	<u>eriod</u>	<u>Days</u>	Per Day
Mar	2023	32	333
Feb	2023	28	312
Mar	2022	30	293
$\overline{}$			

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.



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See Reverse Side For More Information

Cycle 15

1				ELE	CTRIC SERVI	CE		
ı	Froi	m	Т	o				
ı	<u>Date</u>	Reading	<u>Date</u>	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
l	02/16	95628	03/20	6282		23.00	23	10654
	Previous Payment	s Balar	ıce			87	72.04CR	872.04
	Balance	Forwar	rd					0.00
	Customen Energy (Fuel Adju FL Gross	Charge ustment	10,654 10,654	KWH @ 0		53 41	39.16 34.51 25.35	
	Total Cu Total Du		Charge		F.T.			014.53 014.53

DO NOT PAY

Total amount will be electronically transferred on or after 04/07/2023.

COOPERATIVE, INC.

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District: WH15

1415074 WH15 STERLING HILL COMMUNITY DEVELOPMENT 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390 TOTAL CHARGES DUE 1,014.53

DO NOT PAY



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

Account Number 1415075 Meter Number 40578962

Customer Number 10251085 Customer Name STERLING HILL COMMUNITY DEVELOPMENT

Cycle 15

Bill Date Amount Due **Current Charges Due** 03/23/2023 51.96 04/17/2023

District Office Serving You West Hernando

BRACKENWOOD DR Service Address Service Description

Service Classification

General Service Non-Demand

Comparative Usage Information			
		Ave	erage kWh
<u>Period</u>		<u>Days</u>	Per Day
Mar	2023	32	4
Feb	2023	28	4
Mar	2022	30	4

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



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See Reverse Side For More Information

	ELECTRIC SERV	ICE	
From To <u>Date Reading Date</u> 02/16 35102 03/20	Reading Multiplier 35231	Dem. Reading KW Demand	kWh Used 129
Previous Balance Payment		52.06CR	52.06
Balance Forward		0_1000	0.00
Customer Charge Energy Charge 129 KWH Fuel Adjustment 129 K FL Gross Receipts Tax	WH @ 0.03900	39.16 6.47 5.03 1.30	
Total Current Charges Total Due	E.F.T.		51.96 51.96

DO NOT PAY

Total amount will be electronically transferred on or after 04/07/2023.

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District: WH15

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

Electronic Funds Transfer on or after 04/07/2023 **TOTAL CHARGES DUE** 51.96 DO NOT PAY



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

Account Number 1415076 Meter Number 40571791 Customer Number 10251085

Customer Name STERLING HILL COMMUNITY DEVELOPMENT

Bill Date Amount Due **Current Charges Due** 03/23/2023 52.24 04/17/2023

District Office Serving You West Hernando

GLENBURNE DR Service Address Service Description

Service Classification General Service Non-Demand

Comparative Usage Information			
Average kWh Period Days Per Day			Per Day
_			I CI Day
Mar	2023	32	4
Feb	2023	28	4
Mar	2022	30	4

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Cycle 15

ELECTRIC SERV	/ICE	
From To <u>Date Reading</u> <u>Date Reading</u> 02/16 44884 03/20 45016	Dem. Reading KW Demand	kWh Used 132
Previous Balance Payment	51.58CR	51.58
Balance Forward	31.30CK	0.00
Customer Charge Energy Charge 132 KWH @ 0.05017 Fuel Adjustment 132 KWH @ 0.03900 FL Gross Receipts Tax	39.16 6.62 5.15 1.31	
Total Current Charges Total Due E.F.T.		52.24 52.24

DO NOT PAY

Total amount will be electronically transferred on or after 04/07/2023.

