



Rizzetta & Company

Sterling Hill Community Development District

**Board of Supervisors' Meeting
November 16, 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 Felio	Assistant Secretary
	Michael Gebala	Assistant Secretary
	Darrin Bagnuolo	Assistant Secretary
District Manager	Jillian Minichino	Rizzetta & Company, Inc.
District Counsel	Lauren Gentry	Kilinski/Van Wyk
District Engineer	Stephen Brletic	BDI Engineering

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

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

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

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

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

November 8, 2023

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

Dear Board Members:

The regular meeting of the Board of Supervisors of the Sterling Hill Community Development District will be held on **Thursday, November 16, 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:

- 1. CALL TO ORDER / ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 4. UPDATE ON HA 5 ISSUE**
- 5. STAFF REPORTS**
 - A. Landscape Inspection Manager
 1. Review of Landscape Inspection Report..... Tab 1
 2. Juniper's Response to the Landscape Inspection Report.... Tab 2
 3. Consideration of Juniper Landscape's Proposals..... Tab 3
 4. Ratification of Renewal Agreement with Juniper Landscaping Tab 4
 - B. District Engineer
 - C. District Counsel
 1. Update on Speed Control Options
 2. Consideration of Proposals for Conflict Counsel (under separate cover)
 - D. Amenity Management
 1. Review of Amenity Report..... Tab 5
 - E. District Manager
 1. Presentation of 3rd Quarter Website Audit..... Tab 6
- 6. BUSINESS ITEMS**
 - A. Presentation Regarding Bank Account Information (District Chairman)
 - B. Consideration of Resolution 2024-02, Setting Public Hearing for Proposed Rules..... Tab 7
 - C. Ratification of Fiscal Year 2023/2024 Insurance Renewal Tab 8
- 7. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors' Regular Meeting held on October 19, 2023..... Tab 9
 - B. Consideration of Operations & Maintenance Expenditures for September 2023..... Tab 10
- 7. AUDIENCE COMMENTS**
- 8. SUPERVISOR REQUESTS**
- 9. ADJOURNMENT**

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

Sincerely,

Jillian Minichino

Jillian Minichino
District Manager

Tab 1

STERLING HILL

LANDSCAPE INSPECTION REPORT



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



Rizzetta & Company
Professionals in Community Management

Summary, North Park, Elgin South, South Intersection, Arborglades

General Updates, Recent & Upcoming Maintenance Events

- During the month of November, all Palms shall receive an application of 1000 lbs. (20 – 50 lb. bags) of 8-2-12+4Mg 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 check in with 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.
- Beginning, November 1st, mowing of general common areas (green on the maintenance exhibit) reverted to once bi-weekly (every other week), and mowing of DRA bottoms and embankments (Orange on the maintenance exhibit) reverted to once per month. All common areas of Barrington are to be mowed bi-weekly and DRAs once per month. However, Juniper is still required to be on site weekly to take care of maintenance items other than mowing including lifting of trees, removal of dead wood, de-mossing, pencil (or thumb) pruning of Crape Myrtles, pruning of shrubs, weeding (including weeds in turf), detailing. (Maintenance Exhibit at the end of report)

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.**

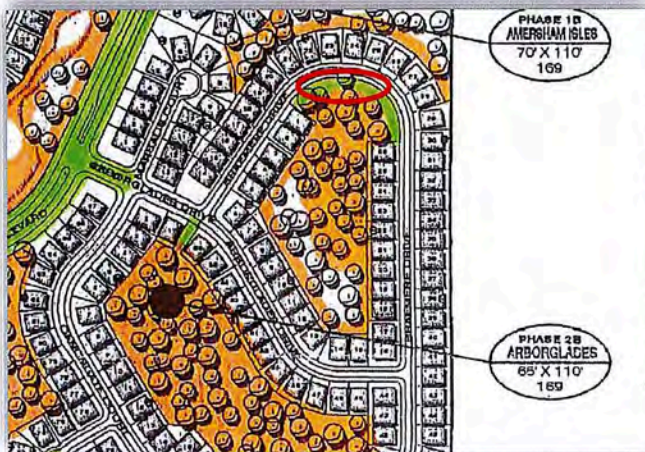
1. Most of Elgin Blvd. had a silt fence
trenched in along the street side of the
sidewalk from the SE corner of our
property to beyond the northern limits. We
believe this may be an AT&T Fiber line
being installed. We are prepared for many
irrigation issues here. There is already a
mainline break north of the north
intersection and evidence of other breaks
(washouts along the sidewalk) between
the north and south intersections.
2. Hand pull remaining Aztec Grasses in two beds between the sidewalk and 3-rail between the south intersection and the Arborglades entrance.
3. I have requested approval of a proposal to fill in the SHBlvd. median tip outside Arborglades with Confederate Jasmine. Once received, what is the installation time frame? (Pic 3>)

4. With the irrigation situation on the north
side of the community in a precarious
state, I have requested Juniper line up an
outside water source (via water tanker) to
provide water to newly enhanced areas.



Arborglades, SHBlvd. to Edgemere

5. STAFF may want to begin collecting areas to include in DRA embankment restoration during the next growing season once rains begin. This area on an interior DRA inside Arborglades should be considered. (Pic 5)



6. I believe this trenching from before Arborglades to the pump/well/controller in front of North Park was done by Juniper in replacing faulty wiring. When will the trench be restored to its normal condition with proper grading and new Bahia turf?
7. Juniper needs to continue to treat these Anise shrubs between Arborglades and Edgemere **every 10-14 days until no new signs of fungus appear**. There are other shrubs (including a could along Elgin) that require the same treatment. (Pic 7>)

8. Between the Anise hedge mentioned below and the entrance to Edgemere, there are a couple hedge lines of Sandankwa Viburnum that are also not performing well. Have this been inspected, diagnosed and treated? (Pic 8)



Brackenwood, SHBlvd. North, Amersham Isles & Backside

9. Is this broken drip line on the Brackenwood median live? If so, it needs replaced. (Pic 9)



10. Juniper replaced many Lantana on the SHBlvd. median between the Amersham Isles (AI) and Brackenwood entrances as this bed was not thriving. Now, our irrigation is questionable due to the Elgin activity. Some Lantana at the Elgin end of the same median are looking frail. (Pic 10)



11. Is the Mealybug on the AI median Muhlygrass being treated? It appears as though it's spreading and still thriving. (Pic 11>)

12. Mexican Petunia have been installed on the back side of the AI gates median. We need to ensure water is present here either by our repaired irrigation system or Juniper hand watering.

13. There are still a lot of turf weeds in the SHBlvd. ROW leaving AI and heading toward the North Park.

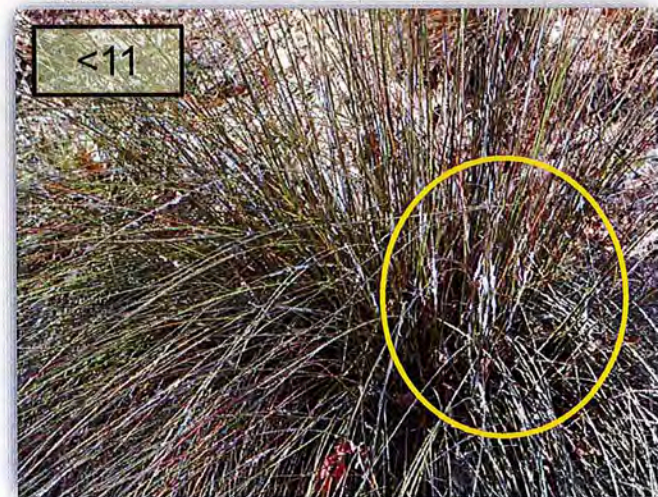
14. This area where a car accident occurred, between the North Park and Edgemere still needs to be repaired and cleaned up. (Pic 14)



15. The entire 3-rail on the back side of AI leading to the south intersection has been cleaned up and looks much better.

16. Flush cut the failed Wax Myrtles surrounding the lift station approaching the south intersection. (Pic 16>)

17. Hand pull and eradicate a very fine textured weed engulfing the Dw. India Hawthorn in front of the monument, south intersection, AI corner.



Elgin Wall/Amersham Isles, Glenburne, Barrington, SHBlvd. South

18. Reported before, but it only seems to be worsening, is anything being applied to these shrubs across from the northern entrance into the school along the Elgin wall? (Pic 18)



19. There is also mealybug on the Muhlygrass on Elgin about 90' before the wall begins close to the north intersection.

20. Remove Hawthorn underneath the next to last cluster of Crape Myrtles before the wall angles back approaching the north intersection.



21. Prune 8" – 10" off the tops of the Pringles Podocarpus on the SHBlvd. median outside Glenburne.

22. Bahia turf south of Glenburne is like straw. Is Juniper 100% sure irrigation is operating properly here? Provide recent wetchecks.

23. Much of the hedge along the SHBlvd. wall heading south is in moderate to severe wilt.

24. Juniper to provide an update regarding the quality of the turf on both sides of Golden Lime in Barrington (in front of and behind the gates.) This turf is not improving nor are the weeds decreasing.

25. There is another dead Pine tree between Barrington and the lift station. Will STAFF be including this in their tree removals? (Pic 25)



26. I'm very disappointed that Juniper has not been able to curtail the decline of what was ONCE an extraordinary bed of Dw. India Hawthorn on the SHBlvd. median outside Windance. Failed areas have expanded dramatically. (Pic 26)



SHBlvd. South to North, South Park, Dunwoody

27. It is becoming impossible to determine if the District's irrigation is running properly along the eastern ROW of SHBlvd. from south of Barrington northward. RIPA continually has this dug up. The District has irrigation in the wide ROW as well as between the sidewalk and 3-rail – they are destroying both sides. Yet they are wanting the District to maintain vines on the trees they've planted as a natural buffer on the south and east boundaries of Barrington as well as control grasses within the same buffer. (Pic 27)



28. Hundreds of flags also continue to litter the entire ROW of SHBlvd. preventing proper mowing from occurring. (Pic 28)



29. Juniper to line trim or mow closer to the tree line on the left side of Covey Run Dr. behind the gates.

30. Trim out dead growth from the remaining Holly behind the South Park signage. (Pic 30)



31. Is STAFF going to handle removing the dead Leyland Cypress on the outbound lanes of the South Park driveway?

32. Remove scraggly Dw. India Hawthorn from the South Park parking lot island.

33. Why is this Dw. Asian Jasmine failing on the SHBlvd. median outside South Park? (Pic 33)



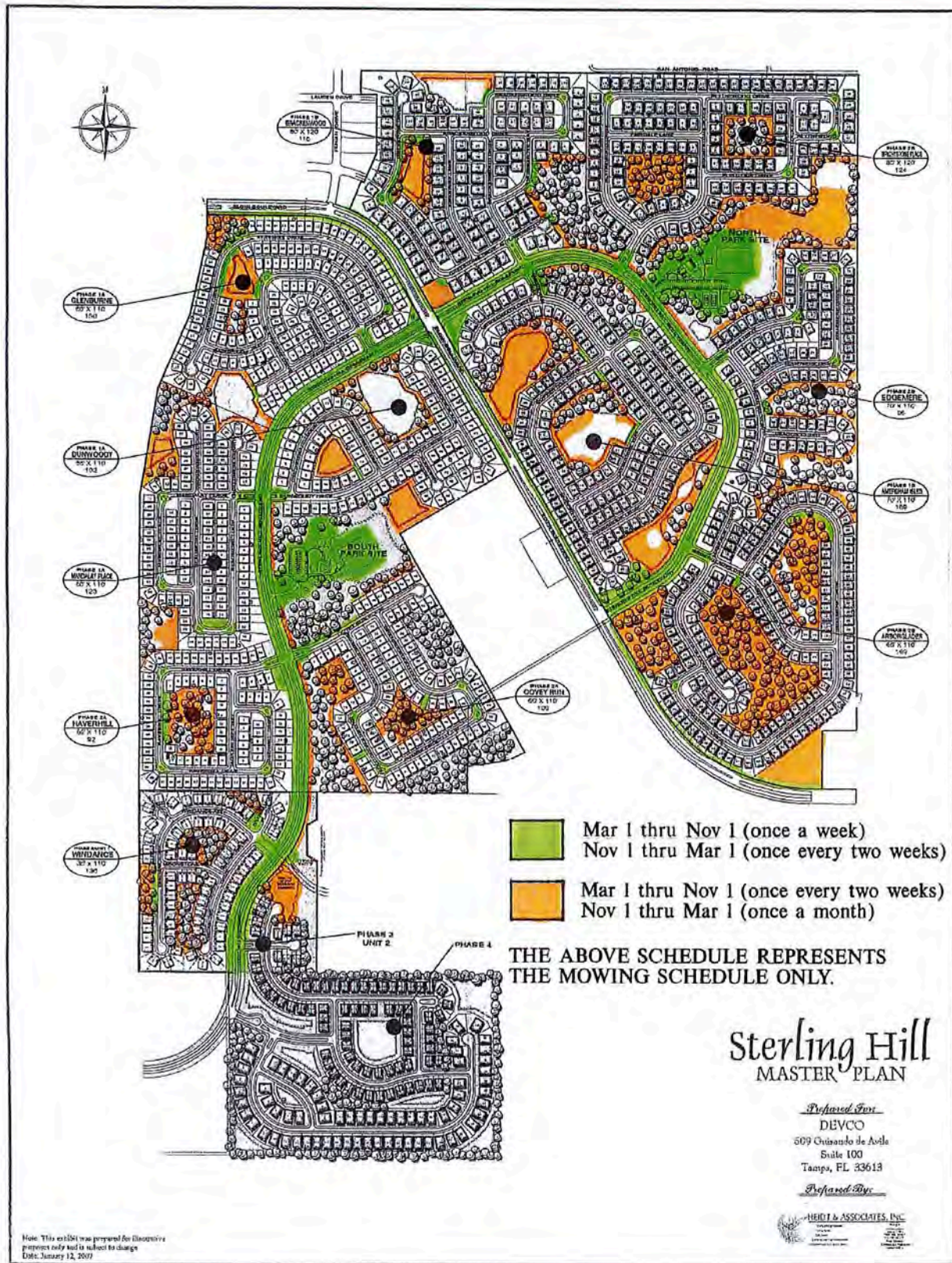
34. The entire Dunwoody entrance looks toasty. Is irrigation 100% here? (Pic 34>)

Dunwoody

35. What is the ETA of the Knockout Rose cutbacks and application of Black Kow?
36. Anise continues to be in severe wilt the closer one gets to the north intersection from Dunwoody.



Maintenance Exhibit



Rizzetta & Company
Professionals in Community Management

Tab 2

STERLING HILL

LANDSCAPE INSPECTION REPORT



October 10, 2023
Rizzetta & Company
John R. Toborg – Division Manager
Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

Summary, North Park, Elgin South to South Intersection

General Updates, Recent & Upcoming Maintenance Events

- During the month of October, all Bahia turf shall receive an application of 1500 lbs. (30 – 50 lb. bags) of 24-0-11 fertilizer w/ micros. Since this is the only fall application, this application **MUST** also include a pre-emergent herbicide. Additionally, all St. Augustine turf shall receive an application of 150 lbs. (3 – 50 lb. bags) of 24-0-11 + a PreM. Additionally, all Ornamentals shall receive an application of 1500 lbs. (30 – 50 lb. bags) of 12-0-13 fertilizer, and finally, all Specialty plant material shall receive an application of 200 Gal. (liquid) of 20-20-23 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 check in with 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.
- Beginning, November 1st, mowing of general common areas (green on the maintenance exhibit) reverts to once bi-weekly (every other week), and mowing of DRA bottoms and embankments revert to once per month.

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. Trim the privet surrounding the tennis courts to a uniform height.
2. Remove a palm volunteer from the base of one of the basketball court lights.
3. Make it a priority to maintain all plant material nearing the tips of all medians on the SH Blvd. medians to knee or thigh-high.
4. Reportedly, Juniper treated the Red-Tip Photinias throughout the property with a preventative fungicide the week of 9-25. Hopefully, we will see a reduction in the progress of the fungus. If we do not, it is time to remove these plants and install a more suitably shrub. (Pic 4>)
5. Although not too bad, the Silverthorn behind the 3-rail nearing the Arborglades corner of the south intersection on Elgin need tipped.
6. There is an issue along Elgin nearing the south intersection on the Arborglades side. A cutline (dripline up above the ground) is causing washouts. (Pic 6>)
7. Eradicate Torpedograss in the Liriope before getting to the south intersection from the south.



South Intersection to Arborglades, Edgemere, Brightstone Place

8. Trim Loropetalum on the SHBlvd. median between the south intersection and the Arborglades entrance.
9. Tip the Golden Dewdrop along the wall from the south intersection to the Arborglades entrance.
10. It was reported in September's response that Juniper will be replacing some dead Dw. Asian Jasmine on the back side of the Arborglades median. By what date will this occur? I do not want this going in close to freezing weather.
11. Tip the Confederate Jasmine on the SHBlvd. median leaving Arborglades and heading to Edgemere.

12. A month has gone by and there are still dead Fakahatchee Grasses along the wall between Arborglades and Edgemere after Juniper has stated they will replace them. By what date will this occur? Grasses such as these have been an issue with me in my reports for well over a year . We MUST have a resolution and it MUST not drag into the cold season! (Pic 12>



13. During the course of this inspection, many areas throughout ALL of Sterling Hill were in moderate drought stress (turf as well as shrub beds). Is irrigation running at 100%?

Even many of the Muhlygrasses were lying flat. These should be getting to near bloom status.

14. **The Loropetalum on the newly planted Edgemere median is also wilting. I've brought this to Juniper's attention very shortly after it was installed. The established Anise along the Edgemere walls is also drought stressed. Clearly, we are having issues with our irrigation. (Pic 14)**



15. Trim the Silverthorn between Edgemere and North Park. Remove vines by hand.

16. Anise is also wilting at Brightstone Place.

17. Spot treat turf weeds between Brightstone Place & Brackenwood.



Brackenwood, Autumnwind Ct., North Intersection

18. The Dwarf Asian Jasmine beds at the Brackenwood entrance (both sides) are weedy.
19. Juniper reportedly will replace any dead Azaleas on the Brackenwood median. BY WHAT DATE? I feel there is a disconnect with Juniper after enhancements are planted, for as history has shown, many times after enhancements are completed, they often fail here. These Azaleas (and many plants before) have never thrived once planted and I've never seen any additional care given to them. This median still has a lot of broken limbs. (Pic 19)



20. There are weeds in the Dw. Asian Jasmine toward the rear of the Brackenwood median and the DAJ is overgrowing the curbing.
21. Although I feel the spec is sub-par, the Dw. Firebush have been installed on the SHBlvd. tip of the median of Brackenwood.
22. The Confederate Jasmine on the back side of the Brackenwood gate median is climbing up everything. No response from September's report (No. 19) was provided. In fact, there were only three more responses provided for the remainder of the report ... 71 items.
23. Autumnwind Ct. sideyard tract has still not been cut back to the tree line (Item 20 – Sept.) (Pic 23>)

24. In addition to the sideyard tract not being cut back (Item 23), opposite this house on Autumnwind Ct., there are tall weeds remaining along the retaining wall. Between the two homes at the end of Autumnwind Ct., the sidewalk is also not being maintained. (Pic 24)



25. First reported last month, I feel the newly planted Lantana on the SHBlvd. median between Amersham Isles and Brackenwood is not thriving like those at the tips of the median at Elgin. What is the irrigation comparison here? Quantity and spacing of irrigation drip lines as well as duration and frequency? (Pic 25>)
26. In September's report, I mentioned the Dw. Firebush behind the 3-rail on the Amersham Isles corner of the north intersection needs to



North Intersection Amersham Isles Corner, AI

be trimmed. This is nearly a rejuve cut and what I would call for after the winter freezes - totally the wrong time of year. (Pic 26)



30. By what date will the Mexican Petunias be planted on the back side of the Amersham Isles median at the gates? (Pic 30)



27. Trim the very brittle Pyracantha away from the sidewalk leading to the Amersham Isles entrance form the north intersection.

28. I also feel the spec for the newly planted Dw. Firebush at the rear of the Amersham Isles median is sub-par. These plants are not full at all. It is not a good thing when you cannot see newly installed plants in a picture. Also in this bed, there is a micro-jet lying on its side and another completely cut drip line. Where is the new irrigation? (Pics 28a & b>)

29. Mealy Bugs are spreading on the untreated Muhlygrasses on the Amersham Isles median. No response from last month.

31. The "gourd" vine along the back side of Amersham Isles wall across form Edgemere



Amersham Isles Back Side, Elgin Alcove

is becoming rampant, climbing up Crape Myrtle trunks as well as into adjacent landscape beds. The Torpedograss is also increasing.