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District: WH15

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

Electronic Funds Transfer on or after 04/07/2023 **TOTAL CHARGES DUE** 52.24 DO NOT PAY



Account Number 1415077
Meter Number 40555214
Customer Number 10251085

Customer Name STERLING HILL COMMUNITY DEVELOPMENT

Bill Date Amount Due Current Charges Due

03/23/2023 53.70 04/17/2023

District Office Serving You West Hernando

Service Address 13700 MANDALAY PL Service Description GATE

Service Description GATE
Service Classification General Service Non-Demand

Comparative Usage Information			
		Ave	erage kWh
Pe	eriod	<u>Days</u>	Per Day
Mar	2023	32	5
Feb	2023	28	5
Mar	2022	30	5

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Cycle 15

ELECTRIC SER	/ICE	`
From To Date Reading Date Reading Multiplier 02/16 36225 03/20 36373 Multiplier	Dem. Reading KW Demand	kWh Used 148
Previous Balance Payment	53.00CR	53.00
Balance Forward	33.00CK	0.00
Customer Charge Energy Charge 148 KWH @ 0.05017 Fuel Adjustment 148 KWH @ 0.03900 FL Gross Receipts Tax	39.16 7.43 5.77 1.34	
Total Current Charges Total Due E.F.T.		53.70 53.70

DO NOT PAY

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District: WH15

1415077 WH15STERLING HILL COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

TOTAL CHARGES DUE 53.70

DO NOT PAY



Account Number 1415078
Meter Number 40580781
Customer Number 10251085

Customer Name STERLING HILL COMMUNITY DEVELOPMENT

Bill Date Amount Due Current Charges Due 03/23/2023 54.89

04/17/2023

District Office Serving You West Hernando

Service Address AMERSHAM WAY

Service Description GATI Service Classification Gene

General Service Non-Demand

Comparative Usage Information			
		Ave	erage kWh
<u>Pe</u>	eriod	<u>Days</u>	Per Day
Mar	2023	32	5
Feb	2023	28	5
Mar	2022	30	5

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See Reverse Side For More Information

Cycle 15

ELECTRIC SER\	/ICE	`
From To <u>Date Reading</u> <u>Date Reading</u> <u>Multiplier</u> 02/16 39369 03/20 39530	Dem. Reading KW Demand	kWh Used 161
Previous Balance	54.05CR	54.05
Payment Balance Forward	54.05CR	0.00
Customer Charge Energy Charge 161 KWH @ 0.05017 Fuel Adjustment 161 KWH @ 0.03900 FL Gross Receipts Tax	39.16 8.08 6.28 1.37	
Total Current Charges Total Due E.F.T.		54.89 54.89

DO NOT PAY

Total amount will be electronically transferred on or after 04/07/2023.

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District: WH15

1415078 WH15 STERLING HILL COMMUNITY DEVELOPMENT 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390 Electronic Funds Transfer on or after 04/07/2023
TOTAL CHARGES DUE 54.89
DO NOT PAY



Account Number 1415079
Meter Number 59783761
Customer Number 10251085

Customer Name STERLING HILL COMMUNITY DEVELOPMENT

Bill Date Amount Due Current Charges Due 03/23/2023 40.53 04/17/2023

District Office Serving You West Hernando

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
Mar 2023 32 0
Feb 2023 28 0
Mar 2022 30 192

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.



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Cycle 15

ELECTRIC SERVICE				
From To <u>Date Reading Date Reading Multiplier</u> 02/16 68809 03/20 68813	Dem. Reading KW Demand	kWh Used 4		
Previous Balance Payment	40.45CR	40.45		
Balance Forward	10.1361	0.00		
Customer Charge Energy Charge 4 KWH @ 0.05017 Fuel Adjustment 4 KWH @ 0.03900 FL Gross Receipts Tax	39.16 0.20 0.16 1.01			
Total Current Charges Total Due E.F.T.		40.53 40.53		

DO NOT PAY

Total amount will be electronically transferred on or after 04/07/2023.