32. Spot treat turf weeds in the SHBlvd. ROW on the back side of Amersham Isles as it curves toward the south intersection.

33. Reportedly completed in the September response, the Anise on the back side of Amersham Isles nearing the left turn lane into Arborglades is still not maintained at a consistent height and is still growing through the 3-rail. (Pic 33)



34. The SHBlvd. ROW turf is still extremely dry approaching the south intersection on the Amersham Isles side.

35. Part of last month's inspection, I requested the frequency and duration in the Crape Myrtle bed across from Arborglades entrance – no response was provided, and no further updates were provided afterwards.

36. Silverthorn needs to be trimmed surrounding the lift station.

37. Star Jasmine needs to be trimmed along the Elgin wall between intersections.

38. Spanish Moss remains on some Crape Myrtles along Elgin leading to the alcove.

39. The areas behind the gates on either end of the Elgin alcove have not been maintained for a few weeks. (Pic 39)



40. Hand pull tall weeds from the Podocarpus in the raised planter of the alcove.

41. Lift Oaks along the wall along Elgin from the south intersection to across from the northern entrance into the school.

42. Maintain the Dw. Firebush along Elgin at a consistent height.

43. Trim the Silverthorn where the 3-rail begins along Elgin at the Amersham Isles interior DRA.

44. Eradicate Torpedograss from the Drake Elm beds.

45. Hand pull weeds from the Muhlygrass beds along Elgin leading to the north intersection.

46. Why are we keeping Dw. India Hawthorn that looks like this? Has this been treated, and we are waiting to see if it re-flourishes? (Approaching the north intersection from the south) (Pic 46>)

47. Even the Sweet Viburnum behind the short wall of the main monument on the north intersection, Amersham Isles corner is in wilt condition.



Brackenwood/Elgin, Glenburne, SHBlvd. Covey Run to South Park

48. Trim the Silverthorn coming through the black aluminum fencing on the Brackenwood corner of the north intersection and remove volunteer palms and other weeds from these beds. (Pic 48)



52. Lower the Blue Plumbago and Dw./ Firebush on the SHBlvd. median between Covey Run and South Park. Also, I've asked before to have the Better John Bottlebrush rejuve cut to the ground. (Pic 52)



49. Mentioned many times before, why are irrigation repairs never brought back to their original condition? There seems to be a disconnect between the irrigation and enhancement side. This is on the Glenburne ROW of Elgin. (Pic 49>)



50. By what date will the hedge be installed where the Tesla went through? Will the wall columns be receiving caps?

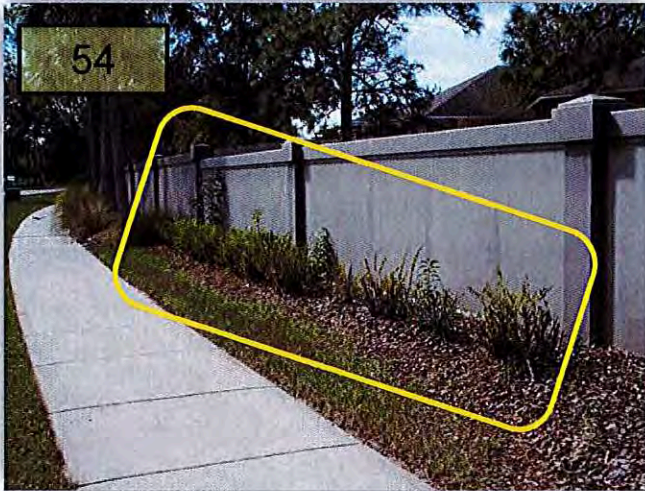
51. Remove dead Blue Daze from the Mandalay Place median. Does water even work here? (Pic 51>)



Haverhill, Windance, SHBlvd. South

53. I asked for the Purple Queen at Haverhill as well as on the SHBlvd. median to be pruned in last month's report. No response and it hasn't been completed.

54. The Golden Dewdrop along the wall between Haverhill and Windance has been cut back, but what is left is still in wilt condition. This was also reported last month with no response. There are also a lot of weeds in these beds. (Pic 54)



55. Much of the eastern ROW of SHBlvd. south between Windance and South Park is being dug up by RIPA. Is Juniper keeping up with any damages to our irrigation system? (Pics 55a, b & c>)



56. Eradicate Torpedograss from the last bed of Dw. India Hawthorn before getting to Windance.

57. New entrance into Kensington. (Pic 57)



Windance, SHBlvd. South

58. The Knockout Roses have not been pruned at Windance.

59. The bed of Dw. Asian Jasmine near the inbound pedestrian gate into Windance (although relatively recently enhanced) is very weedy. The Dw. Asian Jasmine on the outbound pedestrian gate at Windance is in much better shape but is being allowed to grow over the curbing. (Pic 59)



60. Prune Jatropha on the rear Windance median.

61. Juniper needs to remove these palm volunteers from the outfall structure drain fields in this DRA at Moonstone Way in Windance. (Pic 61)



62. The Loropetalum on both sides of the Windance entrance need to be lowered to a consistent height in front of the Sweet Viburnum along the walls. On one side you can't even see the Sweet Viburnum.

63. Eradicate weeds from the Shore Juniper bed on the SHBlvd. median outside Windance.

64. Loropetalum and Silverthorn along the Windance wall heading south needs to be trimmed.

65. I still feel construction to the south of SHBlvd. (continuation) is encroaching on Sterling Hill property. However, I am not informed enough to make a judgment. Perhaps our District Engineer can assist. (Pics 65a & b)



SHBlvd. South, Barrington, Covey Run, South Park

66. Regardless of potential SHBlvd. construction encroachment into Sterling Hill property, Juniper still needs to continue to maintain the hedge along the Windance wall to the end.

67. All Variegated Confederate Jasmine inside Barrington needs to be tipped.

68. There is still no improvement to the turf inside Barrington. Additionally, the turf inside the triangular lawns near the mail kiosks is also very weedy and extremely dry. (Pic 68)



69. This is the turf on the outbound sides of Barrington. (Pic 69)



70. When will the Bahia turf be replaced with St. Augustine on the inbound ROW of Barrington?

71. Trim Silverthorn between Barrington and Kensington.

72. The Dw. Asian Jasmine recently installed on the outbound side of Covey Run does not seem to be surviving. Has juniper re-visited this? (Pic 72)



73. Trim out dead growth in the remaining Holly behind the South Park sign monument.

74. Keep the Dw. Firebush trimmed off the sidewalks near the bike rack in South Park. Trim Silverthorn surrounding the dog park as well as the Dw. Firebush surrounding the totlot.

75. There remain a lot of weeds in the Dw. Asian Jasmine between the splash pad and the parking lot. (Pic 75)



Dunwoody, SHBlvd. Toward North Intersection

76. More brown ornamental grasses on the inbound side of Dunwoody (Pic 76)



81. This is not the proper way to fertilize palm trees. There should be no fertilizer within 8" of the palm trunk and the fertilizer (1 ½ lbs. per 100 square feet of palm trunk) should be evenly distributed beneath the drip line of the palm canopy. (Pic 81)



77. There is no sign the Confederate Jasmine on the Dunwoody median has been trimmed as it is still encroaching into all surrounding beds. Trailing Lantana appears very dry. (Pic 77)



78. Beyond Dunwoody toward the north intersection, the Golden Dewdrop are all wilted.

79. When are these ornamental grasses along the Dunwoody wall along SHBlvd. going to be replaced by Juniper. I don't want them drenched or cut to the ground but replaced. (Pic 79>)

80. There remain weeds in the Dunwoody/Elgin wall beds. Hedges are still not uniform. (Pic 80)



Proposals

1. Juniper to provide a proposal to completely remove Dw, Walter's Viburnum on the SH Blvd. median in an area between Arborglades entrance and the south intersection. Remove it from the Oak to the beginning of the Dw. India Hawthorn. Take out any failing Hawthorn. (Pic 1)



2. We received a proposal to fill in a section of black aluminum fencing on the back side of Amersham Isles near the south intersection. It contained only 6 plants for a 35' section. We need 12 plants on 36" centers. Please revise proposal and include a 3" caliper Sweet Gum, Liquidambar styraciflua "rotundiloba". We've previously lost an Oak here also. (Pic 2)



Tab 3



Proposal

Proposal No.: 240843

Proposed Date: 10/18/23

PROPERTY:	FOR:
Sterling Hill CDD John Toborg 4411 Sterling Hill Blvd Spring Hill, FL 34609	Arborglades Median Walter viburnum removal

Juniper would like to propose to remove the Walter Viburnum on the middle median leaving south from the Arborglades and any dead Idian Hawthorn.



ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Plant Material					\$443.31
Demo/Installation Labor	2.00	HR	\$55.00	\$110.00	
Debris by the truck	1.00	1	\$333.31	\$333.31	
Total:					\$443.31

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 is 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



Proposal

Proposal No.: 236243

Proposed Date: 10/18/23

PROPERTY:	FOR:
Sterling Hill CDD John Toborg 4411 Sterling Hill Blvd Spring Hill, FL 34609	Fill in Sweet Viburnum

Juniper would like to propose to fill in the sweet Viburnum on the south intersection outside of Arborglades Isles. The Dead material has been removed already.



ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Plant Material					\$1,454.92
Demo/Installation Labor	5.00	HR	\$55.00	\$275.00	
Odoratissimum Viburnum, 03 gallon - 03G	12.00	03g	\$16.67	\$199.99	
Sweet Gum, 14-16' x 7-8', 3-4" cal - FGT2	1.00	FG	\$916.60	\$916.60	
Pine Bark, 03CF bag - 03CF	5.00	03CF	\$12.67	\$63.33	
Total:					\$1,454.92

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 is 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



Proposal

Proposal No.: 236250

Proposed Date: 09/20/23

PROPERTY:	FOR:
Sterling Hill CDD John Toborg 4411 Sterling Hill Blvd Spring Hill, FL 34609	Install Yellow Anise

Juniper would like to propose to install Full Yellow Anise on the Glenburne wall heading toward Mandalay place. The red tip Photinia will be removed.



ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Plant Material					\$1,608.28
Demo/Installation Labor	15.00	HR	\$55.00	\$825.00	
Yellow Anise, 03 gallon - 03G	23.00	03g	\$16.67	\$383.31	
Debris by the truck	0.25	1	\$333.32	\$83.33	
Pine Bark, 03CF bag - 03CF	25.00	03CF	\$12.67	\$316.64	
Irrigation Repairs/Upgrades/Modifications					\$201.08
Maintenance Division Labor	1.00	HR	\$55.00	\$55.00	

Rain Bird XFD On-Surface Dripline 0.9 GPH 12 in. Spacing 250 ft. (Sold per Roll)	1.00	EA	\$146.08	\$146.08
----------------------------------------------------------------------------------------	------	----	----------	----------

Total: \$1,809.36

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.

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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
--------------------------------------------	----------------------



Proposal

Proposal No.: 236268

Proposed Date: 09/20/23

PROPERTY:	FOR:
Sterling Hill CDD John Toborg 4411 Sterling Hill Blvd Spring Hill, FL 34609	Medjool Palm removal and replacement

AT the exit side of Windance, there is a dead Medjool palm that needs to be removed.

Juniper will add new palm in place of this one.



ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Plant Material					\$17,193.02
Demo/Installation Labor	20.00	HR	\$55.00	\$1,100.00	
Heavy Equipment	1.00	EA	\$1,250.00	\$1,250.00	
Medjool palm removal	1.00	EA	\$1,750.00	\$1,750.00	
Medjool Date Palm, 18-20' ct, FF - FGP5	1.00	FG	\$12,832.44	\$12,832.44	
Arborbrace Cloth Palm Brace Kit 5 ft.	2.00	EA	\$50.30	\$100.59	
2x4x10	6.00	Stick	\$26.67	\$159.99	
Irrigation Repairs/Upgrades/Modifications					\$291.16
Maintenance Division Labor	2.00	HR	\$55.00	\$110.00	
Dew Right Tree Water Bag Donut Brown 15 gal.	4.00	EA	\$38.86	\$155.45	
Hunter Adjustable Flood Bubbler	4.00	EA	\$6.43	\$25.71	
				Total:	\$17,484.18

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:

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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



Proposal

Proposal No.: 240896

Proposed Date: 10/18/23

PROPERTY:	FOR:
Sterling Hill CDD John Toborg 4411 Sterling Hill Blvd Spring Hill, FL 34609	Clock B Electrical Repair

It was discovered that clock B was not working upon arrival to do the monthly inspection. After diagnosing, we found that someone had wired in 220 volts to the clock. There was some electrical work done by a different contractor in the area. This caused the clock modules to malfunction and stop working.

We propose to replace the modules in the clock along with the power module in the clock to get it back up and running.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Control Components					\$2,209.52
Irrigation Tech Labor	5.00	HR	\$75.00	\$375.00	
Hunter ICC/ICC2 Expansion Module 8 Station	4.00	EA	\$398.20	\$1,592.78	
Hunter ICC2 Power Module	1.00	EA	\$241.74	\$241.74	
				Total:	\$2,209.52

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:

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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

JOB DETAILS

Job Name	Sterling Hill CDD - Clock A
Controller Name	
Date	10/03/2023
Weather Sensor	WORKING
Controller Make & Model	Hunter X-Core
POC info	Well

START TIMES

Program	Program A
---------	-----------

START TIMES

Start Time	08:00 PM
Start Time	
Start Time	
Seasonal Adjust (%)	
Run Days	Monday Wednesday

INFORMATION

GRID_NO_DELETE	1-Rotors
----------------	----------

INFORMATION (2)

Spray, Rotor, MP, Drip, or Bubblers	
Run Time	45min
Battery Timer	
Zone Faults or Alarms	
Were any maintenance repairs needed?	No
Were repairs completed?	No
Notes	
Photo 1`	
Photo 2	

GRID_NO_DELETE	2-Rotors
----------------	----------

INFORMATION (2)

Spray, Rotor, MP, Drip, or Bubblers	
Run Time	45min
Battery Timer	
Zone Faults or Alarms	
Were any maintenance repairs needed?	No
Were repairs completed?	No
Notes	
Photo 1`	
Photo 2	

Juniper Landscaping - Irrigation Wet Check Sheet

Date: 10/05/2023

GRID_NO_DELETE 3-Sprays

INFORMATION (2)

Spray, Rotor, MP, Drip, or Bubbler

Run Time 20min

Battery Timer

Zone Faults or Alarms

Were any maintenance repairs needed? No

Were repairs completed? No

Notes

Photo 1`

Photo 2

GRID_NO_DELETE 4-Rotors & Drip

INFORMATION (2)

Spray, Rotor, MP, Drip, or Bubbler

Run Time 1hr

Battery Timer

Zone Faults or Alarms

Were any maintenance repairs needed? Yes

Nozzles

Pop Up

Rotor

Drip Line 2

Bubbler

Lateral Line

Were repairs completed? Yes

Notes

Photo 1`

Photo 2

GRID_NO_DELETE 5-Sprays

INFORMATION (2)

Spray, Rotor, MP, Drip, or Bubbler

Run Time 20min

Battery Timer

Zone Faults or Alarms

Were any maintenance repairs needed? Yes

Nozzles 1

Pop Up 1

Rotor

Drip Line

Bubbler

Lateral Line

Were repairs completed? Yes

Notes

Photo 1`

Photo 2

Juniper Landscaping - Irrigation Wet Check Sheet

GRID_NO_DELETE 6-Sprays

INFORMATION (2)

Spray, Rotor, MP, Drip, or Bubblers

Run Time 20min

Battery Timer

Zone Faults or Alarms

Were any maintenance repairs needed? No

Were repairs completed? No

Notes

Photo 1`

Photo 2

GRID_NO_DELETE 7-Sprays

INFORMATION (2)

Spray, Rotor, MP, Drip, or Bubblers

Run Time 20min

Battery Timer

Zone Faults or Alarms

Were any maintenance repairs needed? No

Were repairs completed? No

Notes

Photo 1`

Photo 2

GRID_NO_DELETE 8-Sprays

INFORMATION (2)

Spray, Rotor, MP, Drip, or Bubblers

Run Time 20min

Battery Timer

Zone Faults or Alarms

Were any maintenance repairs needed? No

Were repairs completed? No

Notes

Photo 1`

Photo 2

GRID_NO_DELETE 9-Sprays

INFORMATION (2)

Spray, Rotor, MP, Drip, or Bubblers

Run Time 20min

Battery Timer

Zone Faults or Alarms

Were any maintenance repairs needed? No

Were repairs completed? No

Notes

Juniper Landscaping - Irrigation Wet Check Sheet

Date: 10/05/2023

Photo 1`
Photo 2`

GRID_NO_DELETE 10-Sprays

INFORMATION (2)

Spray, Rotor, MP, Drip, or Bubbler
Run Time 20min
Battery Timer
Zone Faults or Alarms
Were any maintenance repairs needed? Yes
Nozzles 1
Pop Up 1
Rotor
Drip Line
Bubbler
Lateral Line
Were repairs completed? Yes
Notes
Photo 1`
Photo 2`

GRID_NO_DELETE 11-Sprays

INFORMATION (2)

Spray, Rotor, MP, Drip, or Bubbler
Run Time 20min
Battery Timer
Zone Faults or Alarms
Were any maintenance repairs needed? No
Were repairs completed? No
Notes
Photo 1`
Photo 2`

GRID_NO_DELETE 12-Rotors

INFORMATION (2)

Spray, Rotor, MP, Drip, or Bubbler
Run Time 40min
Battery Timer
Zone Faults or Alarms
Were any maintenance repairs needed? No
Were repairs completed? No
Notes
Photo 1`
Photo 2`

GRID_NO_DELETE 13-Bubbler

INFORMATION (2)

Juniper Landscaping - Irrigation Wet Check Sheet

Spray, Rotor, MP, Drip, or Bubbler
Run Time 10min
Battery Timer
Zone Faults or Alarms
Were any maintenance repairs needed? No
Were repairs completed? No
Notes
Photo 1`
Photo 2

GRID_NO_DELETE 15-Sprays

INFORMATION (2)

Spray, Rotor, MP, Drip, or Bubbler
Run Time 20min
Battery Timer
Zone Faults or Alarms
Were any maintenance repairs needed? No
Were repairs completed? No
Notes
Photo 1`
Photo 2

GRID_NO_DELETE 18-Drip

INFORMATION (2)

Spray, Rotor, MP, Drip, or Bubbler
Run Time 1hr
Battery Timer
Zone Faults or Alarms
Were any maintenance repairs needed? No
Were repairs completed? No
Notes
Photo 1`
Photo 2

GRID_NO_DELETE 23-Sprays

INFORMATION (2)

Spray, Rotor, MP, Drip, or Bubbler
Run Time 20min
Battery Timer
Zone Faults or Alarms
Were any maintenance repairs needed? Yes
Nozzles 1
Pop Up
Rotor
Drip Line
Bubbler
Lateral Line

Juniper Landscaping - Irrigation Wet Check Sheet

Date: 10/05/2023

Were repairs completed? Yes
Notes
Photo 1`
Photo 2

GENERAL REPAIRS AND UPGRADES

Are General Repairs and/or Upgrades Needed? No
Photos
Drawing
Was Wet Check Finished? Yes

ADDITIONAL COMMENTS

Additional Comments
Username/email of Technician (For workflow) (Hidden) mark.perez@juniperlandscaping.com
Supervisor Email based on Technician (For Workflow) (Hidden) josh.burton@juniperlandscaping.com
Technician Name Mark Perez
Signature



What time? 03:44 PM

SUPERVISOR REVIEW

Supervisor Josh Burton
Reviewed

JOB DETAILS

Job Name	Sterling Hill CDD - Clock E
Controller Name	
Date	09/27/2023
Weather Sensor	WORKING
Controller Make & Model	Hunter ICC 2
POC info	Well

START TIMES

Program	Program A
---------	-----------

START TIMES

Start Time	06:00 PM
Start Time	
Start Time	
Seasonal Adjust (%)	
Run Days	Thursday Sunday

Program	Program B
---------	-----------

START TIMES

Start Time	02:00 AM
Start Time	
Start Time	
Seasonal Adjust (%)	
Run Days	Monday Friday

Program	Program C
---------	-----------

START TIMES

Start Time	05:50 PM
Start Time	
Start Time	
Seasonal Adjust (%)	
Run Days	Monday Tuesday Wednesday Thursday Friday Saturday Sunday

INFORMATION

Juniper Landscaping - Irrigation Wet Check Sheet

Date: 10/02/2023

GRID_NO_DELETE 1-Sprays

INFORMATION (2)

Spray, Rotor, MP, Drip, or Bubbler

Run Time 20min

Battery Timer

Zone Faults or Alarms

Were any maintenance repairs needed? No

Were repairs completed? No

Notes

Photo 1`

Photo 2

GRID_NO_DELETE 2-Drip

INFORMATION (2)

Spray, Rotor, MP, Drip, or Bubbler

Run Time 1hr

Battery Timer

Zone Faults or Alarms

Were any maintenance repairs needed? No

Were repairs completed? No

Notes

Photo 1`

Photo 2

GRID_NO_DELETE 3-Sprays

INFORMATION (2)

Spray, Rotor, MP, Drip, or Bubbler

Run Time 20min

Battery Timer

Zone Faults or Alarms

Were any maintenance repairs needed? Yes

Nozzles 1

Pop Up

Rotor

Drip Line

Bubbler

Lateral Line

Were repairs completed? Yes

Notes

Photo 1`

Photo 2

GRID_NO_DELETE 4-Sprays

INFORMATION (2)

Spray, Rotor, MP, Drip, or Bubbler

Run Time 20min

Juniper Landscaping - Irrigation Wet Check Sheet

Date: 10/02/2023

Battery Timer _____
 Zone Faults or Alarms _____
 Were any maintenance repairs needed? _____ No
 Were repairs completed? _____ No
 Notes _____
 Photo 1` _____
 Photo 2 _____

GRID NO DELETE _____ 5-Sprays

INFORMATION (2)

Spray, Rotor, MP, Drip, or Bubbler _____
 Run Time _____ 20min
 Battery Timer _____
 Zone Faults or Alarms _____
 Were any maintenance repairs needed? _____ No
 Were repairs completed? _____ No
 Notes _____
 Photo 1` _____
 Photo 2 _____

GRID NO DELETE _____ 6-Sprays

INFORMATION (2)

Spray, Rotor, MP, Drip, or Bubbler _____
 Run Time _____ 20min
 Battery Timer _____
 Zone Faults or Alarms _____
 Were any maintenance repairs needed? _____ No
 Were repairs completed? _____ No
 Notes _____
 Photo 1` _____
 Photo 2 _____

GRID NO DELETE _____ 7-Drip

INFORMATION (2)

Spray, Rotor, MP, Drip, or Bubbler _____
 Run Time _____ 1hr
 Battery Timer _____
 Zone Faults or Alarms _____
 Were any maintenance repairs needed? _____ No
 Were repairs completed? _____ No
 Notes _____
 Photo 1` _____
 Photo 2 _____

GRID NO DELETE _____ 8-Sprays

INFORMATION (2)

Juniper Landscaping - Irrigation Wet Check Sheet

Spray, Rotor, MP, Drip, or Bubblers
Run Time 20min
Battery Timer
Zone Faults or Alarms
Were any maintenance repairs needed? No
Were repairs completed? No
Notes
Photo 1`
Photo 2`

GRID_NO_DELETE 9-Rotors

INFORMATION (2)

Spray, Rotor, MP, Drip, or Bubblers
Run Time 45min
Battery Timer
Zone Faults or Alarms
Were any maintenance repairs needed? Yes
Nozzles
Pop Up
Rotor 1
Drip Line
Bubblers
Lateral Line
Were repairs completed? Yes
Notes
Photo 1`
Photo 2`

GRID_NO_DELETE 10-Sprays

INFORMATION (2)

Spray, Rotor, MP, Drip, or Bubblers
Run Time 20min
Battery Timer
Zone Faults or Alarms
Were any maintenance repairs needed? Yes
Nozzles 1
Pop Up 1
Rotor
Drip Line
Bubblers
Lateral Line
Were repairs completed? No
Notes
Photo 1`
Photo 2`

GRID_NO_DELETE 11-Rotors

INFORMATION (2)

Juniper Landscaping - Irrigation Wet Check Sheet

Spray, Rotor, MP, Drip, or Bubbler	
Run Time	45min
Battery Timer	
Zone Faults or Alarms	Station Alarm
Were any maintenance repairs needed?	Yes
Nozzles	
Pop Up	
Rotor	
Drip Line	
Bubbler	
Lateral Line	
Were repairs completed?	Yes
Notes	
Zone does not respond	
Photo 1`	
Photo 2	

GRID NO DELETE 12-Sprays
INFORMATION (2)

Spray, Rotor, MP, Drip, or Bubbler	
Run Time	20min
Battery Timer	
Zone Faults or Alarms	
Were any maintenance repairs needed?	No
Were repairs completed?	No
Notes	
Photo 1`	
Photo 2	

GRID NO DELETE 13-Sprays
INFORMATION (2)

Spray, Rotor, MP, Drip, or Bubbler	
Run Time	20min
Battery Timer	
Zone Faults or Alarms	
Were any maintenance repairs needed?	No
Were repairs completed?	No
Notes	
Photo 1`	
Photo 2	

GRID NO DELETE 14-Sprays
INFORMATION (2)

Spray, Rotor, MP, Drip, or Bubbler	
Run Time	20min
Battery Timer	
Zone Faults or Alarms	

Juniper Landscaping - Irrigation Wet Check Sheet

Were any maintenance repairs needed? No

Were repairs completed? No

Notes

Photo 1`

Photo 2

GRID_NO DELETE

15-Rotors

INFORMATION (2)

Spray, Rotor, MP, Drip, or Bubblers

Run Time 45min

Battery Timer

Zone Faults or Alarms

Were any maintenance repairs needed? No

Were repairs completed? No

Notes

Photo 1`

Photo 2

GRID_NO DELETE

16-Sprays

INFORMATION (2)

Spray, Rotor, MP, Drip, or Bubblers

Run Time 20min

Battery Timer

Zone Faults or Alarms

Were any maintenance repairs needed? No

Were repairs completed? No

Notes

Photo 1`

Photo 2

GRID_NO DELETE

17-Sprays

INFORMATION (2)

Spray, Rotor, MP, Drip, or Bubblers

Run Time 20min

Battery Timer

Zone Faults or Alarms

Were any maintenance repairs needed? No

Were repairs completed? No

Notes

Photo 1`

Photo 2

GRID_NO DELETE

18-Sprays

INFORMATION (2)

Spray, Rotor, MP, Drip, or Bubblers

Juniper Landscaping - Irrigation Wet Check Sheet

Run Time	20min
Battery Timer	
Zone Faults or Alarms	
Were any maintenance repairs needed?	No
Were repairs completed?	No
Notes	
Photo 1`	
Photo 2	

GRID NO DELETE 19-Sprays

INFORMATION (2)

Spray, Rotor, MP, Drip, or Bubblers	
Run Time	20min
Battery Timer	
Zone Faults or Alarms	
Were any maintenance repairs needed?	No
Were repairs completed?	No
Notes	
Photo 1`	
Photo 2	

GRID NO DELETE 20-Bubbler

INFORMATION (2)

Spray, Rotor, MP, Drip, or Bubblers	
Run Time	10min
Battery Timer	
Zone Faults or Alarms	
Were any maintenance repairs needed?	No
Were repairs completed?	No
Notes	
Photo 1`	
Photo 2	

GRID NO DELETE 21-Sprays

INFORMATION (2)

Spray, Rotor, MP, Drip, or Bubblers	
Run Time	20min
Battery Timer	
Zone Faults or Alarms	
Were any maintenance repairs needed?	No
Were repairs completed?	No
Notes	
Photo 1`	
Photo 2	

GRID NO DELETE 22-Drip

INFORMATION (2)

Juniper Landscaping - Irrigation Wet Check Sheet

Spray, Rotor, MP, Drip, or Bubbler
Run Time _____ 1hr
Battery Timer _____
Zone Faults or Alarms _____
Were any maintenance repairs needed? _____ No
Were repairs completed? _____ No
Notes _____
Photo 1` _____
Photo 2 _____

GRID_NO_DELETE _____ 24-Sprays

INFORMATION (2)

Spray, Rotor, MP, Drip, or Bubbler
Run Time _____ 20min
Battery Timer _____
Zone Faults or Alarms _____
Were any maintenance repairs needed? _____ Yes
Nozzles _____ 1
Pop Up _____ 1
Rotor _____
Drip Line _____
Bubbler _____
Lateral Line _____
Were repairs completed? _____ Yes
Notes _____
Photo 1` _____
Photo 2 _____

GRID_NO_DELETE _____ 25-Bubbler

INFORMATION (2)

Spray, Rotor, MP, Drip, or Bubbler
Run Time _____ 10min
Battery Timer _____
Zone Faults or Alarms _____
Were any maintenance repairs needed? _____ No
Were repairs completed? _____ No
Notes _____
Photo 1` _____
Photo 2 _____

GRID_NO_DELETE _____ 26-Sprays

INFORMATION (2)

Spray, Rotor, MP, Drip, or Bubbler
Run Time _____ 20min
Battery Timer _____
Zone Faults or Alarms _____
Were any maintenance repairs needed? _____ No

Juniper Landscaping - Irrigation Wet Check Sheet

Date: 10/02/2023

Were repairs completed? No

Notes

Photo 1`

Photo 2

GRID_NO_DELETE

27-Sprays

INFORMATION (2)

Spray, Rotor, MP, Drip, or Bubbler

Run Time

20min

Battery Timer

Zone Faults or Alarms

Were any maintenance repairs needed?

No

Were repairs completed?

No

Notes

Photo 1`

Photo 2

GRID_NO_DELETE

28-Sprays

INFORMATION (2)

Spray, Rotor, MP, Drip, or Bubbler

Run Time

20min

Battery Timer

Zone Faults or Alarms

Were any maintenance repairs needed?

Yes

Nozzles

1

Pop Up

1

Rotor

Drip Line

Bubbler

Lateral Line

Were repairs completed?

Yes

Notes

Photo 1`

Photo 2

GRID_NO_DELETE

29-Sprays

INFORMATION (2)

Spray, Rotor, MP, Drip, or Bubbler

Spray

Run Time

20min

Battery Timer

Zone Faults or Alarms

Were any maintenance repairs needed?

No

Were repairs completed?

No

Notes

Photo 1`

Photo 2

Juniper Landscaping - Irrigation Wet Check Sheet

Date: 10/02/2023

GRID_NO_DELETE 30-Sprays

INFORMATION (2)

Spray, Rotor, MP, Drip, or Bubbler

Run Time 20min

Battery Timer

Zone Faults or Alarms

Were any maintenance repairs needed? No

Were repairs completed? No

Notes

Photo 1`

Photo 2

GRID_NO_DELETE 31-Sprays

INFORMATION (2)

Spray, Rotor, MP, Drip, or Bubbler

Run Time 20min

Battery Timer

Zone Faults or Alarms

Were any maintenance repairs needed? No

Were repairs completed? No

Notes

Photo 1`

Photo 2

GRID_NO_DELETE 32-Sprays

INFORMATION (2)

Spray, Rotor, MP, Drip, or Bubbler

Run Time 20min

Battery Timer

Zone Faults or Alarms

Were any maintenance repairs needed? Yes

Nozzles 1

Pop Up 1

Rotor

Drip Line

Bubbler

Lateral Line

Were repairs completed? Yes

Notes

Photo 1`

Photo 2

GRID_NO_DELETE 33-Drip

INFORMATION (2)

Spray, Rotor, MP, Drip, or Bubbler

Run Time 1hr

Juniper Landscaping - Irrigation Wet Check Sheet

Date: 10/02/2023

Battery Timer _____
 Zone Faults or Alarms _____
 Were any maintenance repairs needed? _____ No
 Were repairs completed? _____ No
 Notes _____
 Photo 1` _____
 Photo 2 _____

GRID NO DELETE 34-Sprays

INFORMATION (2)

Spray, Rotor, MP, Drip, or Bubblers _____
 Run Time 20min
 Battery Timer _____
 Zone Faults or Alarms _____
 Were any maintenance repairs needed? _____ No
 Were repairs completed? _____ No
 Notes _____
 Photo 1` _____
 Photo 2 _____

GRID NO DELETE 35-Sprays

INFORMATION (2)

Spray, Rotor, MP, Drip, or Bubblers _____
 Run Time 20min
 Battery Timer _____
 Zone Faults or Alarms _____
 Were any maintenance repairs needed? _____ No
 Were repairs completed? _____ No
 Notes _____
 Photo 1` _____
 Photo 2 _____

GRID NO DELETE 36-Sprays

INFORMATION (2)

Spray, Rotor, MP, Drip, or Bubblers _____
 Run Time 20min
 Battery Timer _____
 Zone Faults or Alarms _____
 Were any maintenance repairs needed? _____ No
 Were repairs completed? _____ No
 Notes _____
 Photo 1` _____
 Photo 2 _____

GRID NO DELETE 37-Sprays

INFORMATION (2)

Juniper Landscaping - Irrigation Wet Check Sheet

Spray, Rotor, MP, Drip, or Bubblers
Run Time 20min
Battery Timer
Zone Faults or Alarms
Were any maintenance repairs needed? No
Were repairs completed? No
Notes
Photo 1`
Photo 2`

GRID_NO_DELETE 38-Sprays

INFORMATION (2)

Spray, Rotor, MP, Drip, or Bubblers
Run Time 20min
Battery Timer
Zone Faults or Alarms
Were any maintenance repairs needed? No
Were repairs completed? No
Notes
Photo 1`
Photo 2`

GENERAL REPAIRS AND UPGRADES

Are General Repairs and/or Upgrades Needed? No
Photos
Drawing
Was Wet Check Finished? Yes

ADDITIONAL COMMENTS

Additional Comments
Username/email of Technician (For workflow) (Hidden) mark.perez@juniperlandscaping.com
Supervisor Email based on Technician (For Workflow) (Hidden) josh.burton@juniperlandscaping.com
Technician Name Mark Perez
Signature



What time? 03:41 PM

SUPERVISOR REVIEW

Supervisor Josh Burton
Reviewed

Tab 4

LANDSCAPE AND IRRIGATION MAINTENANCE AGREEMENT

THIS AGREEMENT (the “**Agreement**”) is made and entered into with an effective date of June 1, 2023, by and between:

STERLING HILL COMMUNITY DEVELOPMENT DISTRICT, a community development district organized under the laws of the State of Florida, with offices located at 3434 Colwell Avenue, Ste. 200, Tampa, FL 33614 (“**District**” or “**Owner**”); and

JUNIPER LANDSCAPING OF FLORIDA, LLC, a Florida Corporation, whose address is 5880 Staley Rd., Ft. Myers, FL 33905 (“**Contractor**”).

RECITALS

WHEREAS, the District was established pursuant to Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements, including but not limited to, landscaping and irrigation improvements; and

WHEREAS the District desires to retain an independent contractor to provide landscape and irrigation maintenance services within the District; and

WHEREAS the Contractor represents that it is qualified to serve as a landscape and irrigation maintenance contractor and provide such services to the District.

WHEREAS the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. DESCRIPTION OF WORK AND SERVICES.

- A.** The duties, obligations, and responsibilities of the Contractor are to provide the services, labor and materials necessary for the provision of landscape and irrigation maintenance services as described herein and in **Exhibit A** (“**Services**”), attached hereto and incorporated by reference herein, within the District. Such lands on which Services shall be provided are as more particularly described and shown on **Exhibit B**, attached hereto and incorporated herein by reference.
- B.** Contractor shall be solely responsible for the means, manner, and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District and in accordance with this Agreement. The Contractor shall use industry best practices and procedures when carrying out the Services. Any additional compensation for additional services shall be paid only as negotiated between the parties and upon the written authorization of the District.

- C. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, ordinances and regulations affecting the provision of the Services.
- D. If time is lost due to heavy rains (“**Rain Days**”), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the time during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days but shall not provide services on Sundays.
- E. The Contractor shall report directly to the District’s representatives, as provided herein. The Contractor shall use all due care to protect the property of the District, its residents and landowners from damage and shall follow and be responsible for the Services set forth in **Exhibit A** on the property as provided in **Exhibit B**. Contractor agrees to repair any damage resulting from Contractor’s activities and work within twenty-four (24) hours. This includes, but is not limited to, damage caused by Contractor to irrigation heads and lines, landscape, grasses or any other District or landowner properties or improvements.

SECTION 3. COMPENSATION; TERM.

- A. The first term of this Agreement shall commence June 1, 2023, and end May 31, 2024. Thereafter, this Agreement shall automatically renew for up to four (4) additional one (1)-year terms each June 1 unless terminated earlier in accordance with the terms of this Agreement. If all available renewals are exercised, this Agreement shall terminate on May 31, 2028.
- B. For the first and second terms of this Agreement, the District agrees to pay Contractor a not to exceed sum of **Two Hundred Sixty-Two Thousand, Seven Hundred Fifty Dollars and 00/100 Cents (\$262,750.00)** as detailed in **Exhibit A**.
- C. For the third and fourth terms of this Agreement, the District agrees to pay Contractor a not to exceed sum of **Two Hundred Seventy Thousand Eight Hundred Seventy-Five Dollars and 00/100 Cents (\$270,875.00)** as detailed in **Exhibit A**.
- D. For the fifth term of this Agreement, the District agrees to pay Contractor a not to exceed sum of **Two Hundred Seventy-Nine Thousand Two Hundred Fifty Dollars and 00/100 Cents (\$279,250.00)** as detailed in **Exhibit A**.
- E. The foregoing dollar amounts include Parts 1 through 4 of the Scope of Services as detailed in **Exhibit A**, payable in monthly installments as detailed below unless terminated earlier as provided in this Agreement. Contractor shall invoice the District as provided below:
 - a. For the services specified in **Parts 1 (General Landscape Maintenance) & 4 (Irrigation)** of the Contractor’s Bid Form, Contractor shall bill on a recurring monthly basis.
 - b. For the services specified in **Parts 2 (Fertilization) & 3 (Pest Control)** of the Contractor’s Bid Form, Contractor shall invoice the District using the pricing specified in the Contractor’s Bid Form in the month after the services were performed and after required documentations (if any) have been provided.
 - c. For the services specified in **Parts 5 (Mulch) & 6 (Annual Installation)** of the Contractor’s Bid Form, Contractor perform said services ONLY upon receipt of a separate written

authorization from the District, and shall invoice the District using the pricing specified in the Contractor's Bid Form in the month after the services were performed and after required documentations (if any) have been provided. **Contractor shall not perform mulching or annual installation services without the prior written approval of the District.**

- F. The District shall provide payment within thirty (30) days of receipt of invoices. All payments and invoices shall comply with Florida's Local Government Prompt Payment Act, Sections 218.70 through 218.80, *Florida Statutes*.
- G. If the District should desire additional work or services, or to add additional lands to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the parties shall agree in writing to an addendum, addenda, or change order to this Agreement, in substantially the form attached as **Exhibit C**, or as otherwise agreed by the Parties. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.
- H. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers, or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

SECTION 4. CHANGE ORDERS. The Contractor understands that the Services may be reduced, expanded, or otherwise modified in scope. If any additional Services are proposed beyond those identified in this Agreement, Contractor shall perform them but only after receiving a written change order from the District. The Contractor shall cooperate with and assist the District in preparing and determining the scope of any change order. In the event the service represents a unit price set forth in this Agreement, Contractor's compensation shall be adjusted for the added or deducted services proposed by the change order in accordance with the unit prices established in the Agreement. In the event the service is not represented by a lump sum or unit price set forth in this Agreement, Contractor's compensation shall be adjusted for the added or deducted services proposed by the change order as reasonably determined by the District in conference with the Contractor. All change orders shall be in substantially the form attached hereto as **Exhibit C**.

SECTION 5. WARRANTY AND COVENANT. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. The Contractor hereby warrants any materials and Services for a period of one year after acceptance by the District or longer as required under Florida law. With respect to any and all plant material provided pursuant to Section 2, all plant material shall be guaranteed to be in a satisfactory growing condition and to live for a period of one year from planting except for annuals, which will be replaced seasonally. All plants that fail to survive under the guarantee shall be replaced as they fail with the same type and size as originally specified. Contractor further warrants to the District those warranties which Contractor otherwise warrants to others and the duration of such warranties is as provided by Florida law unless longer guarantees or warranties are provided for elsewhere in the Agreement (in which case the

longer periods of time shall prevail). The Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the Services, nor monthly or final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or Services. If any of the Services or materials are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting there from to District property or the property of landowners within the District. The Contractor hereby certifies it is receiving the property in its as is condition and has thoroughly inspected the property and addressed any present deficiencies, if any, with the District. Contractor shall be responsible for maintaining and warranting all plant material maintained by Contractor as of the first date of Services.

Contractor hereby covenants to the District that it shall perform the Services: (i) using its best skill and judgment and in accordance with generally accepted professional standards and (ii) in compliance with all applicable federal, state, county municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, including, without limitation, all professional registration (both corporate and individual) for all required basic disciplines that it shall perform. Contractor hereby covenants to the District that any work product of the Contractor shall not call for the use nor infringe any patent, trademark, services mark, copyright or other proprietary interest claimed or held by any person or business entity absent prior written consent from the District.