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District: WH15

1415079 WH15 STERLING HILL COMMUNITY DEVELOPMENT 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390 Electronic Funds Transfer on or after 04/07/2023
TOTAL CHARGES DUE 40.53
DO NOT PAY



Account Number 1415080 Meter Number 59783762 Customer Number 10251085

Customer Name STERLING HILL COMMUNITY DEVELOPMENT

Bill Date Amount Due Current Charges Due 03/23/2023 40.44 04/17/2023

District Office Serving You West Hernando

Service Address 4244 STERLING HILL BLVD Service Description WELL

Service Classification

WELL
General Service Non-Demand

Comparative Usage Information				
		Ave	erage kWh	
<u>Pe</u>	eriod	<u>Days</u>	Per Day	
Mar	2023	32	0	
Feb	2023	28	0	
Mar	2022	30	41	

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Cycle 15

ELECTRIC SERVICE				
From To <u>Date Reading Date Reading Multiplier</u> 02/16 13522 03/20 13525	Dem. Reading KW Demand	kWh Used 3		
Previous Balance Payment	40.45CR	40.45		
Balance Forward	10.1361	0.00		
Customer Charge Energy Charge 3 KWH @ 0.05017 Fuel Adjustment 3 KWH @ 0.03900 FL Gross Receipts Tax	39.16 0.15 0.12 1.01			
Total Current Charges Total Due E.F.T.		40.44		

DO NOT PAY

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District: WH15

1415080 WH15 STERLING HILL COMMUNITY DEVELOPMENT PUMP & WELL 4 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390 Electronic Funds Transfer on or after 04/07/2023
TOTAL CHARGES DUE 40.44

DO NOT PAY



Comparative Usage Information

Days

32

28

Average kWh

Per Day

5

5

5

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Secure Pay-By-Phone system.

13370 DUNWOODY DR

General Service Non-Demand

BILLS ARE DUE

WHEN RENDERED

A 1.5 percent, but not

will apply to unpaid

on this bill.

less than \$5, late charge

balances as of 5:00 p.m.

on the due date shown

Service Address

Period

Mar 2023

Feb 2023

Mar 2022

information.

District: WH15

Service Description
Service Classification

Account Number 1415081 Meter Number 40574906 Customer Number 10251085

Customer Name STERLING HILL COMMUNITY DEVELOPMENT

Total Due

 Bill Date
 03/23/2023

 Amount Due
 54.43

 Current Charges Due
 04/17/2023

District Office Serving You West Hernando

54.43

See Reverse Side For More Information

Cycle 15

ELECTRIC SERVI	CE	
From To <u>Date Reading Date Reading</u> 02/16 45851 03/20 46007 Multiplier	Dem. Reading KW Demand	kWh Used 156
Previous Balance Payment	53.48CR	53.48
Balance Forward	331 1331	0.00
Customer Charge Energy Charge 156 KWH @ 0.05017	39.16 7.83	
Fuel Adjustment 156 KWH @ 0.03900	6.08	
FL Gross Receipts Tax	1.36	
Total Current Charges		54.43

E.F.T.

DO NOT PAY

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COOPERATIVE, INC.

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Bill Date: 03/23/2023

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1415081 WH15 STERLING HILL COMMUNITY DEVELOPMENT 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390 TOTAL CHARGES DUE 54.43
DO NOT PAY



Account Number 1415082 Meter Number 40571369 Customer Number 10251085

Customer Name STERLING HILL COMMUNITY DEVELOPMENT

Bill Date Amount Due **Current Charges Due** 03/23/2023 54.07 04/17/2023

District Office Serving You West Hernando

14304 ARBORGLADES DR

Service Description

Service Address

Service Classification General Service Non-Demand

Comparative Usage Information Average kWh Per Day Period Days Mar 2023 5 32 Feb 2023 28 5 Mar 2022 5

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Cycle 15

ELECTRIC SERVICE					
From To <u>Date Reading Date Reading</u> 02/16 31105 03/20 3125		Dem. Reading	KW Demand	kWh Used 152	
Previous Balance			3.29CR	53.29	
Payment Balance Forward		•	,3 . <u>2</u> 5 Cir	0.00	
Customer Charge Energy Charge 152 KWH @ (Fuel Adjustment 152 KWH @ FL Gross Receipts Tax		3	39.16 7.63 5.93 1.35		
Total Current Charges Total Due	E.F.T.			54.07 54.07	