SECTION 6. INSURANCE. Contractor shall, at its own expense, maintain insurance during the performance of its Services under this Agreement, with limits of liability not less than the following:

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

Contractor shall provide the District with a certificate naming the District, its officers, agents and employees as an additional insured (for all coverage except workers' compensation coverage). At no time shall Contractor be without insurance in the above amounts. No policy may be canceled during the term of this Agreement without at least thirty (30) days' written notice to the District. An insurance certificate evidencing compliance with this section shall be sent to the District prior to the commencement of any performance under this Agreement.

SECTION 7. INDEPENDENT CONTRACTOR. It is understood and agreed that at all times the relationship of Contractor and its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor to the District is the relationship of an independent contractor and not that of an employee, agent, joint venturer or partner of the District. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between the District and Contractor or any of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor. The parties acknowledge that Contractor is not an employee for state or federal tax purposes. Contractor shall hire and pay all of Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by Contractor, all of whom shall be employees of Contractor and not employees of District and at all times entirely under Contractor's supervision, direction and control.

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

SECTION 8. COMPLIANCE WITH LAWS, ORDINANCES AND REGULATIONS. In performing its obligations under this Agreement, Contractor and each of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction, including all laws, regulations and rules relating to immigration and/or the status of foreign workers. Contractor shall initiate, maintain, and supervise all safety precautions and programs in connection with its obligations herein. Contractor shall ensure that all of Contractor's employees, agents, subcontractors, or anyone directly or indirectly employed by Contractor observe Contractor's rules and regulations of safety and conduct. Contractor shall take all reasonable precautions for the safety of and shall provide all reasonable protection to prevent damage, injury or loss to all of its employees, agents and subcontractors performing its obligations herein and other persons who may be affected, and any material, equipment and other property. Contractor shall remedy all damage or loss to any property caused in whole or in part by Contractor, its employees, agents, subcontractors, or anyone directly or indirectly employed by Contractor, or by anyone for whose acts Contractor may be liable. Contractor shall indemnify District for all damage or losses it may incur or be exposed to because of Contractor or any of its employees, agents, subcontractors, or anyone directly or indirectly employed by Contractor's failure to comply with the provisions contained herein.

SECTION 9. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 10. ENFORCEMENT OF AGREEMENT. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the substantially prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorney's fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 11. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Contractor.

SECTION 12. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

SECTION 13. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to Contractor: Juniper Landscaping of Florida, LLC
3545 Waterfield Road

Lakeland, FL 33803
Attn: Josh Burton

B. If to District: Sterling Hill Community Development District
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614
Attn: District Manager

With a copy to: Kilinski | Van Wyk, PLLC
517 E. College Avenue
Tallahassee, Florida 32301
Attn: Lauren Gentry

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

SECTION 14. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. Both parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, both parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against either the District or the Contractor.

SECTION 15. THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Contractor, and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

SECTION 16. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement or any monies to become due hereunder without the prior written approval of the other.

SECTION 17. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents that the venue for any litigation arising out of or related to this Agreement shall be in Hernando County, Florida.

SECTION 18. INDEMNIFICATION.

- A. Contractor, its employees, agents and subcontractors shall defend, hold harmless and indemnify the District and its supervisors, officers, staff, employees, representatives and agents against any claims, damages, liabilities, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the acts or omissions of Contractor, and other persons employed or utilized by Contractor in the performance of this Agreement or the Services performed hereunder up to the amount of One Million Dollars (\$1,000,000.00). By executing this Agreement, Contractor agrees such indemnification amount bears a reasonable commercial relationship to the Agreement.
- B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

SECTION 19. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

SECTION 20. TERMINATION. The District agrees that the Contractor may terminate this Agreement for cause by providing ninety (90) days' written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all Services rendered up until the effective termination of this Agreement, subject to whatever claims or off sets the District may have against the Contractor as the sole means of recovery for termination.

SECTION 21. INSPECTIONS. The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.

(1) The District hereby designates its District Manager, Landscape Specialist, and General Manager, to act as its representatives.

(2) The Contractor agrees to meet with a District representative, when requested, to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement. At that time, the District will compile a list of landscape related items (Landscape Inspection Report) that should be performed before the next walk through or other designated time. The Contractor shall be required to provide, in writing, (typically within seven (7) calendar days) what actions shall be taken to remedy those findings within the Landscape Inspection Report. Response shall include a timeline as to when items shall be completed as well as diagnosis and treatment plans for those items requiring such. If the Contractor does not respond within the specified time, the first offense will result in a written warning; the second offense will result in a second written warning and the Board of Supervisors for the District will be notified; the third offense may terminate this Agreement

for cause at the District's discretion. If the deficient items have not been rectified to the District's satisfaction within the stated time provided in the response to the Landscape Inspection Report, (but in no circumstance no longer than a 1-month period), the District reserves the right to subcontract out such work and withhold the cost of such work from the Contractor's next monthly invoice. The District further reserves the right to, among other remedies available at law or in equity, impose fees on the Contractor of \$100 per day. The District will be responsible for scheduling the inspections. The District must have no less than five (5) days' notice if there is a need to reschedule. Inspections will proceed with or without the attendance of the Contractor. Notwithstanding, Contractor is responsible for a weekly inspection of the entire property subject to the Contract Work. Contractor shall provide management a written summary of work performed for each week with notification of any problem areas.

SECTION 22. OWNERSHIP OF DOCUMENTS. All rights in and title to all plans, drawings, specifications, ideas, concepts, designs, sketches, models, programs, software, creation, inventions, reports, or other tangible work product originally developed by Contractor pursuant to this Agreement shall be and remain the sole and exclusive property of the District when developed and shall be considered work for hire.

SECTION 23. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is Jillian Minichino ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, DISTRICT MANAGER, RIZZETTA & COMPANY, INC., 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614, 813-994-1001.

SECTION 24. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 25. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 26. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

SECTION 27. E-VERIFY REQUIREMENTS. Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first written above.

Owner:

**STERLING HILL
COMMUNITY DEVELOPMENT DISTRICT**

Chairman/Vice-Chairman (*Signature*)

Date: _____

(*Printed name and title*)

Witness:

(*Signature*)

Print Name: _____

Contractor:

JUNIPER LANDSCAPING OF FLORIDA, LLC

Josh Burton
Contractor (*Signature*)

Date: 10/02/2023

Josh Burton, Branch Manager
(*Printed name and title*)

Witness:

angel R. Rivera
(*Signature*)

Print Name: Angel Rivera

Exhibit A: Scope of Services
Exhibit B: Landscape Maintenance Map
Exhibit C: Form of Change Order

Exhibit A
Scope of Services

[Attached beginning at following page]

SCOPE OF SERVICES

PART 1

GENERAL LANDSCAPE MAINTENANCE

- 1) **MOWING** – All “common area” landscaped areas identified as such (green) on the overall Sterling Hill Maintenance Exhibit will be mowed on the following schedule:

MARCH 1 – NOVEMBER 1 – (Growing Season) Once a week

NOVEMBER 1 – MARCH 1 – (Dormant Season) Once every two weeks

This schedule estimates that there will be approximately 43 cuts annually based on standard growing periods in Florida, however, requires a minimum of 52 visits (weekly) to perform those duties, other than mowing, that cannot remain unattended for two weeks. (i.e., weed control, selective mowing, debris clearing, and general detailing of property, etc.). Notwithstanding the above, at no time will the grass be allowed to grow beyond a maximum height of five (5) inches. Each mowing should leave the Bahia grass at a height of three (3) to three and one half (3 1/2) inches. All blades shall be kept sharp at all times to provide a high quality cut and to minimize disease. The DISTRICT requires mowers to be equipped with a mulching type deck. Clippings may be left on the lawn as long as no readily visible clumps remain on the grass surface thirty-six hours after mowing. Otherwise large clumps of clippings will be collected and removed by the CONTRACTOR **OR** be left to dry out on the lawn for no more than one day and then re-distributed across the lawn. This is to re-introduce nutrients in the clippings back into the soil system. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. The CONTRACTOR shall restore any noticeable damage caused by the CONTRACTOR’S mowing equipment within forty-eight hours from the time the damage is caused at his sole cost and expense. Contractor shall be responsible for training all its personnel in the technical aspects of the Sterling Hill Landscape Maintenance Program and general horticultural practices. Weekend work is permitted when necessary upon prior approval.

1A) DRY RETENTION AREA (DRA) MOWING - All DRA’S (banks, tops and bottoms) as well as open space tracts identified as such (orange) on the overall Sterling Hill Maintenance Exhibit shall be mowed a minimum of once every two weeks during the growing season and once a month during the dormant season. Each mowing shall leave the grass at a height of four (4) to four and one half (4½) inches. Line trimming of ALL drainage structures located within the boundaries of DRAs shall occur each and every time the DRA is mowed. Careful attention must be paid to mower height on banks so as not to scalp at the crest of the bank and increase the chances for bank erosion. Contractor shall be extremely careful not to scalp at structures also increasing chances of bank erosion. Line trimming height shall be the same as mowing height. Excessive clippings shall be hand removed. Mowers must blow all clippings away from residential properties. It is understood that trash of any kind within the boundaries of any and all DRA’s and other debris shall be removed & disposed of by Contractor during every normal service event.

2) EDGING AND TRIMMING – All hard-edged areas (curbs, sidewalks, bike paths, etc.) shall be edged every mowing event and soft-edged areas (tree rings, shrub and groundcover bed lines) shall be edged a minimum of every other mowing event. All edging shall be performed to the sole satisfaction of the DISTRICT. **Chemical edging shall not be permitted anywhere on property.**

AT NO TIME SHALL LAWN BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN TWENTY-FOUR HOURS OF NOTICE BY DISTRICT. CONTRACTOR SHALL COMPLETE ALL LAWN MAINTENANCE ACTIVITIES, i.e. MOWING, EDGING, LINE TRIMMING, BLOWING OFF SIDEWALKS, DRIVEWAYS, CURB & GUTTERS, ETC., IN RELATIVELY SMALL, MANAGEABLE SECTIONS. CONTRACTOR IS NOT TO LEAVE GRASS CLIPPINGS, TRIMMED WEEDS, TURF, DIRT OR DEBRIS ON ANY SURFACES FOR MORE THAN TWO HOURS. IF A MOWING EVENT IS MISSED, EVERY EFFORT SHALL BE MADE TO PERFORM THE MOWING SERVICE THE SAME WEEK (INCLUDING SATURDAYS WITH PRIOR APPROVAL). IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROVIDE THE DISTRICT A CREDIT FOR FUTURE SERVICES OR ADD A MOWING EVENT TO BE PROVIDED AT A LATER DATE. THE DISTRICT SHALL DETERMINE WHETHER THE CREDIT OR EXTRA MOWING SHALL BE USED.

3) TREE AND SHRUB CARE – All deciduous trees shall be pruned when dormant to ensure proper uniform growth. All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. Sucker growth at the base of the trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all times. Branches will be pruned just outside the branch collar. Contractor is responsible for the removal of all branches and limbs up to a 4" diameter and up to a 15' height to keep them from encroaching onto buildings (including roofs), signage structures, play structures, fences & walls (including Sterling Hill's extensive buffer wall), as well as pruned to prevent street lights and traffic signage from being blocked. Additionally, trees shall be pruned over sidewalks, nature trails, parking lots and roadways so as not to interfere with pedestrians or cars. (This is to include maintaining at all times a minimum of ten (sidewalks) to fifteen (streets) (10-15) feet of clearance under all limbs depending on location and species of tree but shall vary according to DOT specs.) All hanging moss shall be removed from all trees up to a 15' height on an as-needed basis. Crape Myrtles are not to be "hat racked" at any time. Pencil pruning is the preferred method of Crape Myrtle pruning and should be performed after threat of frost has passed. Moss must be removed prior to the spring flush of new growth on all deciduous trees.

All shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance. Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. All shrub material shall be pruned in a manner NOT to block landscape lighting fixtures at all times. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics of Sterling Hill. The Contractor agrees that pruning is an art that must be done under the supervision of a highly trained foreman and shall make provisions for such supervision. Individual plants pruned into rounded balls or unnatural shapes will not be allowed. Contractor shall sterilize all pruning equipment prior to pruning the next shrub grouping; particularly when fungal diseases are known to be present. All clippings and debris from pruning will be carted away at the time pruning takes place. It is of utmost importance that all plant material within clear site lines and visibility triangles at roadway intersections and medians is maintained at or below the required heights. It is the Contractor's responsibility to bring to the attention of the District all areas that are not in compliance. If pruning will bring the area into compliance, then the Contractor, after conferring with District's representative, will proceed with

the pruning activity. However, if pruning will NOT bring the area into compliance (perhaps due to permanent existing grades), then another solution will need to be proposed and executed.

Palms: All palms (regardless of height) shall receive pruning as often as necessary to appear neat and clean at all times. This includes the removal of brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary. Fronds should be removed only once they turn brown or become broken or are disrupting flow of pedestrian/vehicular traffic or are hanging on architectural structures. Fruit pods shall be removed prior to development. Tarpaulins shall be used in areas where date palms and other palm fruits may stain sidewalks & pavement including, but not limited to, pool decks. Contractor shall be responsible for the removal of all palm fruit stains. Contractor shall sterilize all pruning equipment prior to pruning the next palm, paying careful attention when pruning Medjool, Sylvester, Reclinata and Canary Palms (if present).

Any palms on the pool deck (and all other plant material, in general, on the pool deck) shall be inspected during every maintenance visit and pruned as necessary in order to keep this area safe, neat and attractive at ALL times.

4) WEEDS AND GRASSES – All groundcover and turf areas shall be kept reasonably free of weeds and grasses, and be neatly cultivated and maintained in an orderly fashion at all times. This may be accomplished by carefully applied applications of pre & post emergent herbicides as part of fertilizer mixtures and post-emergent herbicide spot treatments on an as-needed basis. Condition of turf is to be determined by the DISTRICT at its sole discretion. All shrub and bed areas shall be maintained each mowing service by removing all weeds, trash and other undesirable material and debris (leaf and other) to keep the area neat and tidy. All ornamental beds, hedge areas and tree rings shall be kept weed (and sod) free throughout the year. This is to be accomplished through hand pulling or the careful application of a post-emergent herbicide. **AT NO TIME SHALL POST-EMERGENT HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE PLANTING BEDS. HAND PULLING MUST BE PERFORMED.**

NON-SELECTIVE, POST-EMERGENT HERBICIDES SHALL NEVER BE USED TO CONTROL WEED/SOD GROWTH AROUND STRUCTURES OF ANY TYPE (I.E. STREET SIGNS, UTILITY BOXES, STREET LIGHTS, PAVEMENT, TREE RINGS, ETC.) THE FIRST OFFENSE WILL RESULT IN A VERBAL WARNING; THE SECOND OFFENSE WILL RESULT IN A SECOND VERBAL WARNING AND THE BOARD OF SUPERVISORS FOR THE DISTRICT WILL BE NOTIFIED; THE THIRD OFFENSE MAY TERMINATE THIS CONTRACT FOR CAUSE AT THE DISTRICT'S DISCRETION.

The CONTRACTOR shall be responsible for the replacement of ornamental plants killed or damaged by herbicide application. All fence lines shall be kept clear of landscape shrubs growing through, weeds, undesirable vines and overhanging limbs.

5) MAINTENANCE OF PAVED AREAS – All paved areas shall be kept weed & debris free. This may be accomplished by mechanical means (line trimmer) or by applications of post/pre-emergent herbicides. Weeds greater than two (2) inches in height or width shall be pulled from paved areas, not sprayed. No sprays with dyes may be used on any paved areas. Contractor is not to use non-selective herbicides to eradicate weeds in curblin expansion joints where the chemical can travel back into the turf causing regularly spaced dead patches behind the curbs and sidewalks.

6) **CLEAN UP** – At no time will CONTRACTOR leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other unsightly material shall be removed promptly upon completion of work. CONTRACTOR shall use his own waste disposal methods, never the property dumpsters. Grass clippings shall be blown off sidewalks, streets and curbs within a relatively short time frame and are not to be left for more than two hours. Also grass clippings shall be blown into turf areas, never into mulched bed areas or tree rings as these are to be maintained free of grass clippings. Grass clippings at highly trafficked areas (i.e., tennis courts, clubhouse sidewalks, pool areas, walking trails, etc.) shall be blown off immediately after mowing and edging have taken place. **NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS.**

7) **REPLACEMENT OF PLANT MATERIAL** – Trees and shrubs in a state of decline should immediately be brought to the attention of the DISTRICT. Dead or unsightly plant material shall be removed upon notification of the DISTRICT. CONTRACTOR shall be responsible for replacement if due to his negligence. New plant material shall be guaranteed for a period of one (1) year for trees and ninety (90) days for shrubs, ground cover and lawn after final acceptance.

PART 2

FERTILIZATION

All turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for Central Florida turf: (per BMP guidelines and University of Florida IFAS Extension, Central Florida is determined by anything between an east-west line coast to coast through Ocala and a line coast to coast through Tampa & Vero Beach. Sterling Hill is approximately half way between these two lines.

All Bahia Sod:

March	A complete fertilizer based on soil tests + Pre M applied at no more than 1 lb. N/1000 sq. ft. and containing no less than 50% slow release N.
April	A second application of a pre-emergent herbicide (Pre M)
April	Soluble Nitrogen applied at .5 lbs. N/1000 sq. ft.
June	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
August	Fe – Ferrous sulfate (2 oz./3-5 Gal. H ₂ O/1000 sq. ft.)
October	A complete fertilizer based on soil tests + Pre M (see March application)

The contractor shall submit a fertilizer label to CDD representative for approval prior to application if the fertilizer being applied varies from that listed above.

Prior to final fertilization selection, a complete soil test should be performed to test for soil pH as well as N, P & K levels. Should changes be of merit, the Contractor shall notify the District in writing prior to the implementation of such changes. At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to ensure that turf areas are kept uniformly GREEN, healthy and in top condition. It shall be the responsibility of the contractor to determine specific needs and requirements and notify the resident project representative when these additional applications are needed.

Fertilizers containing iron shall be removed from all hard surfaces to avoid staining before the sprinklers are activated after application of the fertilizer. Any stains caused by a failure to do so will be the responsibility of the contractor to remove.

Fertilizer shall be applied in a uniform manner. If streaking of the turf occurs, correction will be required at no additional cost to owner. Fertilizer shall be swept/blown off of all hard surfaces onto lawns or beds in order to avoid staining. **IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY THEIR CARELESSNESS OF FERTILIZER APPLICATION.** Fertilizer shall not be applied within ten (10) feet from the landward extent of any surface water. Spreader deflector shields are required when applying fertilizer by use of any broadcast or rotary spreader. Deflector shields must be positioned such that fertilizer granules are deflected away from all impervious surfaces and surface waters.

SHRUB, TREE & GROUNDCOVER FERTILIZATION:

For purposes of bidding, All SHRUBS, GROUNDCOVERS and TREES shall be fertilized according to the following specifications:

3 Times a year – (March, June, October)

A complete fertilizer (formula will vary according to soil test results) at a rate of 4-6 lbs. N/1000 sq. ft./year. (A minimum 50% Nitrogen shall be in a slow-release form)

Prior to final fertilization selection, a complete soil test should be performed to test for soil pH as well as N, P & K levels. Fertilizer shall be applied by hand in a uniform manner, broadcast around the plants, but never in direct contact with stems or trunks. Fertilizer shall never be piled around plants. All fertilizer remaining on the leaves of the plants is to be brushed or blown off. **IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY PLANT MATERIAL DAMAGED BY FERTILIZATION BURN DUE TO HIS NEGLIGENCE.**

PALM FERTILIZATION:

All Palms shall receive 1 ½ pounds of 8N-2P₂O₅-12K₂O+4Mg with micronutrients per 100 SF of palm canopy four times per year (March, June, September, November) 100% of the N, K & Mg **MUST** be in slow release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6" from the palm trunk.

Fertilizer shall not be billed equally on a monthly basis, but invoiced the month after application.

CONTRACTOR shall provide the DISTRICT with all fertilizer analysis tags from the fertilizer in order to verify correct formulation and quantity. Payment will not be made until correct quantity and formulation has been verified and applied. CONTRACTOR must notify the DISTRICT five (5) working days in advance of the day the property is scheduled to be fertilized. Failure on the part of the CONTRACTOR to so notify the DISTRICT may result in the CONTRACTOR forfeiting any and all rights to payment for the applications made without notification.