DO NOT PAY

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District: WH15

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

Electronic Funds Transfer on or after 04/07/2023 **TOTAL CHARGES DUE** 54.07 DO NOT PAY



Account Number 1415083 Meter Number 40571368 Customer Number 10251085

Customer Name STERLING HILL COMMUNITY DEVELOPMENT

Cycle 15

Bill Date 03/23/2023 Amount Due **Current Charges Due** 04/17/2023

> District Office Serving You West Hernando

54.52

See Reverse Side For More Information

ELECTRIC SERVICE							
Fro <u>Date</u> 02/16	Reading 23786	Date 03/20	Reading 23943	Multiplier	Dem. Reading	KW Demand	kWh Used 157
Previou	ıs Balar	ıce				'	53.67
Payment Balance	: Forwar	rd.			į	53.67CR	0.00
~ .	61						

Customer Charge	39.16
Energy Charge 157 KWH @ 0.05017	7.88
Fuel Adjustment 157 KWH @ 0.03900	6.12
FL Gross Receipts Tax	1.36

Total Current	Charges		54.52
Total Due		E.F.T.	54.52

4084 BRIGHTSTONE PL Service Address **Service Description**

Service Classification General Service Non-Demand

Comparative Usage Information Average kWh Per Day Period Days Mar 2023 32 5 Feb 2023 28 5 Mar 2022 5

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DO NOT PAY

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Your Touchstone Energy* Cooperative \(\subseteq \) P.O. Box 278 • Dade City, Florida 33526-0278		Bill Date: 03/23/2023
	Use above space for address change ONLY.	
District: WH15		

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

Electronic Funds Transfer on or after 04/07/2023 **TOTAL CHARGES DUE** 54.52 DO NOT PAY



Account Number 1415084
Meter Number 40571458
Customer Number 10251085

Customer Name STERLING HILL COMMUNITY DEVELOPMENT

Bill Date Amount Due Current Charges Due 03/23/2023 53.79 04/17/2023

District Office Serving You West Hernando

Service Address 13584 COVEY RUN PL Service Description GATE

Service Classification General Service Non-Demand

 Comparative Usage Information Average kWh

 Period
 Days
 Per Day

 Mar 2023
 32
 5

 Feb 2023
 28
 5

 Mar 2022
 30
 5

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Cycle 15

ELECTRIC SERVICE						
From To <u>Date Reading Date Read</u> 02/16 23995 03/20 241-		Dem. Reading	KW Demand	kWh Used 149		
Previous Balance			3.00CR	53.00		
Payment Balance Forward		•	75.00CK	0.00		
Customer Charge Energy Charge 149 KWH @ Fuel Adjustment 149 KWH FL Gross Receipts Tax		3	39.16 7.48 5.81 1.34			
Total Current Charges Total Due	E.F.T.			53.79 53.79		

DO NOT PAY

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District: WH15

1415084 WH15 STERLING HILL COMMUNITY DEVELOPMENT 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390 TOTAL CHARGES DUE 53.79

DO NOT PAY



14504 EDGEMERE DR

General Service Non-Demand

BILLS ARE DUE

WHEN RENDERED

A 1.5 percent, but not

will apply to unpaid

on this bill.

less than \$5, late charge

balances as of 5:00 p.m.

on the due date shown

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

Comparative Usage Information

Days

32

28

Average kWh

Per Day

4

4

4

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Secure Pay-By-Phone system.

Service Address

Period

Mar 2023

Feb 2023

Mar 2022

information.

District: WH15

Service Description Service Classification Account Number 1415085 Meter Number 40571367

Customer Number 10251085

Customer Name STERLING HILL COMMUNITY DEVELOPMENT

Bill Date 03/23/2023 Amount Due 52.42 **Current Charges Due** 04/17/2023

> District Office Serving You West Hernando

See Reverse Side For More Information

Cycle 15

ELECTRIC SERVICE					
	ding Multiplier 934	Dem. Reading KW Demand	kWh Used 134		
Previous Balance Payment		51.39CR	51.39		
Balance Forward		31.39CK	0.00		
Customer Charge		39.16			
Energy Charge 134 KWH @	0.05017	6.72			
Fuel Adjustment 134 KWH	@ 0.03900	5.23			
FL Gross Receipts Tax		1.31			
Total Current Charges			52.42		
Total Due	E.F.T.		52.42		

DO NOT PAY

Total amount will be electronically transferred on or after 04/07/2023.

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1415085 **WH15** STERLING HILL COMMUNITY DEVELOPMENT 3434 COLWELL AVE STE 200

TAMPA FL 33614-8390

Electronic Funds Transfer on or after 04/07/2023 **TOTAL CHARGES DUE** 52.42 DO NOT PAY



Account Number 1415086 Meter Number 40571459 Customer Number 10251085

Customer Name STERLING HILL COMMUNITY DEVELOPMENT

Bill Date Amount Due Current Charges Due

03/23/2023 53.33 04/17/2023

District Office Serving You West Hernando

Service Address Service Description 13574 HAVERHILL DR

GATE

Service Classification General Service Non-Demand

 Comparative Usage Information Average kWh

 Period
 Days
 Per Day

 Mar 2023
 32
 5

 Feb 2023
 28
 5

 Mar 2022
 30
 4

BILLS ARE DUE
WHEN RENDERED
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less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



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Cycle 15

ELECTRIC SERV	/ICE	Ì					
From To <u>Date Reading Date Reading Multiplier</u> 02/16 25060 03/20 25204	Dem. Reading KW Demand	kWh Used 144					
Previous Balance Payment	52.72CR	52.72					
Balance Forward	32.72CR	0.00					
Customer Charge 39.16 Energy Charge 144 KWH @ 0.05017 7.22 Fuel Adjustment 144 KWH @ 0.03900 5.62 FL Gross Receipts Tax 1.33							
Total Current Charges Total Due E.F.T.		53.33 53.33					

DO NOT PAY

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District: WH15

1415086 WH15 STERLING HILL COMMUNITY DEVELOPMENT 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390 Electronic Funds Transfer on or after 04/07/2023
TOTAL CHARGES DUE 53.33
DO NOT PAY



Account Number 1415087
Meter Number 24309402
Customer Number 10251085

Customer Name STERLING HILL COMMUNITY DEVELOPMENT

Bill Date Amount Due Current Charges Due 03/23/2023 44.92 04/17/2023

District Office Serving You West Hernando

Service Address 4595 STERLING HILL BLVD Service Description GATE

Service Classification General Service Non-Demand

Comparative Usage Information						
		Av	erage kWh			
<u>Perio</u>	<u>bc</u>	<u>Days</u>	Per Day			
Mar 2	023	32	2			
Feb 2	023	28	2			
Mar 2	022	30	2			

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



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See Reverse Side For More Information

Cycle 15

ELECTRIC SERVICE							
From To <u>Date Reading Date Reading</u> 02/16 20473 03/20 2052		Dem. Reading	KW Demand	kWh Used 52			
Previous Balance Payment 44.83CR							
Payment 44.83CR Balance Forward							
Customer Charge 39.16 Energy Charge 52 KWH @ 0.05017 2.61 Fuel Adjustment 52 KWH @ 0.03900 2.03 FL Gross Receipts Tax 1.12							
Total Current Charges Total Due	E.F.T.			44.92 44.92			

DO NOT PAY

Total amount will be electronically transferred on or after 04/07/2023.

COOPERATIVE, INC.