PART 3

PEST CONTROL

Insects and Disease in Turf Insect and disease control spraying in turf shall be provided by the Contractor every month with additional spot treatment as needed. During the weekly inspections the Contractor is responsible for the identification and eradication/control of disease and insect damage including but not limited to: scale, mites, fungus, chinch bugs, grubs, nematodes, fire ants, mole crickets, etc. Contractor shall pay for chemicals. Please list all chemicals that you will include in your fertilizer applications in the space allocated for “formula” under the fertilization section in the bid form. Also include the cost of these chemicals as part of the fertilizer application. Any anticipated additional treatments shall be included in the Pest Control portion of the bid form.

Insects and Disease Control for Trees, Palms and Plants The Contractor is responsible for treatment of insects and diseases for all plants. The appropriate insecticide or fungicide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. Contractor shall pay for chemicals. There are several afflictions that may be detrimental to the health of many trees and palms, some preventable and some where no known treatment exists. Contractor will be fully responsible for the diagnosis and treatment of preventable afflictions. At the CDD’s discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Texas Phoenix Palm Decline. The cost of these inoculations should be included as a separate line item in your Pest Control price, and not included in the total Pest Control price. Contractor is to identify those species of palms on the property susceptible and supply a list of species and quantities with their proposal. Each susceptible palm shall receive a quarterly injection(s) quantity to be determined by the size of the palm. Each injection site/valve can be used only twice. The third quarterly injection requires a new valve and injection site. Contractor is asked to provide cost per injection (material & labor) multiplied by quantity of susceptible palms multiplied by four inoculations per year in bid form. **The CDD reserves the right to subcontract out any and all OTC Injection events. This will not be included in either the Pest Control price or the Contract Amount.**

The Contractor is required to inspect all landscaped areas during each visit for indication of pest problems. When control is necessary, it is the responsibility of the Contractor to properly apply low toxicity and target-specific pesticide. If pesticides are necessary they will be applied on a spot treatment basis when wind drift is a threat.

Careful inspection of the property on each visit is crucial to maintaining a successful program. It is the Contractor’s full responsibility to ensure that the person inspecting the property is properly trained in recognizing the symptoms of both insect infestations and plant pathogen damage (funguses, bacteria, etc.). It is also the Contractor’s responsibility to treat these conditions in an expedient manner.

It shall also be the Contractor’s responsibility to furnish the resident project representative with a copy of the Pest Management Report (a copy of which is included), which he is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. Contractor shall familiarize himself with all current regulations regarding the applications of pesticides and fertilizers.

If at any time the District should become aware of any pest problems, it will be the Contractor’s responsibility to treat pest within five (5) working days of the date of notification.

FIRE ANT CONTROL

Contractor is required to inspect property each visit for evidence of fire ant mounds and immediately treat upon evidence of active mounds. In small areas control can be achieved by individual mound treatment. Active mounds in larger turf areas will require broadcast application of bait.

For informational purposes only, Contractor is asked to provide the cost for the annual application of Top Choice in all Common Area Landscaped Areas as shown on the Maintenance Exhibit. These areas should include (in addition to all irrigated Bahia and shrub beds along Sterling Hill Boulevard and Elgin Boulevard) all parks, dog parks, village entrances as well as those non-irrigated ROW's between sidewalks and streets inside villages along sidewalks where there are no homes built. It shall also include a ten (10) foot strip behind these sidewalks, where possible. DRA banks and bottoms are not to be included.

Pest Control will not be included as a standard line item in each monthly billing, but shall be invoiced as a separate line item the month after service is rendered.

Pest Control shall be included in the Contract Amount.

PART 4

IRRIGATION SYSTEM MONITORING AND MAINTENANCE

Irrigation System. The Contractor shall inspect and test the irrigation system components one (1) time per month. This shall include all the existing irrigation systems (approximately **164** zones, **8** irrigation controllers & **4** pump stations. (This quantity does not include Barrington irrigation, but I have included the irrigation plan for the Barrington entrance. There are also additional zones near the emergency exit on the south side of Barrington which supply water to the dense buffer along the south and east sides of Barrington **OUTSIDE THE FENCE**. This buffer is the CDD's responsibility to maintain and make sure it remains dense.

A. Irrigation Controllers

1. Semi-automatic start of the automatic irrigation controller
2. Check for proper operation
3. Program necessary timing changes based on site conditions & time DST
4. Lubricate and adjust mechanical components
5. Test back up programming support devices
6. Ensure the proper operation of each automatic rain shutoff device. If none, provide proposal for the installation to be included in the 30-day irrigation audit.

B. Water Sources

1. Visual inspection of water source
2. Clean all ground strainers and filters
3. Test each pump at design capacities **weekly**; Inform District Manager of any problems immediately. This is to minimize the time a water source is down. Contractor shall also confirm weekly that all backflow preventers are on and operating properly, if applicable.
4. Test automatic protection devices

C. Irrigation Systems

1. Manual test and inspection of each irrigation zone in its entirety.
2. Clean and raise heads as necessary
3. Adjust arc pattern and distance for required coverage areas
4. Clean out irrigation valve boxes

D. Report

1. Irrigation operation time
2. Irrigation start time
3. Maintenance items performed
4. General comment and recommendations

The above list is for routine maintenance and adjustment of the existing irrigation system components. Locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs as well as other larger scale repairs are to be considered additional items. Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as necessary to verify proper operation. Each head, seal, nozzle and strainer is to be inspected for

adjustment and shall be aligned, packed, cleaned and repaired as necessary. Shrubs, groundcovers and turf around sprinkler heads shall be trimmed to maintain maximum clearance at all times for the greatest coverage. All below ground repairs including valves, pumps and wiring require an estimate for all such repairs. Upon written approval from Management, Contractor shall proceed. In the event of an emergency, Contractor shall make a diligent effort to contact, with the approximate price or estimate of repairs, Management or their assign prior to making such repair.

Upon being awarded contract, Contractor shall have a period of thirty (30) days from date of commencement to perform a thorough audit of the entire irrigation system listing items that need repair/replacement in order for the system to operate properly. A separate audit may be provided by the Contractor listing those items that would improve the irrigation system. Any action taken regarding the Irrigation Audit will be at the Board of Supervisors' discretion.

After the thirty (30) day period has expired and for the duration of the contract, (assuming the BOS approved for audit repairs to be performed) Contractor shall assume responsibility for any and all unreported maintenance deficiencies, including parts and labor, associated with the irrigation system of 2 inches or less, to include sprinkler heads, nozzles, drip, main and delivery lines and any associated fittings. Said repairs shall be performed immediately. The District Manager shall be notified what day and time of the week the irrigation tech will be available servicing the community. The Contractor will keep detailed irrigation reports consisting of run times and correct operation of system. A copy of this report will be maintained by the Contractor and a copy delivered to the District Manager or his designee, along with the weekly report. At no time shall the Contractor leave the property knowing of the need for a repair and not reporting it.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of Hernando County or any other governmental agencies. It is the responsibility of the Contractor to insure the turf and plant material remains healthy. If the Contractor finds that the irrigation system cannot adequately cover the District in the allotted time, it will be the Contractor's responsibility to bring this to the attention of the District representative and apply for a variance. **Violations and/or fines imposed by any local or state agency will be deducted from the Contractor's monthly payment.**

Emergency service shall be available after normal working hours and an emergency telephone/pager number will be provided to Management or their assign.

Freeze Protection. The Contractor shall describe ability and cost per man-hour to provide freeze protection for both landscape material and pumps/wells.

PART 5

INSTALLATION OF MULCH

After prior approval by the Board of Supervisors or Management, Contractor shall top dress all currently landscaped areas as shown on the maintenance map (landscaped beds & tree rings) with Grade “A” Medium Pine Bark Mulch for ornamental beds and tree rings up to twice per year during the months of April and October. In doing so, Contractor shall ensure that all mulched areas are brought to a minimum depth of three (3) inches.

Contractor is responsible for all necessary clean up related to this procedure.

Contractor agrees to provide reasonably neat and defined lines along edges of all mulched areas. This is done to facilitate mechanical edging of these areas. Additionally, Contractor shall properly trench all bed lines adjacent to concrete surfaces. Trenches shall be 3” deep and beveled. Mulched beds on slopes adjacent to turf and/or concrete shall also be trenched to a depth of 3” & beveled to reduce mulch washout. The labor for trenching MUST be included in the proposal for mulch installation. This practice has not been followed in the past and trenching will not be considered as an extra. Mulch shall not be piled around tree trunks or bases of plants. Any mulch “volcanoes” around tree trunks shall be corrected immediately at no additional cost to Owner.

Contractor agrees to ensure that mulch caught in plant material will be shaken or blown from plants, so that upon completion there is no plant material left covered with mulch.

If, after installation is complete and it is determined that additional mulch is required to attain the required 3” depth, sufficient mulch shall be supplied by Contractor at no additional cost to District.

This item will not be included in the contract amount and shall be invoiced separately the month after service is rendered. Contractor shall provide a price per cubic yard and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with bid.

The CDD reserves the right to subcontract out any and all mulching events.

PART 6

ANNUAL INSTALLATION

Planting of Annuals. After prior approval by the Board of Supervisors, Contractor shall replace approximately three hundred (300) annuals in 4” pots up to four (4) times per year in designated areas and maintain annuals to ensure a healthy appearance. Prior to replacement, selection and approval from the Board is required. An Annual Options Presentation for the entire year stipulating plant options and timing for each rotation shall be submitted to the District shortly after execution of contract in order for the CDD or its representative to select annual choice(s). Annuals shall be hand watered at the time of installation. The Contractor will remove dead or dying annuals before the appearance of such annuals could be reasonably described as an eyesore. If the beds are left bare prior to the next planting, the Contractor will keep such beds free of weeds at all times until the next planting rotation occurs. Timing shall be centered around a holiday rotation being planted no later than the end of the first week of December and rotate accordingly every three months. (Dec, Mar, Jun, Sep)

Annual installation price shall include the removal of all dead annuals prior to placing new plants, regular deadheading, necessary soil adjustments, soil additives, fungicides and **monthly slow-release** nutritional requirements **at no additional cost to District.** Contractor shall replace at his expense any annual that dies, fails to thrive or is damaged by insects/disease. Contractor shall also include in the summer rotation (June) **at no additional cost to District,** a major renovation of all annual beds. A potting mix specifically blended for annuals shall be used at this time and shall be replenished as necessary prior to each changeout throughout the year. All annual beds shall be raised at least eight inches in a “stadium seating” configuration and covered with a layer of Pine Fines 1” thick. **All this shall be provided at no additional cost to the District.**

This item will not be included in the contract amount. Contractor shall provide a price per 4” plant as requested and shall submit with bid. This work shall be invoiced separately in the month after service is rendered.

The CDD reserves the right to subcontract out any and all annual installation events.

[END OF SECTION]

BID FORM (Initial Term)
STERLING HILL COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE & IRRIGATION MAINTENANCE
REQUEST FOR PROPOSALS

NOTE: This pricing form is intended to cover pricing for the initial one-year term of the contract. It is assumed that prices will remain the same through each of the five potential annual renewal terms. If the Proposer intends to change pricing for any renewal term, then the Proposer should submit multiple pricing forms, one for each renewal term. Otherwise, the prices stated below will be binding for the initial one-year term, and any annual renewal terms.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials, and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance

\$ _____ Yr

- Storm Cleanup \$ _____/hr
- Freeze Protection (description of ability) _____

\$ _____/application

- Hand Watering
\$ _____/hr for employee with hand-held hose
\$ _____/hr for water truck/tanker

These prices are informational only and NOT to be included in General Landscape Maintenance Cost

PART 2

Fertilization (All labor and materials)

\$ _____ Yr

(Include any and all turf pesticide/herbicide/fungicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

BAHIA (CONTINUED)				

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (1.5 LBS. /100 SF PALM CANOPY)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crapees, Loropetalum, Knockout Roses, Jasmines, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

The totals in the “Cost per application” column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials)

\$ _____ Yr.
(if entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. The Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District's BOS

(This shall not be included in either the Pest Control cost listed above, nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials)

\$ _____ /Yr. (based on quantities below)

(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation (One Cartridge)	Total Cost per Year (4x per year)

The CDD reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. \$ _____ / Yr.

Top Choice application will be performed at the sole discretion of the District's BOS

(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

PART 4

Irrigation (All labor and materials)

\$ _____/Yr.

Freeze Protection (description of ability) _____

\$ _____/application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate \$ _____ /hr. (i.e., broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid. This should be provided on a separate spreadsheet.

PART 5

Based on quantities determined by Contractor, Contractor shall install:

_____ CY Medium Pine Bark Mulch per specs at:

\$ _____/CY (October Application)

and

_____ CY Medium Pine Bark Mulch per specs at:

\$ _____/CY (April Application)

\$ _____/Annual Medium Pine Bark Installation Total Material & Labor Cost

The DISTRICT reserves the right to subcontract any mulching event to an outside vendor

PART 6

Annual Installation (All labor and materials)

The DISTRICT reserves the right to subcontract any annual installation event to an outside vendor

Contractor shall install 300 (4") annuals four (4) times per year **per specs** at the direction of the District at \$ _____/annual.

\$ _____/rotation

\$ _____/YR. (based on four (4) three-month rotations)

GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written for)

\$ _____ /Initial Term

FIRST ANNUAL RENEWAL \$ _____ /YR.

SECOND ANNUAL RENEWAL \$ _____ /YR.

THIRD ANNUAL RENEWAL \$ _____ /YR.

FOURTH ANNUAL RENEWAL \$ _____ /YR.

FIFTH ANNUAL RENEWAL \$ _____ /YR.

Contractor/Firm Name _____

Firm Address _____

City/State/Zip _____

Phone Number _____

Name and Title of Representative _____

(Please Print)

Representative's

Signature Bonnie Marshall Date _____

Representative's Email Address _____

ADDENDA – Bidder acknowledges the receipt of Addendum No.'s

1. _____ 2. _____ 3. _____ 4. _____ 5. _____

Dated this _____ day of _____, 2023

BID FORM (1st Annual Renewal)
STERLING HILL COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE & IRRIGATION MAINTENANCE
REQUEST FOR PROPOSALS

NOTE: This pricing form is intended to cover pricing for the first annual renewal of the contract. It is assumed that prices will remain the same through each of the remaining annual renewal terms. If the Proposer intends to change pricing for any renewal term, then the Proposer should submit multiple pricing forms, one for each renewal term. Otherwise, the prices stated below will be binding for the remaining annual renewal terms.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials, and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance

\$ _____ Yr

- Storm Cleanup \$ _____/hr
- Freeze Protection (description of ability) _____

\$ _____/application

- Hand Watering
- \$ _____/hr for employee with hand-held hose
- \$ _____/hr for water truck/tanker

These prices are informational only and NOT to be included in General Landscape Maintenance Cost

PART 2

Fertilization (All labor and materials)

\$ _____ Yr

(Include any and all turf pesticide/herbicide/fungicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

BAHIA (CONTINUED)				

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (1.5 LBS. /100 SF PALM CANOPY)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crapees, Loropetalum, Knockout Roses, Jasmines, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

The totals in the “Cost per application” column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials)

\$ _____ Yr.
(if entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. The Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District's BOS

(This shall not be included in either the Pest Control cost listed above, nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials)

\$ _____ /Yr. (based on quantities below)

(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation (One Cartridge)	Total Cost per Year (4x per year)

The CDD reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. \$ _____ / Yr.

Top Choice application will be performed at the sole discretion of the District's BOS

(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

PART 4

Irrigation (All labor and materials)

\$ _____/Yr.

Freeze Protection (description of ability) _____

\$ _____/application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate \$ _____/hr. (i.e., broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid. This should be provided on a separate spreadsheet.

PART 5

Based on quantities determined by Contractor, Contractor shall install:

_____ CY Medium Pine Bark Mulch per specs at:

\$ _____/CY (October Application)

and

_____ CY Medium Pine Bark Mulch per specs at:

\$ _____/CY (April Application)

\$ _____/Annual Medium Pine Bark Installation Total Material & Labor Cost

The DISTRICT reserves the right to subcontract any mulching event to an outside vendor

PART 6

Annual Installation (All labor and materials)

The DISTRICT reserves the right to subcontract any annual installation event to an outside vendor

Contractor shall install 300 (4") annuals four (4) times per year **per specs** at the direction of the District at \$ _____/annual.

\$ _____/rotation

\$ _____/YR. (based on four (4) three-month rotations)

GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written for)

\$ _____ /First Annual Renewal

SECOND ANNUAL RENEWAL \$ _____ /YR.

THIRD ANNUAL RENEWAL \$ _____ /YR.

FOURTH ANNUAL RENEWAL \$ _____ /YR.

FIFTH ANNUAL RENEWAL \$ _____ /YR.

Contractor/Firm Name _____

Firm Address _____

City/State/Zip _____

Phone Number _____ Fax Number _____

Name and Title of Representative _____

(Please Print)

Representative's

Signature Bonnie Marshall Date _____

ADDENDA – Bidder acknowledges the receipt of Addendum No.'s

2. _____ 2. _____ 3. _____ 4. _____ 5. _____

Dated this _____ day of _____, 2023

BID FORM (2nd Annual Renewal)
STERLING HILL COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE & IRRIGATION MAINTENANCE
REQUEST FOR PROPOSALS

NOTE: This pricing form is intended to cover pricing for the second annual renewal of the contract. It is assumed that prices will remain the same through each of the remaining annual renewal terms. If the Proposer intends to change pricing for any renewal term, then the Proposer should submit multiple pricing forms, one for each renewal term. Otherwise, the prices stated below will be binding for the remaining annual renewal terms.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials, and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance

\$ _____ Yr

- Storm Cleanup \$ _____/hr
- Freeze Protection (description of ability) _____

\$ _____/application

- Hand Watering
- \$ _____/hr for employee with hand-held hose
- \$ _____/hr for water truck/tanker

These prices are informational only and NOT to be included in General Landscape Maintenance Cost

PART 2

Fertilization (All labor and materials)

\$ _____ Yr

(Include any and all turf pesticide/herbicide/fungicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

BAHIA (CONTINUED)				

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (1.5 LBS. /100 SF PALM CANOPY)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crapees, Loropetalum, Knockout Roses, Jasmines, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

The totals in the “Cost per application” column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials)

\$ _____ Yr.
(if entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. The Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District's BOS

(This shall not be included in either the Pest Control cost listed above, nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials)

\$ _____ /Yr. (based on quantities below)

(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation (One Cartridge)	Total Cost per Year (4x per year)

The CDD reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. \$ _____ / Yr.

Top Choice application will be performed at the sole discretion of the District's BOS

(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

PART 4

Irrigation (All labor and materials)

\$ _____/Yr.

Freeze Protection (description of ability) _____

\$ _____/application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate \$ _____ /hr. (i.e., broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid. This should be provided on a separate spreadsheet.

PART 5

Based on quantities determined by Contractor, Contractor shall install:

_____ CY Medium Pine Bark Mulch per specs at:

\$ _____/CY (October Application)

and

_____ CY Medium Pine Bark Mulch per specs at:

\$ _____/CY (April Application)

\$ _____/Annual Medium Pine Bark Installation Total Material & Labor Cost

The DISTRICT reserves the right to subcontract any mulching event to an outside vendor

PART 6

Annual Installation (All labor and materials)

The DISTRICT reserves the right to subcontract any annual installation event to an outside vendor

Contractor shall install 300 (4") annuals four (4) times per year **per specs** at the direction of the District at \$ _____/annual.

\$ _____/rotation

\$ _____/YR. (based on four (4) three-month rotations)

GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written for)

\$ _____ /Second Annual Renewal

THIRD ANNUAL RENEWAL \$ _____ /YR.

FOURTH ANNUAL RENEWAL \$ _____ /YR.

FIFTH ANNUAL RENEWAL \$ _____ /YR.