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

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District: WH15

1415087 WH15 STERLING HILL COMMUNITY DEVELOPMENT 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390 Electronic Funds Transfer on or after 04/07/2023
TOTAL CHARGES DUE 44.92
DO NOT PAY



Account Number 1415088
Meter Number 24309403
Customer Number 10251085

Customer Name STERLING HILL COMMUNITY DEVELOPMENT

Bill Date Amount Due Current Charges Due 03/23/2023 45.11 04/17/2023

District Office Serving You West Hernando

Service Address 4594 STERLING HILL BLVD
Service Description NE ENTRANCE

Service Classification General Service Non-Demand

Comparative Usage Information							
Average kWh							
<u>Pe</u>	<u>eriod</u>	<u>Days</u>	Per Day				
Mar	2023	32	2				
Feb	2023	28	2				
Mar	2022	30	2				

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Cycle 15

ELECTRIC SERVICE								
From <u>Date</u> <u>Reading</u> 02/16 22261	To <u>Date Readi</u> 03/20 2231		Dem. Reading	KW Demand	kWh Used 54			
Previous Balance								
-	Payment 45.01CR Balance Forward							
Customer Charge 39.16 Energy Charge 54 KWH @ 0.05017 2.71 Fuel Adjustment 54 KWH @ 0.03900 2.11 FL Gross Receipts Tax 1.13								
Total Current C Total Due	Charges	E.F.T.			45.11 45.11			

DO NOT PAY

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District: WH15

1415088 WH15 STERLING HILL COMMUNITY DEVELOPMENT 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390 Electronic Funds Transfer on or after 04/07/2023
TOTAL CHARGES DUE 45.11
DO NOT PAY



Account Number 1415089 Meter Number 59783733 Customer Number 10251085

Customer Name STERLING HILL COMMUNITY DEVELOPMENT

Bill Date Amount Due Current Charges Due 03/23/2023 53.15 04/17/2023

District Office Serving You West Hernando

Service Address 3920 STERLING HILL BLVD Service Description LIFT STATION

Service Classification General Se

LIFT STATION

General Service Non-Demand

Comparative Usage Information						
		Ave	erage kWh			
<u>Pe</u>	eriod	<u>Days</u>	Per Day			
Mar	2023	32	4			
Feb	2023	28	4			
Mar 2022		30	24			

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Cycle 15

ELECTRIC SERVICE							
From To <u>Date Reading Date Readi</u> 02/16 2702 03/20 284		Dem. Reading	KW Demand	kWh Used 142			
Previous Balance		_		51.58			
Payment 51.58CR Balance Forward							
Customer Charge 39.16 Energy Charge 142 KWH @ 0.05017 7.12							
Fuel Adjustment 142 KWH FL Gross Receipts Tax	@ 0.03900		5.54 1.33				
Total Current Charges Total Due	E.F.T.			53.15 53.15			

DO NOT PAY

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District: WH15

1415089 WH15 STERLING HILL COMMUNITY DEVELOPMENT 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390 Electronic Funds Transfer on or after 04/07/2023
TOTAL CHARGES DUE 53.15
DO NOT PAY



Service Classification General Service Non-Demand

Average kWh

Per Day

3

3

4

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8335 WINDANCE AVE

BILLS ARE DUE

WHEN RENDERED

A 1.5 percent, but not

will apply to unpaid

on this bill.

less than \$5, late charge

balances as of 5:00 p.m.

on the due date shown

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

Comparative Usage Information

Days

32

28

Service Address

Period

Mar 2023

Feb 2023

Mar 2022

Account Number 1415090 Meter Number 40601978 Customer Number 10251085

Customer Name STERLING HILL COMMUNITY DEVELOPMENT

Bill Date Amount Due **Current Charges Due** 03/23/2023 49.68 04/17/2023

49.68

49.68

District Office Serving You West Hernando

See Reverse Side For More Information

Total Current Charges

Total Due

Cycle 15

ELECTRIC SERVICE						
ading	T <u>Date</u>	o Reading	Multiplier	Multiplier Dem. Reading KW Dema		
0330	03/20	20434				104
Previous Balance Payment						49.21
orward	đ	0 .				
Customer Charge						
Fuel Adjustment 104 KWH @ 0.03900 4.06						
Receip	pts Ta	x			1.24	
	Baland Orward Charge	ading Date 03/20 0	To ading Date Reading 03/20 20434 Balance Drward Charge arge 104 KWH @ 0.0	To ading Date Reading Multiplier 0330 03/20 20434 Balance Drward Charge arge 104 KWH @ 0.05017 stment 104 KWH @ 0.03900	To ading Date Reading Multiplier Dem. Reading 0330 03/20 20434 Multiplier Dem. Reading Dem. Read	To Reading Date Reading Multiplier Dem. Reading KW Demand Balance 49.21CR Charge 39.16 arge 104 KWH 20.05017 5.22 stment 104 KWH 20.03900 4.06

E.F.T.

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Bill Date: 03/23/2023

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District: WH15

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

Electronic Funds Transfer on or after 04/07/2023 **TOTAL CHARGES DUE** 49.68 DO NOT PAY



Account Number 1415091
Meter Number 59444902
Customer Number 10251085

Customer Name STERLING HILL COMMUNITY DEVELOPMENT

Bill Date Amount Due Current Charges Due 03/23/2023 821.10 04/17/2023

District Office Serving You West Hernando

Service Address 4250 STERLING HILL BLVD Service Description CLUBHOUSE

Service Classification General Service Non-Demand

 Comparative Usage Information Average kWh

 Period
 Days
 Per Day

 Mar
 2023
 32
 267

 Feb
 2023
 28
 267

 Mar
 2022
 30
 259

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Cycle 15

ELECTRIC SERVICE						
From To <u>Date Reading Date Reading</u> 02/16 90239 03/20 98778 Multiplier	Dem. Reading KW Demand kWh Used 23.41 23 8539					
Previous Balance Payment 747.65CR						
Balance Forward						
Customer Charge	39.16					
Energy Charge 8,539 KWH @ 0.05017	428.40					
Fuel Adjustment 8,539 KWH @ 0.03900						
FL Gross Receipts Tax	20.52					
Total Current Charges	821.10					
Total Due E.F.T.	821.10					

DO NOT PAY

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District: WH15

1415091 WH15 STERLING HILL COMMUNITY DEVELOPMENT 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390 Electronic Funds Transfer on or after 04/07/2023
TOTAL CHARGES DUE 821.10
DO NOT PAY



Account Number 1415092
Meter Number 85107185
Customer Number 10251085

Customer Name STERLING HILL COMMUNITY DEVELOPMENT

Bill Date Amount Due Current Charges Due 03/23/2023 253.07 04/17/2023

District Office Serving You West Hernando

Service Address 4411 STERLING HILL BLVD Service Description LIGHTS

Service Classification General Service Non-Demand

Comparative Usage Information						
		Ave	erage kWh			
<u>Pe</u>	<u>eriod</u>	<u>Days</u>	Per Day			
Mar	2023	32	73			
Feb	2023	28	72			
Mar	2022	30	73			

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Cycle 15

ELECTRIC SERVICE							
From To <u>Date Reading Date Reading</u> 02/16 62648 03/20 64976 Multiplier	Dem. Reading KW Demand kWh Used 2328						
Previous Balance Payment	232.45 232.45CR						
Balance Forward							
Customer Charge Energy Charge 2,328 KWH @ 0.05017 Fuel Adjustment 2,328 KWH @ 0.03900 FL Gross Receipts Tax	39.16 116.80 90.79 6.32						
Total Current Charges Total Due E.F.T.	253.07 253.07						

DO NOT PAY

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District: WH15

1415092 WH15 STERLING HILL COMMUNITY DEVELOPMENT 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390 Electronic Funds Transfer on or after 04/07/2023
TOTAL CHARGES DUE 253.07
DO NOT PAY



Account Number 2118959

Meter Number

Customer Number 10251085

Customer Name STERLING HILL COMMUNITY DEVELOPMENT

Cycle 15

Bill Date Amount Due **Current Charges Due** 03/23/2023 695.23 04/17/2023

District Office Serving You West Hernando

See Reverse Side For More Information

	ELECTRIC SERVICE							
	Fr	om		То				
	<u>Date</u>	Reading	<u>Date</u>	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
_								