Contractor/Firm Name _____

Firm Address _____

City/State/Zip _____

Phone Number _____ Fax Number _____

Name and Title of Representative _____

(Please Print)

Representative's

Signature Bonnie Marshall Date _____

ADDENDA – Bidder acknowledges the receipt of Addendum No.'s

3. _____ 2. _____ 3. _____ 4. _____ 5. _____

Dated this _____ day of _____, 2023

BID FORM (3rd Annual Renewal)
STERLING HILL COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE & IRRIGATION MAINTENANCE
REQUEST FOR PROPOSALS

NOTE: This pricing form is intended to cover pricing for the third annual renewal of the contract. It is assumed that prices will remain the same through each of the remaining annual renewal terms. If the Proposer intends to change pricing for any renewal term, then the Proposer should submit multiple pricing forms, one for each renewal term. Otherwise, the prices stated below will be binding for the remaining annual renewal terms.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials, and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance

\$ _____ Yr

- Storm Cleanup \$ _____/hr
- Freeze Protection (description of ability) _____

\$ _____/application

- Hand Watering
- \$ _____/hr for employee with hand-held hose
- \$ _____/hr for water truck/tanker

These prices are informational only and NOT to be included in General Landscape Maintenance Cost

PART 2

Fertilization (All labor and materials)

\$ _____ Yr

(Include any and all turf pesticide/herbicide/fungicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

BAHIA (CONTINUED)				

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (1.5 LBS. /100 SF PALM CANOPY)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crapees, Loropetalum, Knockout Roses, Jasmines, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

The totals in the “Cost per application” column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials)

\$ _____ Yr.
(if entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. The Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District's BOS

(This shall not be included in either the Pest Control cost listed above, nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials)

\$ _____ /Yr. (based on quantities below)

(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation (One Cartridge)	Total Cost per Year (4x per year)

The CDD reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. \$ _____ / Yr.

Top Choice application will be performed at the sole discretion of the District's BOS

(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

PART 4

Irrigation (All labor and materials)

\$ _____/Yr.

Freeze Protection (description of ability) _____

\$ _____/application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate \$ _____ /hr. (i.e., broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid. This should be provided on a separate spreadsheet.

PART 5

Based on quantities determined by Contractor, Contractor shall install:

_____ CY Medium Pine Bark Mulch per specs at:

\$ _____/CY (October Application)

and

_____ CY Medium Pine Bark Mulch per specs at:

\$ _____/CY (April Application)

\$ _____/Annual Medium Pine Bark Installation Total Material & Labor Cost

The DISTRICT reserves the right to subcontract any mulching event to an outside vendor

PART 6

Annual Installation (All labor and materials)

The DISTRICT reserves the right to subcontract any annual installation event to an outside vendor

Contractor shall install 300 (4") annuals four (4) times per year **per specs** at the direction of the District at \$ _____/annual.

\$ _____/rotation

\$ _____/YR. (based on four (4) three-month rotations)

GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written for)

\$ _____ /Third Annual Renewal

FOURTH ANNUAL RENEWAL \$ _____ /YR.

FIFTH ANNUAL RENEWAL \$ _____ /YR.

Contractor/Firm Name _____

Firm Address _____

City/State/Zip _____

Phone Number _____ Fax Number _____

Name and Title of Representative _____

(Please Print)

Representative's

Signature Bonnie Marshall Date _____

ADDENDA – Bidder acknowledges the receipt of Addendum No.'s

4. _____ 2. _____ 3. _____ 4. _____ 5. _____

Dated this _____ day of _____, 2023

BID FORM (4th Annual Renewal)
STERLING HILL COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE & IRRIGATION MAINTENANCE
REQUEST FOR PROPOSALS

NOTE: This pricing form is intended to cover pricing for the fourth annual renewal of the contract. It is assumed that prices will remain the same through each of the remaining annual renewal terms. If the Proposer intends to change pricing for any renewal term, then the Proposer should submit multiple pricing forms, one for each renewal term. Otherwise, the prices stated below will be binding for the remaining annual renewal terms.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials, and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance

\$ _____ Yr

- Storm Cleanup \$ _____/hr
- Freeze Protection (description of ability) _____

\$ _____/application

- Hand Watering
- \$ _____/hr for employee with hand-held hose
- \$ _____/hr for water truck/tanker

These prices are informational only and NOT to be included in General Landscape Maintenance Cost

PART 2

Fertilization (All labor and materials)

\$ _____ Yr

(Include any and all turf pesticide/herbicide/fungicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

BAHIA (CONTINUED)				

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (1.5 LBS. /100 SF PALM CANOPY)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crapees, Loropetalum, Knockout Roses, Jasmines, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

The totals in the “Cost per application” column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials)

\$ _____ Yr.
(if entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. The Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District's BOS

(This shall not be included in either the Pest Control cost listed above, nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials)

\$ _____ /Yr. (based on quantities below)

(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation (One Cartridge)	Total Cost per Year (4x per year)

The CDD reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. \$ _____ / Yr.

Top Choice application will be performed at the sole discretion of the District's BOS

(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

PART 4

Irrigation (All labor and materials)

\$ _____/Yr.

Freeze Protection (description of ability) _____

\$ _____/application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate \$ _____ /hr. (i.e., broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid. This should be provided on a separate spreadsheet.

PART 5

Based on quantities determined by Contractor, Contractor shall install:

_____ CY Medium Pine Bark Mulch per specs at:

\$ _____/CY (October Application)

and

_____ CY Medium Pine Bark Mulch per specs at:

\$ _____/CY (April Application)

\$ _____/Annual Medium Pine Bark Installation Total Material & Labor Cost

The DISTRICT reserves the right to subcontract any mulching event to an outside vendor

PART 6

Annual Installation (All labor and materials)

The DISTRICT reserves the right to subcontract any annual installation event to an outside vendor

Contractor shall install 300 (4") annuals four (4) times per year **per specs** at the direction of the District at \$ _____/annual.

\$ _____/rotation

\$ _____/YR. (based on four (4) three-month rotations)

GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written for)

\$ _____ /Fourth Annual Renewal

FIFTH ANNUAL RENEWAL

\$ _____ /YR.

Contractor/Firm Name _____

Firm Address _____

City/State/Zip _____

Phone Number _____ Fax Number _____

Name and Title of Representative _____

(Please Print)

Representative's

Signature Bonnie Marshall Date _____

ADDENDA – Bidder acknowledges the receipt of Addendum No.'s

5. _____ 2. _____ 3. _____ 4. _____ 5. _____

Dated this _____ day of _____, 2023

BID FORM (5th Annual Renewal)
STERLING HILL COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE & IRRIGATION MAINTENANCE
REQUEST FOR PROPOSALS

NOTE: This pricing form is intended to cover pricing for the fifth annual renewal of the contract

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials, and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance

\$ _____ Yr

- Storm Cleanup \$_____/hr
- Freeze Protection (description of ability) _____

\$_____/application

- Hand Watering
\$_____/hr for employee with hand-held hose
\$_____/hr for water truck/tanker

These prices are informational only and NOT to be included in General Landscape Maintenance Cost

PART 2

Fertilization (All labor and materials)

\$ _____ Yr

(Include any and all turf pesticide/herbicide/fungicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (1.5 LBS. /100 SF PALM CANOPY)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crape, Loropetalum, Knockout Roses, Jasmines, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

The totals in the “Cost per application” column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials)

\$ _____ Yr.
(if entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. The Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District's BOS

(This shall not be included in either the Pest Control cost listed above, nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials)

\$ _____ /Yr. (based on quantities below)

(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation (One Cartridge)	Total Cost per Year (4x per year)

The CDD reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. \$ _____ / Yr.

Top Choice application will be performed at the sole discretion of the District's BOS

(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

PART 4

Irrigation (All labor and materials)

\$ _____/Yr.

Freeze Protection (description of ability) _____

\$ _____/application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate \$ _____ /hr. (i.e., broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid. This should be provided on a separate spreadsheet.

PART 5

Based on quantities determined by Contractor, Contractor shall install:

_____ CY Medium Pine Bark Mulch per specs at:

\$ _____/CY (October Application)

and

_____ CY Medium Pine Bark Mulch per specs at:

\$ _____/CY (April Application)

\$ _____/Annual Medium Pine Bark Installation Total Material & Labor Cost

The DISTRICT reserves the right to subcontract any mulching event to an outside vendor

PART 6

Annual Installation (All labor and materials)

The DISTRICT reserves the right to subcontract any annual installation event to an outside vendor

Contractor shall install 300 (4") annuals four (4) times per year **per specs** at the direction of the District at \$ _____/annual.

\$ _____/rotation

\$ _____/YR. (based on four (4) three-month rotations)

GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written for)

\$ _____/Fifth Annual Renewal

Contractor/Firm Name _____

Firm Address _____

City/State/Zip _____

Phone Number _____ Fax Number _____

Name and Title of Representative _____

(Please Print)

Representative's

Signature Bonnie Marshall Date _____

ADDENDA – Bidder acknowledges the receipt of Addendum No.'s

6. _____ 2. _____ 3. _____ 4. _____ 5. _____

Dated this _____ day of _____, 2023

Exhibit B Landscape Maintenance Map MAINTENANCE EXHIBIT



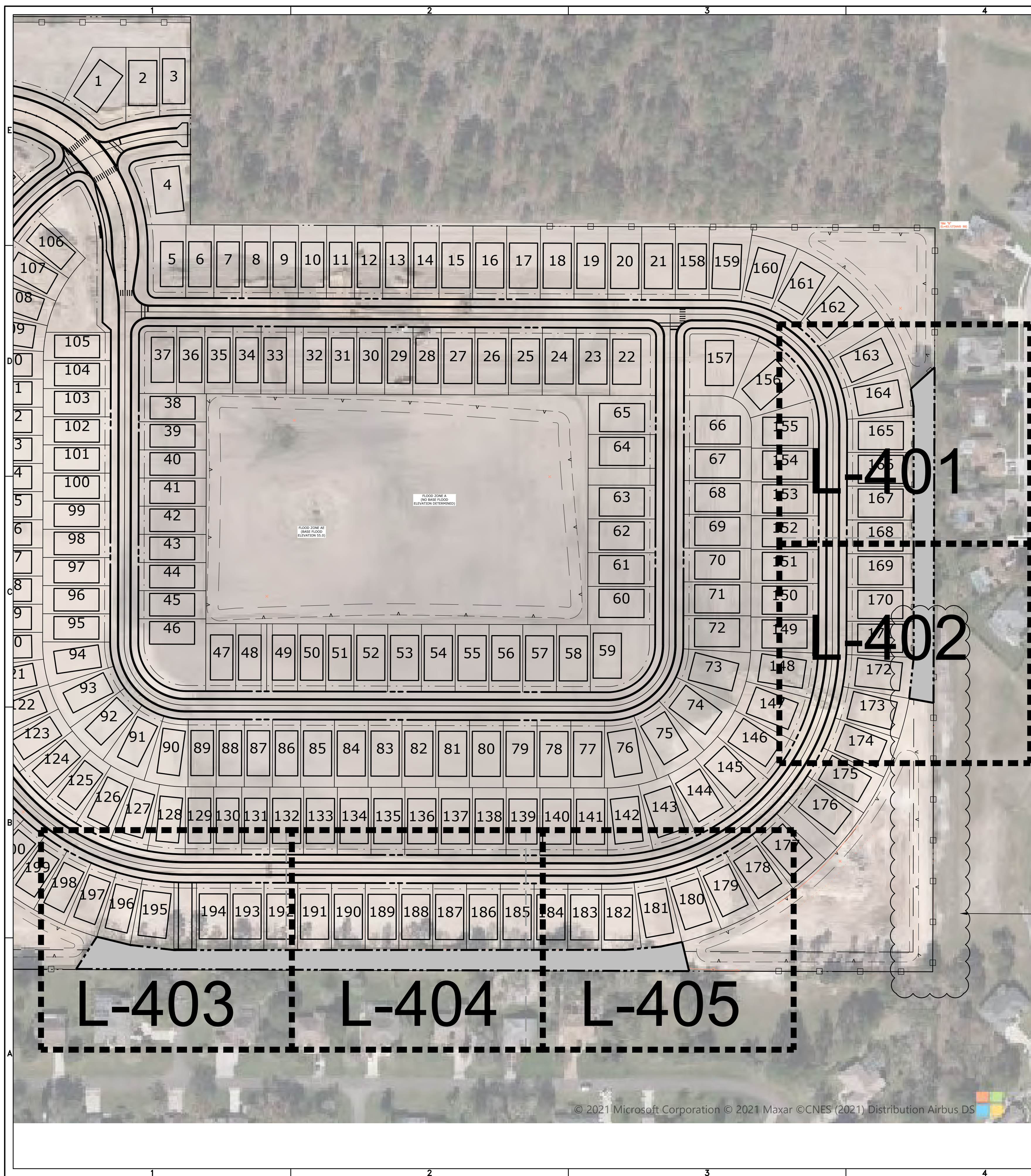


Exhibit C
Form of Change Order

LANDSCAPE & IRRIGATION MAINTENANCE AGREEMENT
ADDITIONAL SERVICES ORDER

THIS ADDITIONAL SERVICES ORDER (the “**ASO**”) is presented according to the requirements established within the executed *Landscape and Irrigation Maintenance Agreement* between the parties listed below (the “**Agreement**”). This ASO is made and entered into effective this ____ day of ____, 20__, by and between:

STERLING HILL COMMUNITY DEVELOPMENT DISTRICT, a community development district organized under the laws of the State of Florida, with offices located at 3434 Colwell Avenue, Ste. 200, Tampa, FL 33614 (“**District**” or “**Owner**”); and

JUNIPER LANDSCAPING of FLORIDA, LLC, a Florida Corporation, whose address is 5880 Staley Rd., Ft. Myers, FL 33905 (“**Contractor**”).

1. SCOPE OF WORK. In addition to the services described in the Agreement and any Exhibits thereto, Contractor will provide the additional work described in Estimates #____, #____, and #____ attached as **Attachment A** to this ASO (“**Additional Work**”).

2. COMPENSATION. The District agrees to compensate Contractor for the Additional Work in the total not-to-exceed amounts according to the unit prices set forth in **Attachment A**:

<u>Estimate</u>	<u>Compensation</u>
#____	\$____
#____	\$____
#____	\$____

Contractor shall invoice the District for the Additional Work actually performed, and the District shall remit payment for such Additional Work pursuant to the terms of the Agreement. Such amount includes all materials and labor provided for in **Attachment A** and all items, labor, materials, or otherwise, to provide the District the maximum benefit of the Additional Work.

3. ACCEPTANCE. Execution of this ASO will authorize Contractor to complete the Additional Work as outlined above in addition to the services set forth in the Agreement. Contractor shall commence the aforesaid authorized Additional Work as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this ASO, remain in full force and effect, including applicable warranties on plant material. To the extent that any other terms provided in **Attachment A** conflict with the terms of the executed Agreement, the terms of the Agreement shall control.

IN WITNESS WHEREOF, the parties hereto have caused this ASO to be executed the day and year first above written.

**STERLING HILL COMMUNITY
DEVELOPMENT DISTRICT**

Signature

By:_____
Print Name

Its:_____
Title

JUNIPER LANDSCAPING OF FLORIDA, INC.

Signature

By:_____
Print Name

Its:_____
Title

Attachment A: Scope of Work for Additional Work

Tab 5

Operations Report – October 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.
- Cleaned out gutters at north and south clubhouse.
- Installed new emergency exit lights at both clubhouses.
- Trimmed back tree limbs encroaching on clubhouse roof and blocking cameras.
- Repaired broken soap dispenser in south clubhouse girls bathroom.
- Repainted south backflow system, added new chain, and cleared out brush.
- New office desk

Gate Report

- Greased all main village gates.
- Replaced microphone at Brightstone Place call box.
- Haverhill exit gates were locked up, reset operators and all working properly.
- Replaced both batteries at entrance gates of Windance.
- New LED hood lights were installed at the Glenburne call box.
- Replaced both batteries at Brackenwood exit gates.

Private Event Rentals

North Clubhouse:

10/06/23 – Paint Party
10/07/23 – Baby Shower
10/14/23 – Baby Shower
10/21/23 – HOA Fall Festival
10/22/23 – Birthday Party
10/28/23 – Baby Shower

South Clubhouse:

10/01/23 – Birthday Party
10/02/23 – Meeting
10/07/23 – Birthday Party
10/08/23 – Birthday party
10/21/23 – Baby Shower
10/22/23 – Birthday Party
10/29/23 – Bridal Shower

Field Maintenance

- Trash clean-up in the DRA's, wooded areas, and trash and debris clean up along Sterling Hill Blvd.
- Replaced faulty lighting at Brackenwood, Glenburne, and Barrington village entrances.
- Installed new kant slams at Mandalay Place, Brackenwood, Haverhill, and Arbrogldaes pedestrian gates.



Rizzetta & Company

Tab 6



Quarterly Compliance Audit Report

Sterling Hill

Date: October 2023 - 3rd Quarter

Prepared for: Scott Brizendine

Developer: Rizzetta

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

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

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

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



Florida F.S. 189.069 Requirements

Result: **PASSED**

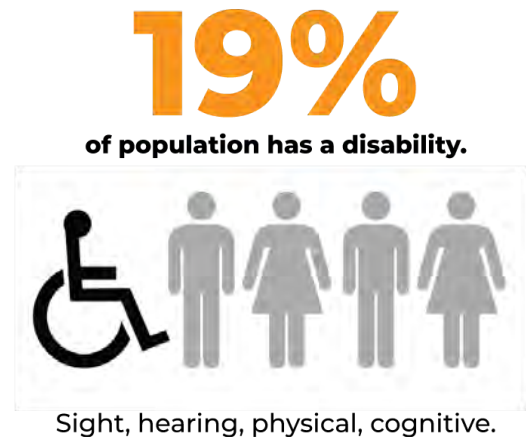
Compliance Criteria

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

Accessibility overview

Everyone deserves equal access.

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



The legal and right thing to do

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



ADA Compliance Categories

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



Contrast and colors

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

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



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

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



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

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

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



Easy to navigate and find information

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

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



Properly formatting tables

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

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



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

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



Making videos accessible

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

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



Making forms accessible

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

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



Alternate versions

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



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

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

Tab 7

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STERLING HILL COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE THE DATE, TIME AND PLACE FOR A PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES AND RATES OF THE DISTRICT AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors of the District (“**Board**”) is authorized by Sections 190.011(5) and 190.035, *Florida Statutes*, to adopt rules, orders, policies, rates, fees and charges pursuant to Chapter 120, *Florida Statutes*.

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

SECTION 1. A public hearing will be held to consider and adopt rules and rates of the District on _____, at ___ a.m./ p.m. at the Sterling Hill North Clubhouse, located at 4411 Sterling Hill Boulevard, Spring Hill, Florida 34609. The proposed Rules and Rates are attached hereto as **Exhibit A**.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

[Signatures on following page]

PASSED AND ADOPTED this 16th day of November, 2023.

ATTEST:

**STERLING HILL COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairperson, Board of Supervisors

Exhibit A: Proposed Rules and Rates

EXHIBIT A
Rules and Rates

STERLING HILL COMMUNITY DEVELOPMENT DISTRICT
Amenity Policies and Rates

Adopted: _____

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DEFINITIONS

“Amenities” or “Amenity Facilities”– shall mean the properties and areas owned by the District and intended for recreational use, together with their appurtenant facilities and areas.

“Amenity Policies” or “Policies” and “Amenity Rates” – shall mean these Amenity Policies and Rates of the Sterling Hill Community Development District, as amended from time to time. The Board of Supervisors reserves the right to amend or modify these Policies, as necessary and convenient, in their sole and absolute discretion, and will notify Patrons of any changes. Patrons may obtain the currently effective Policies from the District Manager’s Office. The Board of Supervisors and District Staff shall have full authority to enforce the Amenity Policies.

“Amenity Manager” – shall mean the District Manager or that person or firm so designated by the District’s Board of Supervisors, including their employees.

“Amenity Rates” – shall mean those rates and fees established by the Board of Supervisors of the Sterling Hill Community Development District as provided in **Exhibit A** attached hereto.

“Access Card” – shall mean an electronic Access Card issued by the District Manager to each Patron (as defined herein) to access the Amenity Facilities.

“Board of Supervisors” or “Board” – shall mean the Board of Supervisors of the Sterling Hill Community Development District.

“District” – shall mean the Sterling Hill Community Development District.

“District Staff” – shall mean the professional management company with which the District has contracted to provide management services to the District, the Clubhouse Manager, and District Counsel.

“Guest” – shall mean any person or persons, other than a Resident or Non-Resident Patron, who are expressly authorized by the District to use the Amenities, or invited for a specific visit by a Patron to use the Amenities.

“Homeowners Association” or “HOA” or “POA” – shall mean an entity or entities, including its/their employees and agents, which may have jurisdiction over lands located within the District, either now or in the future, which may exist to aid in the enforcement of deed restrictions and covenants applicable to lands within the District.

“Household” – shall mean a residential unit or a group of individuals residing within a Resident’s home. ***This does not include visiting friends, guests, relatives or extended family not permanently residing in the home.*** Upon District’s request, proof of residency for individuals over the age of eighteen (18) years may be required by driver’s license or state or federal issued form of identification, including a signed affidavit of residency.

“Non-Resident” – shall mean any person who does not own property within the District.

“Non-Resident Patron” – shall mean any person or Household not owning property in the District who is paying the Annual User Fee to the District for use of all Amenity Facilities.