Comparative Usage Information Average kWh Period Per Day Days

Service Classification Public Lighting

Service Address

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PUBLIC LIGHTING

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From To <u>Date Reading Date Readi</u>	ng Multiplier Dem.	Reading KW Demand	kWh Used
Previous Balance Payment Balance Forward		698.42CR	0.00
Light Energy Charge Light Support Charge Light Maintenance Charge Light Fixture Charge Light Fuel Adj 864 KWH @ Poles(QTY 48) FL Gross Receipts Tax	0.03900	9.12 16.80 190.08 228.00 33.70 216.00 1.53	
Total Current Charges Total Due	E.F.T.		695.23 695.23

Lights/Poles Type/Qty Type/Qty 48 910

DO NOT PAY

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District: WH15

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

Electronic Funds Transfer on or after 04/07/2023 **TOTAL CHARGES DUE** 695.23 DO NOT PAY



Account Number 2161145
Meter Number 85106909
Customer Number 10251085

Customer Name STERLING HILL COMMUNITY DEVELOPMENT

Bill Date Amount Due Current Charges Due 03/23/2023 109.89 04/17/2023

District Office Serving You West Hernando

'n

Service Address 3750 STERLING HILL BLVD Service Description B WELL

General Service Non-Demand

Comparative Usage Information			
Average kWh			
<u>Pe</u>	<u>eriod</u>	<u>Days</u>	Per Day
Mar	2023	32	21
Feb	2023	28	18
Max	2022	2.0	17

Service Classification

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Cycle 15

ELECTRIC SERVICE			
From To <u>Date Reading Date Reading</u> 02/16 22000 03/20 22679 Multiplier	Dem. Reading KW Demand	kWh Used 679	
Previous Balance Payment	95.91CR	95.91	
Balance Forward		0.00	
Customer Charge Energy Charge 679 KWH @ 0.05017 Fuel Adjustment 679 KWH @ 0.03900 FL Gross Receipts Tax State Tax Hernando County Tax	39.16 34.07 26.48 2.56 7.11 0.51		
Total Current Charges Total Due E.F.T.		109.89 109.89	

DO NOT PAY

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District: WH15

2161145 WH15 STERLING HILL COMMUNITY DEVELOPMENT 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390 Electronic Funds Transfer on or after 04/07/2023
TOTAL CHARGES DUE 109.89
DO NOT PAY



Account Number 2161146
Meter Number 335824005
Customer Number 10251085

Customer Name STERLING HILL COMMUNITY DEVELOPMENT

Bill Date Amount Due Current Charges Due 03/23/2023 53.29 04/17/2023

District Office Serving You West Hernando

=

Service Address 13043 GOLDEN LINE AVE Service Description GATE

Service Classification General Service Non-Demand

Comparative Usage Information			
Average kWh			
<u>Period</u>	<u>Days</u>	Per Day	
Mar 2023	32	3	
Feb 2023	28	3	
Mar 2022	30	2	

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Cycle 15

ELECTRIC SERVICE			
From To <u>Date Reading Date Reading Multipli</u> 02/16 1808 03/20 1911	er Dem. Reading KW Demand kWh Used		
02/10 1000 03/20 1311			
Previous Balance Payment	52.36 52.36CR		
Balance Forward	0.00		
Customer Charge Energy Charge 103 KWH @ 0.05017 Fuel Adjustment 103 KWH @ 0.03900 FL Gross Receipts Tax State Tax Hernando County Tax	1.24 3.45 0.25		
Total Current Charges Total Due E.F.T.	53.29 53.29		

DO NOT PAY

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Bill Date: 03/23/2023

District: WH15

2161146 WH15 STERLING HILL COMMUNITY DEVELOPMENT 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390 Electronic Funds Transfer on or after 04/07/2023
TOTAL CHARGES DUE 53.29
DO NOT PAY