“Non-Resident User Fee” or “Annual User Fee” – shall mean the fee established by the District for any person that is not a Resident and wishes to become a Non-Resident Patron. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.

“Patron” – shall mean Patrons, Non-Resident Patrons and Renters.

“Renter” – shall mean a tenant, occupant or an individual maintaining his or her residence in a home located within the District pursuant to a valid rental or lease agreement. Proof of valid rental or lease agreement shall be required.

“Resident” – shall mean any person or Household owning property within the District, or any Renter who has been approved for issuance of an Access Card.

The words "hereof," "herein," "hereto," "hereby," "hereinafter" and "hereunder" and variations thereof refer to the entire Amenity Policies and Rates.

All words, terms and defined terms herein importing the singular number shall, where the context requires, import the plural number and vice versa.

ACCESS AND USAGE

- (1) **General.** Only Patrons have the right to use the Amenities; provided, however, that certain community programming events may be available to the general public when permitted by the District, and subject to payment of any applicable fees and satisfaction of any other applicable requirements, including adherence to these Amenity Policies and execution of waivers and hold harmless agreements, if any.
- (2) **Use at your Own Risk.** *All persons using the Amenities do so at their own risk and agree to abide by the Amenity Policies. The District shall assume no responsibility and shall not be liable in any incidents, accidents, personal injury or death, or damage to or loss of property arising from the use of the Amenities or from the acts, omissions or negligence of other persons using the Amenities.*
- (3) **Resident Access and Usage.** Patrons are permitted to access and use the Amenities in accordance with the policies and rules set forth herein, and are not responsible for paying the Annual Non-Resident User Fee set forth herein. In order to fund the operation, maintenance and preservation of the facilities, projects and services of the District, the District levies operation and maintenance special assessments payable by property owners within the District, in accordance with the District’s annual budget and assessment resolutions adopted each fiscal year, and may additionally levy debt service assessments payable by property owners to repay debt used to finance public improvements. Patrons shall not be entitled to a refund of any maintenance special assessments or debt service special assessments due to closure of the Amenities or suspension of that Patron’s access privileges.
- (4) **Non-Resident Patron Access and Usage.** A Non-Resident Patron must pay the Annual Non-Resident User Fee to have the right to use the Amenities for one full year, which year begins from the date of receipt of payment by the District. This fee must be paid in full before the Non-

Resident may use the Amenities. Each subsequent Annual Non-Resident User Fee shall be paid in full on the anniversary date of application. Annual Non-Resident User Fees may be renewed no more than thirty (30) days in advance of the date of expiration and for no more than one calendar year. Multi-year memberships are not available. The Annual Non-Resident User Fee is nonrefundable and nontransferable.

- (5) **Guest Access and Usage.** District Staff shall be authorized to verify and enforce the authorized number of Guests permitted at each Amenity Facility. A Patron must always accompany its Guests during its Guests' use of the Amenities and are responsible for all actions, omissions and negligence of such Guests, including Guests' adherence to the Amenity Policies. Violation of these Amenity Policies by a Guest may result in suspension or termination of the Patron's access and usage privileges. ***Exceeding the authorized number of Guests shall be grounds for suspension or termination of a Patron Household's access and usage privileges.***
- (6) **Access Cards.** Access Cards are available for **\$15** each from the North Sterling Hill Clubhouse or the South Sterling Hill Clubhouse, which are open 7 days a week from 8 am till 9 pm. Proof of property ownership and/or residency, and a photo ID, are required. All Patrons must use their Access Card for entrance to the Amenities. A maximum of two (2) Access Cards will be issued per Household. All Patrons must use their Access Cards for entrance to the Amenity Facilities.

The Access Card system provides a security and safety measure for Patrons and protects the Amenities from non-Patron entry. Under no circumstances shall a Patron provide their Access Card to another person, whether Patron or non-Patron, to allow access to the Amenities, and under no circumstances shall a Patron intentionally leave doors, gates, or other entrance barriers open to allow entry by non-Patrons.

GENERAL POLICIES

The following policies apply to all use of District Amenity Facilities:

- (1) **Registration and Access Cards.** Each Patron must scan in an Access Card in order to access the Amenities and must have his or her assigned Access Card in their possession and available for inspection upon District Staff's request. Access Cards are only to be used by the Patron to whom they are issued. In the case of Guests, Guests must be accompanied by a Patron possessing a valid Access Card at all times.
- (2) **Attire.** With the exception of the pool and wet areas where bathing suits are permitted, Patrons must be properly attired with shirts and shoes to use the Amenities for each facility's intended use. Bathing suits and wet feet are not allowed indoors with the exception of the bathrooms appurtenant to the pool area.
- (3) **Food and Drink.** Food and drink will be limited to designated areas only. No glass containers of any type are permitted at any of the Amenities. All persons using any of the Amenities must keep the area clean by properly disposing of trash or debris.
- (4) **Alcohol.** No alcoholic beverages are allowed on District property at any time. This includes, but is not limited to, the park(s), clubhouse(s) and swimming pool(s).
- (5) **Parking and Vehicles.** Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, pond banks, roadsides, or in any way which blocks the normal flow of traffic. During special events, alternative parking arrangements may be authorized but only as directed by District Staff. Motorized off-road bikes/vehicles (including ATVs) are prohibited on all property

owned, maintained and operated by the District or at any of the Amenities within District unless they are owned by the District. No overnight parking is permitted at any Amenity Facility unless approved by management.

- (6) **Fireworks/Flames.** Fireworks and open flames of any kind are not permitted anywhere on District-owned property or adjacent areas.
- (7) **Bicycles, Skateboards, Etc.** All bikes must be parked and locked at the bike racks. Please do not leave bikes on playground, pool deck, or other District property. Skateboards and roller blades are not permitted on the sport courts or pool deck.
- (8) **Grills.** Personal barbeque grills are not permitted at the Amenities or on any other District-owned property.
- (9) **Equipment.** All District equipment, furniture and other tangible property must be returned in good condition after use. Patrons are encouraged to notify District Staff if such items need repair, maintenance or cleaning.
- (10) **Littering.** Patrons are responsible for cleaning up after themselves and helping to keep the Amenities clean at all times.
- (11) **Bounce Houses and Other Structures.** The installation and use of bounce houses and similar apparatus is prohibited on District property. NO livestock animals, air-filled amusement tents, live entertainment, or bounce houses are permitted on District property due to liability. No exceptions will be made; provided that the District may have vendors with appropriate insurance and liability insurance.
- (12) **Excessive Noise.** Excessive noise that will disturb other Patrons is not permitted, including but not limited to use of cellular phones and speakers of any kind that amplify sound.
- (13) **Lost or Stolen Property.** The District is not responsible for lost or stolen items. The Amenity Manager is not permitted to hold valuables or bags for Patrons. All found items should be turned in to the Amenity Manager for storage in the lost and found. Items will be stored in the lost and found for two weeks after which District Staff shall dispose of such items in such manner as determined in its sole discretion; provided, however, that District Staff shall not be permitted to keep such items personally or to give such items to a Patron not otherwise claiming ownership.
- (14) **Trespassing / Loitering.** There is no trespassing or loitering allowed at the Amenities. Any individual violating this policy may be reported to the local authorities.
- (15) **Compliance with Laws and District Rules and Policies.** All Patrons shall abide by and comply with all applicable federal, state and local laws, rules, regulations, ordinances and policies, as well as all District rules and policies, while present at or utilizing the Amenities, and shall ensure that any minor for whom they are responsible also complies with the same. Failure to abide by any of the foregoing may be a basis for suspension or termination of the Patron's privileges to use or access the Amenities. The interpretation and enforcement of all rules is solely at the discretion of club staff and management.
- (16) **Courtesy.** Patrons and all users shall treat all staff members and other Patrons and Guests with courtesy and respect. Disrespectful or abusive treatment of District Staff or District contractors may result in suspension or termination of Amenity access and usage privileges. Any unwarranted physical contact (pushing, shoving, grabbing, etc.) shall result in suspension of amenities or law enforcement contact. If District Staff requests that a Patron leave the Amenity Facilities due to failure to comply with these rules and policies, or due to a threat to the health, safety, or welfare, failure to comply may result in immediate suspension or termination of Amenity access and usage privileges.
- (17) **Profanity/Obscenity.** Loud, profane, abusive, or obscene language or behavior is prohibited.
- (18) **Emergencies.** In the event of an injury or other emergency, please contact 911 and alert District Staff immediately.

- (19) Outside Vendors/Commercial Activity.** Outside vendors and commercial activity are prohibited on District property unless they are invited by the District as part of a District event or program or as authorized by the District in connection with a rental of the Amenity Facilities.
- (20) Organized Activities.** Any organized activities taking place at the Amenity Center must first be approved by the District. This includes, but is not limited to, fitness instruction, special events, etc.

SMOKING, DRUGS, AND ALCOHOL

Smoking, including using any paraphernalia designed to consume tobacco or other substances such as vaping and electric and non-electronic devices, is prohibited anywhere inside the Amenity Facilities, including any building, or enclosed or fenced area to the maximum extent of the prohibitions set forth in the Florida Clean Indoor Air Act or other subsequent legislation. Additionally, to the extent not prohibited by law, smoking is discouraged in all other areas of the Amenities and on District owned property. All waste must be disposed of in the appropriate receptacles. Any violation of this policy shall be reported to District Staff.

Possession, use and/or consumption of illegal drugs or alcoholic beverages is prohibited at the Amenities and on all other District owned property. Any person that appears to be under the influence of drugs or alcohol will be asked to leave the Amenities. Violation of this policy may result in suspension or termination of Amenity access and usage privileges and illegal drug use may be punished to the maximum extent allowed by law.

SERVICE ANIMAL POLICY

A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal's work or tasks or the individual's disability prevents doing so. The District may remove the Service Animal only under the following conditions:

- If the Service Animal is out of control and the handler does not take effective measures to control it;
- If the Service Animal is not housebroken; or,
- If the Service Animal's behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual's disability to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

CONDUCT CODE

Improper conduct, obscenities, verbal or physical threats by Patrons and/or Guests will not be tolerated anywhere on District property. Actions by any person of any nature, which may be dangerous, create a health or safety problem, create a hostile environment, or disturb others, are not permitted. This includes noise, intoxication, quarreling, threatening, fighting, offensive or abusive language or behavior. Patrons are responsible for family, guests, and invitees.

All Patrons are expected to conduct themselves properly with due consideration for each other and for fellow Patrons and District staff. Sterling Hill Managers have the authority to discipline any person for conduct, which in their discretion tends to endanger the health, safety, or welfare of District Patrons, guests, and staff, as well as for violations of the specific rules and policies of the District.

District staff has the right to ask any person(s) to cease their conduct and/or leave the premises as a result of conduct, which serves to harass or annoy other persons using or working in the District clubhouses or amenities. If the person(s) causing or participating in inappropriate behavior refuses to cease their activities and/or leave the premises promptly when directed, they will be advised that failure to do so immediately will result in law enforcement being called to have them removed, amenities suspended, and possibly trespassed.

At the discretion of the District staff dealing with the situation, the assistance of the local law enforcement agency may be sought to maintain order. If the person(s) asked to leave refuses to do so and law enforcement is called, the person will be issued a trespassing warrant from the facility. Any trespassing order issued at the request of District Staff may be appealed in person or in writing to the District's Board at a monthly district meeting.

Any person who commits a crime, verbally threatens the physical well-being of another person, or who engages in behavior that may be dangerous, create a health or safety problem, create a hostile environment, or otherwise disturbs others and causes them to fear for their physical well-being will be reported to the local law enforcement agency.

Anyone who observes a violation of the District's rules or policies shall bring the matter to the attention of any staff on duty. Patrons are discouraged from trying to enforce rules on their own.

Staff and fellow Patrons/Guests are to be treated in a courteous and considerate manner. No associate shall be disrespected or harassed in any way. All complaints regarding services rendered by and staff member must be made to the Clubhouse Manager or District Manager.

Patrons shall not engage or direct Staff on any private business, nor shall any Staff member be used for the individual benefit of the Patron, nor shall any Patron direct, supervise, or in any manner attempt to assert control over any such Staff member.

CLUBHOUSES, PARKS, AND RENTALS

- (1) Sterling Hill CDD clubhouse hours are 8:00am to 9:00pm Monday-Sunday. No loitering after park/clubhouse hours.
- (2) All children 12 years and under must be accompanied by an adult when visiting the park.
- (3) Clubhouses close for New Years Eve, Thanksgiving and Christmas. If clubhouse is closed for other reasons, notices will be posted. We are closed at 4pm on the day before and after Thanksgiving and Christmas.
- (4) Rental of activity rooms is available to Patrons only. Reservations are accepted only with approved forms, along with room payment and deposit. Please check with staff for availability and reservation forms. The rental fee is \$75 (during operating hours) and there is a \$100 cleaning deposit required. All rentals must comply with the rules, requirements, and terms and conditions set forth on the rental forms. Maximum capacity is 40 persons.

BASKETBALL COURT

For all emergencies call 911. To report a problem or for any inquiries please see the North Clubhouse park attendant or call (352) 686-5161.

- (1) Basketball courts are open from 8 am - 9 pm.
- (2) Use of basketball court is at your own risk.

- (3) Basketball court is for Patrons only.
- (4) No guests after 4pm. Before 4pm each Patron may have up to (2) guests. Each Patron is responsible for their guest's behavior.
- (5) You must sign in, and provide either your Access Card or photo ID for access to the basketball courts.
- (6) Children under the age of 12 must be accompanied by an adult.
- (7) Court is for basketball use only.
- (8) No profanity, obscene language, loud noises, or loud stereos.
- (9) No bicycles, rollerblades, or skates allowed.
- (10) No food, glass containers or alcoholic beverages allowed on court.
- (11) No smoking or vaping on the basketball courts.
- (12) Proper attire and shoes must be worn at all times.
- (13) No pets are allowed on court area.
- (14) Courts are used on a first come, first serve basis.
- (15) If someone is waiting to use the court, games are limited to 30 minutes.

BILLIARDS ROOM

For all emergencies call 911. To report a problem or for any inquiries please see the North Clubhouse park attendant or call (352)686-5161.

- (1) Billiard room is open from 8am – 9pm, 7 days a week.
- (2) Access Card is required to gain entrance.
- (3) You must be 16 years of age or older to use Billiard Room. (ID may be requested)
- (4) Billiard room is for Patrons and guests only. Each Patron may bring in two (2) guests.
- (5) There is a 30-minute time limit if another Patron is waiting to play.
- (6) No food or drink is allowed. Only bottled water is permitted.
- (7) Do not place anything on the billiard table.
- (8) No sitting on the billiard table.
- (9) No sitting or lying on the floor.
- (10) Music can only be played through device ear buds or headphones.
- (11) There will be no removal of, or addition to, any existing equipment in the billiard room.
- (12) You are permitted to bring your own cue stick.
- (13) When you are done playing please clean off the chalk from the billiard table with brush provided, and return cue sticks to their proper location.
- (14) Should any Patron encounter a problem with the pool table or other equipment, please notify the staff immediately.
- (15) Patrons will be held responsible for any property damage caused by themselves or their guest.
- (16) Profanity or foul language is prohibited.
- (17) Gambling is prohibited at the facility.
- (18) NO smoking, vaping or electronic cigarettes.

TENNIS COURT

For all emergencies, call 911. To report a problem or for any inquiries please see the North Clubhouse park attendant or call (352) 686-5161.

- (1) The courts are designated for Patrons only.
- (2) The tennis courts are open from 8 am to 9 pm, 7 days a week.
- (3) There is to be NO offensive or foul language.
- (4) There are NO reservations; the courts are first come, first serve.
- (5) If there are people waiting for a tennis court, there is a 90-minute maximum playing time.
- (6) Tennis court are to be used for tennis playing only. Roller blades, skate boards, bikes, etc. are prohibited.
- (7) You must have your driver's license or Access Card available for staff if necessary.
- (8) If a Patron brings a guest, the Patron must be present the entire time.
- (9) Guests are required to adhere to the same policies and regulations as the Patron.

VOLLEYBALL COURT

For all emergencies, call 911. To report a problem or for any inquiries please see the South Clubhouse park attendant or call (352) 684-0160.

- (1) Volleyball court hours of Operation 8 am – Dusk
- (2) Volleyball court is for Patrons and guests only.
- (3) All guests must be accompanied by a Patron at all times. The Patron is fully responsible for their guests' behavior.
- (4) Children under the age of 12 must be supervised by someone 18 years of age or older.
- (5) Sand court is for volleyball play only.
- (6) Pets are prohibited on sand court.
- (7) No picking up and throwing sand.
- (8) Do not pull or hang on volleyball net.
- (9) The use of profanity or disruptive behavior is prohibited.
- (10) Please clean up any trash brought to the volleyball court. Glass containers are prohibited.
- (11) If anything is wrong with the sand court or the volleyball net please report to clubhouse staff immediately.
- (12) In case of an emergency call 911 and report to club staff immediately.

DOG PARK

For all emergencies, call 911. To report a problem or for any inquiries please see the South Clubhouse park attendant or call (352) 684-0160.

- (1) Dog Park Hours of Operation: 8 am – Dusk
- (2) No children under the age of 16 are permitted unless accompanied by an adult 18 years of age or older.
- (3) The Sterling Hill dog park is available for use by Patrons and their guests.
- (4) All persons entering the dog park assume any and all risk to their own safety and that of their dogs.
- (5) Dog owners are responsible for the actions and behavior of their dogs at all times.
- (6) All dogs must be properly licensed and have their current vaccinations to enter dog park.

- (7) All dogs must have owner ID tags on at all times.
- (8) No dog may be left unattended at any time.
- (9) Female dogs in heat and puppies younger than 4 months old are prohibited at all times.
- (10) Limit of 3 dogs per person.
- (11) All dogs must be on a leash when entering and leaving the park.
- (12) No spiked, pronged, or choke collars allowed.
- (13) Dogs must be removed from the park at the first sign of aggression.
- (14) Dogs that have attacked or bitten any person or another person's pet shall be prohibited.
- (15) Dog owner / handler is responsible for picking up and disposing of their dog's waste in an appropriate outdoor receptacles.
- (16) No dog or human food allowed, and no glass containers permitted.
- (17) Dog owners must immediately stop their dog from digging, and fill in any holes dug by their dog, immediately.
- (18) Dogs are the only animals permitted within the dog park.
- (19) Dogs must be under voice command at all times.
- (20) Smoking is prohibited.

PLAYGROUND

For all emergencies, call 911.

- (1) Playground Hours of Operation: 8 am - 9 pm
- (2) Patrons and their guests may utilize the Playground at their own risk.
- (3) For the safety of all children and adults, only children between the age of 2 years old and 12 years of age may use the equipment.
- (4) Children under the age of 12 must be supervised by someone age 18 or older.
- (5) Patrons and their guests are responsible for the behavior of their children.
- (6) Proper footwear is required. NO loose clothing, especially with strings, should be worn.
- (7) Pets are prohibited in the playground area (with the exception of service animals).
- (8) Roughhousing is prohibited.
- (9) Throwing sand, mulch, sticks, or any other like item is prohibited.
- (10) Hard balls (baseball, basketball, tennis, etc.) are prohibited on the playground.
- (11) Playground equipment is for all children. They shall take turns and share the equipment.
- (12) All children are expected to play cooperatively with others.
- (13) No jumping off from any high climbing bars, platforms, or playground equipment.
- (14) Improper use of the equipment will not be tolerated. Use traditional methods when going up and down slides.
- (15) Persons using the playground must clean up any trash brought to the playground. Glass containers are prohibited.
- (16) The use of profanity, horseplay, or disruptive behavior is prohibited.
- (17) Please call 911 for all emergencies. If anything is wrong with the equipment or someone gets hurt, notify clubhouse staff immediately.

SWIMMING POOL

For all emergencies, call 911.

- (1) The swimming pool facilities are open from 10:00am to dusk (dusk time is set by staff's discretion). If the pool or deck is closed for maintenance, signs will be posted.
- (2) There is no lifeguard on duty, and all swimmers must enter through the building. Pool and splash pad rules are posted on pool and splash pad deck.
- (3) You must shower before entering pool.
- (4) You must have an Access Card to gain access to the pool. Proof of residency and ID must be verified if you do not have your Access Card.
- (5) Each household may bring up to five (5) guests for use of the pool facilities but must accompany their guests at all times.
- (6) No Lifeguard on Duty! Persons using the pool or clubhouse facilities do so at their own risk.
- (7) Children under the age of 16 must be accompanied by an adult 18 years of age or older at all times while using the pool facilities.
- (8) Infants and toddlers who are still in diapers MUST wear an approved swim diaper or rubber swim pants. Diapers are not permitted in the pool.
- (9) All persons using the pool facilities shall obey the capacity requirements as defined by Hernando County.
- (10) Proper swimming attire must be worn while using the pool facilities. (Bathing suits only, no sagging basketball/athletic shorts, or jeans)
- (11) No running or horseplay is allowed in the pool facilities.
- (12) No diving or flipping is allowed.
- (13) Flotation devices are allowed in the pool; however they must not interfere with the enjoyment of other guests using the pool.
- (14) No balls allowed, and toys should not be thrown within the pool or pool area.
- (15) No rough housing or chicken fighting is allowed in the swimming pool.
- (16) No smoking, vaping, or electronic cigarettes are permitted.
- (17) No animals are allowed in the pool facilities.
- (18) No food or drinks are allowed within 6 feet of the pool.
- (19) Coolers will be checked by staff. No glass containers are allowed in pool area.
- (20) Radios and other music devices are prohibited; unless they are used with personal headphones.
- (21) Pool furniture shall not be removed from the pool deck area or placed into the swimming pool.
- (22) No cursing, offensive language or offensive gestures are allowed.
- (23) The swimming pool and pool deck will be cleared by staff if lightning is within an 8-mile radius (determined by lightning detection device). The pool will re-open no sooner than 30 minutes after the last sound of thunder (determined by staff).
- (24) If the pool is contaminated it will be shut down and cleaned as per Center of Disease Control and Prevention (Chapter 64E-9 Florida Admin Code).
- (25) Belongings left in the pool facilities after dusk shall be placed in the clubhouse's "Lost & Found" for a period of one week. If the item(s) are not claimed, they will be discarded.

SPLASH PAD

For all emergencies, call 911. To report a problem or for any inquiries please see the South Clubhouse park attendant or call (352) 684-0160.

- (1) Hours of operation are 10:00 AM to Dusk (varies by time of year).

- (2) All persons using the splash pad do so at their own risk. No lifeguard on duty.
- (3) You must have an Access Card to gain access to the splash pad. Proof of residency and/or ID will be required if you do not have your Access Card.
- (4) Each household may bring up to five (5) guests for use of the splash pad facilities but must accompany their guests at all times.
- (5) Facility staff has the authority to deny access and/or usage of Splash Pad at any time if maximum bathing load is reached, as defined by Hernando County. (Max bathing load 11)
- (6) Splash pad may be closed at any time due to inclement weather, unforeseen circumstances, certain seasons of the year, or for maintenance.
- (7) The splash pad area cannot be reserved, as it is not a rentable area. Splash Pad use is on a first-come, first serve basis until facility reaches maximum bathing load (11), as defined by Hernando County.
- (8) Children under the age of 12 must be accompanied by an adult eighteen (18) years or older. Proof of age may be required.
- (9) Children who are not toilet trained must wear approved swim diapers, regular diapers are not permitted. No changing of diapers at splash pad.
- (10) Proper swim attire is required.
- (11) Persons experiencing diarrhea must not use the splash pad.
- (12) Persons with open cuts, sores, blisters, infections or diseases that may be transmitted by water are prohibited.
- (13) If splash pad is contaminated it will be shut down and cleaned as per Center of Disease Control and Prevention (Chapter 64E-9 Florida Admin Code).
- (14) No alcoholic beverages allowed.
- (15) No smoking, vaping, or tobacco products permitted.
- (16) Patrons are responsible for their guests and their behavior. Parents are responsible for their children's behavior.
- (17) No running, flipping, rough housing, or hanging on any of the equipment.
- (18) Do not drink or swallow the water, it is re-circulated chlorinated water system.
- (19) All participants should conduct themselves in a courteous, safe, and family-oriented manner. No cursing, offensive language, or offensive gestures are allowed.
- (20) Do not place any pool furniture on the splash pad.
- (21) No food or drink is permitted within 12' of splash pad, paver area only. No glass. No gum.
- (22) No one is permitted to play music which is audible to others, headphones or earbuds only.
- (23) Do not cover any water fixtures or drains.
- (24) The District and/or facility staff are not responsible for any lost or stolen items.

FITNESS CENTER

For all emergencies, call 911.

- (1) Fitness Center Hours are 5:00 AM – 10:00 PM; 7 days a week. Interior lights will shut off automatically at 10pm, and alarm will activate. Staff will post when closed for holidays and maintenance.
- (2) Fitness center is for Patrons only, unless special permission is granted for guests.
- (3) Age Requirements:
 - o Users must be 16 years of age or older to use fitness center without parent or legal guardian.

- Children ages 13-15 must be accompanied by a parent or legal guardian who remains present at all times.
 - No one under the age of 13 is permitted in the fitness center. No exceptions!
 - Patrons age 18 or older may request one-day approval for guests from manager.
 - Age verification in the form of picture ID or birth certificate may be required any time by staff.
- (4)** The facilities are under video surveillance. All activities are being recorded 24 hours a day.
 - (5)** In case of an emergency dial 911
 - (6)** You must have your Access Card to gain access.
 - (7)** No Tailgating - You may not open the fitness center doors for someone without an Access Card. If you do so you may be asked to leave, have your access suspended, or access terminated completely.
 - (8)** There is a 25-minute time limit on the fitness equipment when others are waiting.
 - (9)** All concerns, equipment malfunctions, damaged equipment and/or maintenance should be reported to clubhouse staff.
 - (10)** Use of the facility is at your own risk. Please use caution when exercising.
 - (11)** No dropping weights, emotional outbursts, or loud grunting while working out. Respect others.
 - (12)** No loud or offensive language or behavior.
 - (13)** No radio or music from cell phones or other devices. Headphones or ear buds are permitted.
 - (14)** All personal items must be kept off the workout floor.
 - (15)** Keep the facility clean. Put weights back where they belong, and pick up after yourself.
 - (16)** Fitness machines and equipment must be wiped down after each use with wipes or spray provided.
 - (17)** No loitering, drug use, smoking, electronic smoking devices, or alcohol of any kind is permitted in the fitness center facility.
 - (18)** Do not deface or destroy any property within the fitness center to include walls, floors, equipment, and restrooms. You will be responsible for the cost of repair.
 - (19)** Proper workout attire is mandatory. Closed toe athletic shoes, athletic shorts or pants, and shirt required. No sandals, flip-flops, boots, dress shoes, jeans or street clothes permitted.
 - (20)** Proper hygiene is required. You must wear clean clothes and avoid inappropriate body odor, strong perfumes, or cologne.
 - (21)** Please use all fitness equipment properly and in a safe manner.
 - (22)** Water or other sports drinks must be contained in non-breakable spill proof containers.
 - (23)** No outside food is permitted.

SUSPENSION AND TERMINATION OF PRIVILEGES

General Policy. All persons using the Amenities and entering District property shall comply with the Amenity Policies established for the safe operations and maintenance of the District's Amenities. To protect the rights and privileges of rule-abiding Patrons, inappropriate behavior by Patrons will not be tolerated.

(1) Suspension of Access and Use Privileges. The District, through its Board, District Manager, Amenity Manager and District Counsel shall have the right to restrict, suspend or terminate the Amenity privileges of any person to use the Amenities for any of the following behavior:

- (a)** Submits false information on any application for use of the Amenities;
- (b)** Permits the unauthorized use of an Access Card;
- (c)** Exhibits unsatisfactory behavior, deportment or appearance;
- (d)** Fails to pay amounts owed to the District in a proper and timely manner;
- (e)** Fails to abide by any District rules or policies (e.g., Amenity Policies);
- (f)** Treats the District's supervisors, staff, general/amenity management, contractors or other representatives, or other Patrons, in an unreasonable or abusive manner;
- (g)** Damages or destroys District property; or
- (h)** Engages in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, staff, amenities management, contractors or other representatives, or other residents or guests.

(2) Authority of District Staff.

- (a)** District Staff or their designee(s) may immediately remove any person from one or all Amenities if any of the above-referenced behaviors are exhibited or actions committed or if in his/her reasonable discretion it is the District's best interests to do so. District Staff may at any time restrict or suspend for cause or causes, including but not limited to those described above, any person's privileges to use any or all of the Amenities.
- (b)** Anyone asked to leave by clubhouse staff for continued violations must gather their belongings and leave property in a timely manner. Refusal to leave the property may result in a further suspension of amenity privileges or possible trespass warrant if law enforcement is called for noncompliance.
- (c)** Fighting, physical or verbal abuse of staff or other users of the Amenities, intentional damage of District property, or illegal drugs or paraphernalia will be grounds for immediate removal, suspension, and/or trespass warrant.

(3) Process for Suspension or Termination of Access and Use Privileges. Subject to the rights of District Staff set forth in Paragraph (3) above, the following process shall govern suspension and termination of privileges:

(a) Offenses:

- (a)** First Offense: Verbal warning by District Staff.
 - (b)** Second Offense: Depending on the severity of the offense, Staff may issue a second warning or ask the individual to leave immediately for the remainder of that day.
 - (c)** Third Offense: Suspension of all Amenity privileges for up to one (1) year, in the discretion of District staff. Such suspension shall run to the next regular meeting of the Board of Supervisors. At said meeting, the record of all previous offenses will be presented to the Board for recommendation of termination of the offender(s') privileges for up to one (1) calendar year. The length of the suspension is in the discretion of the Board and may be for less than one (1) year.
- (b)** Notwithstanding the foregoing, any time a user of the Amenity is arrested for an act committed, or allegedly committed, while on the premises of the Amenity, or violates these Policies in a manner that, in the discretion of the District Staff upon consultation with one Board member, justifies suspension beyond the guidelines set forth above, such offender shall have all amenity privileges immediately suspended.
- (c)** Any suspension or termination of Amenity privileges may be appealed to the Board of Supervisors for reversal or reduction. The Board's decision on appeal shall be final and binding.

(4) Legal Action; Criminal Prosecution. If any person is found to have committed any of the infractions noted herein, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature.

USE AT OWN RISK; INDEMNIFICATION

Any Patron, Guest, or other person who participates in the Activities (as defined below), shall do so at his or her own risk, and shall indemnify, defend, release, hold harmless, and forever discharge the District and its contractors, and the present, former, and future supervisors, staff, officers, employees, representatives, agents, and contractors of each (together, "Indemnitees"), for any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, by any individual of any age, or any corporation or other entity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorney's fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings), and harm of any kind or nature arising out of, or in connection with, the participation in the Activities, by said Patron, Guest, or other person, and any of his or her Guests and any members of his or her Household.

Should any Patron, Guest, or other person bring suit against the Indemnitees in connection with the Activities or relating in any way to the Amenities, and fail to obtain judgment therein against the Indemnitees, said Patron, Guest, or other person shall be liable to the District for all attorney's fees,

costs, and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings.

The waiver of liability contained herein does not apply to any act of intentional, willful or wanton misconduct by the Indemnitees.

For purposes of this section, the term “Activities” shall mean the use of or acceptance of the use of the Amenities, or engagement in any contest, game, function, exercise, competition, sport, event, or other activity operated, organized, arranged or sponsored by the District, its contractors or third parties authorized by the District.

SOVEREIGN IMMUNITY

Nothing herein shall constitute or be construed as a waiver of the District’s sovereign immunity or limitations on liability contained in Section 768.28, F.S., or other statutes or law.

SEVERABILITY

The invalidity or unenforceability of any one or more provisions of these policies shall not affect the validity or enforceability of the remaining provisions, or any part of the policies not held to be invalid or unenforceable.

AMENDMENTS AND WAIVERS

The Board in its sole discretion may amend these Amenity Policies from time to time. The Board by vote at a public meeting or the District Manager may elect in its/their sole discretion at any time to grant waivers to any of the provisions of these Amenity Policies, provided however that the Board is informed within a reasonable time of any such waivers.

Exhibit A: Rates, Fees, and Charges

EXHIBIT A

STERLING HILL COMMUNITY DEVELOPMENT DISTRICT

Rates, Fees, and Charges

As Amended October 19, 2023

Item	Rate
Activity/Party Room Rental (Patron) (6 hours)	\$75
Activity/Party Room Rental (Non-Patron) (6 hours)	\$150
Cleaning Deposit – Activity/Party Room Rental	\$100
Boat/RV Storage	\$62.50/month (\$750/year)
Access Card Fee	\$15
Annual Non-Resident Membership Fee	The average of the combined debt service and operations and maintenance assessments levied on each property owner for the applicable fiscal year + 15%

Tab 8



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Sterling Hill Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects nearly 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

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

Term: October 1, 2023 to October 1, 2024

Quote Number: 100123639

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$5,933,550
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	\$115,500

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	Coinsurance
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
Coverage	Deductibles	Limit
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery	\$2,500	Included
TRIA		Included

*Except for Zones A & V see page 8 (Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$49,601

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile

CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	\$100,000	\$1,000
Theft, Disappearance or Destruction	\$100,000	\$1,000
Computer Fraud including Funds Transfer Fraud	\$100,000	\$1,000
Employee Dishonesty, including faithful performance, per loss	\$100,000	\$1,000

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	1	\$1,000,000	Included
Personal Injury Protection	5	Separately Stated In Each Personal Injury Protection Endorsement	Included
Auto Medical Payments	2	\$2,500 Each Insured	Included
Uninsured Motorists including Underinsured Motorists	2	\$100,000	Included
Physical Damage Comprehensive Coverage	7,8	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	7,8	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Included
Physical Damage Towing And Labor	7	\$250 For Each Disablement Of A Private Passenger Auto	Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$100,000 each claim/annual aggregate



PREMIUM SUMMARY

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

Term: October 1, 2023 to October 1, 2024

Quote Number: 100123639

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$49,601
Crime	\$613
Automobile Liability	\$1,069
Hired Non-Owned Auto	Included
Auto Physical Damage	\$115
General Liability	\$5,264
Public Officials and Employment Practices Liability	\$4,086
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$60,748

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)



PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2023, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Sterling Hill Community Development District

(Name of Local Governmental Entity)
By: 
Signature

Christina Miller
Print Name

Witness By: 
Signature

Jillian Minichino
Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2023

By: _____
Administrator



PROPERTY VALUATION AUTHORIZATION

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

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

<input checked="" type="checkbox"/>	Building and Content TIV	\$5,933,550	As per schedule attached
<input checked="" type="checkbox"/>	Inland Marine	\$115,500	As per schedule attached
<input checked="" type="checkbox"/>	Auto Physical Damage	\$14,500	As per schedule attached

Signature:  Date: 9/27/2023

Name: Christina Miller

Title: Chairman, Sterling Hill CDD



PUBLIC ENTITY
FLORIDA UNINSURED MOTORISTS COVERAGE SELECTION OF LOWER LIMITS OR REJECTION
OF COVERAGE

YOU ARE ELECTING NOT TO PURCHASE CERTAIN VALUABLE COVERAGE WHICH PROTECTS
YOU OR YOU ARE PURCHASING UNINSURED MOTORIST LIMITS LESS THAN YOUR LIABILITY
LIMITS WHEN YOU SIGN THIS FORM. PLEASE READ CAREFULLY.

Quote Number: 100123639	Term: October 1, 2023 to October 1, 2024
Insurer: Florida Insurance Alliance	
Applicant/Named Insured: Sterling Hill Community Development District	

Florida law permits you to make certain decisions regarding Uninsured Motorists Coverage provided under your policy. This document describes this coverage and various options available.

You should read this document carefully and contact us or your agent if you have any questions regarding Uninsured Motorists Coverage and your options with respect to this coverage.

This document includes general descriptions of coverage. However, no coverage is provided by this document. You should read your policy and review your Declarations Page(s) and/or Schedule(s) for complete information on the coverages you are provided.

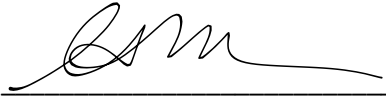
Uninsured Motorists Coverage provides for payment of certain benefits for damages caused by owners or operators of uninsured motor vehicles because of bodily injury or death resulting therefrom. Such benefits may include payments for certain medical expenses, lost wages, and pain and suffering, subject to limitations and conditions contained in the policy. For the purpose of this coverage, an uninsured motor vehicle may include a motor vehicle as to which the bodily injury limits are less than your damages.

Florida law requires that automobile liability policies include Uninsured Motorists Coverage at limits equal to the Liability Coverage in your policy, unless you select a lower limit offered by the company or reject Uninsured Motorists Coverage entirely.

Please indicate by initialing below whether you entirely reject Uninsured Motorists Coverage or whether you select this coverage at limits lower than the Liability Coverage of your policy.

<input type="checkbox"/>	I reject Uninsured Motorists Coverage entirely.
<input checked="" type="checkbox"/>	I reject Combined Single Limit for Liability Coverage and I select a lower limit of \$100,000.

I understand and agree that selection of any of the above options applies to my liability insurance policy and future renewals or replacements of such policy which are issued at the same Liability limits. If I decide to select another option at some future time, I must let the Insurer or my agent know in writing.



Applicant's/Named Insured's Signature

Christina Miller

Applicant's/Named Insured's Printed Name

09/27/2023

Date

**Sterling Hill Community Development District**

Policy No.: 100123639
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term	Date	Contents Value			
	Roof Shape	Roof Pitch					Roof Covering	Covering Replaced	Roof Yr Blt
1	Clubhouse - North		2006	10/01/2023	\$635,250		\$717,750		
	4411 Sterling Hill Blvd. Spring Hill FL 34609		Joisted masonry	10/01/2024	\$82,500				
	Complex Roof Design			Asphalt shingles					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term	Date	Contents Value			
	Roof Shape	Roof Pitch					Roof Covering	Covering Replaced	Roof Yr Blt
2	North - Pool, 2 Shade Structures & Fence		2006	10/01/2023	\$330,000		\$330,000		
	4411 Sterling Hill Blvd. Spring Hill FL 34609		Below Ground Liquid Storage/Pool	10/01/2024					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term	Date	Contents Value			
	Roof Shape	Roof Pitch					Roof Covering	Covering Replaced	Roof Yr Blt
3	Playground Equipment w/ Fencing - North		2006	10/01/2023	\$66,000		\$66,000		
	4411 Sterling Hill Blvd. Spring Hill FL 34609		Non combustible	10/01/2024					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term	Date	Contents Value			
	Roof Shape	Roof Pitch					Roof Covering	Covering Replaced	Roof Yr Blt
4	Waterpumps, Controller,Irrigation - Community Wide		2006	10/01/2023	\$55,000		\$55,000		
	Sterling Hill Blvd. Spring Hill FL 34609		Pump/Lift Station	10/01/2024					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term	Date	Contents Value			
	Roof Shape	Roof Pitch					Roof Covering	Covering Replaced	Roof Yr Blt
5	Concrete Perimeter Wall		2005	10/01/2023	\$1,650,000		\$1,650,000		
	Sterling Hill Blvd. Spring Hill FL 34609		Masonry non combustible	10/01/2024					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term	Date	Contents Value			
	Roof Shape	Roof Pitch					Roof Covering	Covering Replaced	Roof Yr Blt
6	Clubhouse - South Park		2008	10/01/2023	\$635,250		\$717,750		
	4250 Sterling Hill Blvd. Spring Hill FL 34609		Joisted masonry	10/01/2024	\$82,500				
	Complex Roof Design			Asphalt shingles					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term	Date	Contents Value			
	Roof Shape	Roof Pitch					Roof Covering	Covering Replaced	Roof Yr Blt
7	South - Pool, 2 Shade Structure, & Fence		2008	10/01/2023	\$330,000		\$330,000		
	4250 Sterling Hill Blvd. Spring Hill FL 34609		Below Ground Liquid Storage/Pool	10/01/2024					

Sign:

Print Name:

Christina Miller

Date:

09/27/2023

**Sterling Hill Community Development District**

Policy No.: 100123639
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
8	Playground Equipment w/ Fencing - South		2008	10/01/2023			\$46,321	
	4250 Sterling Hill Blvd. Spring Hill FL 34609		Non combustible	10/01/2024	\$46,321			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
9	Picnic Shelters (2) - South		2008	10/01/2023	\$33,000		\$33,000	
	4250 Sterling Hill Blvd. Spring Hill FL 34609		Non combustible	10/01/2024				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
10	Dumpster & Gate - North		2008	10/01/2023			\$9,698	
	4411 Sterling Hill Blvd. Spring Hill FL 34609		Non combustible	10/01/2024	\$9,698			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
11	Park Sign & Wall - South		2008	10/01/2023	\$7,250		\$7,250	
	4250 Sterling Hill Blvd. Spring Hill FL 34609		Non combustible	10/01/2024				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
12	Dog Walk Fencing & Dogipot - South		2008	10/01/2023	\$10,143		\$10,143	
	4250 Sterling Hill Blvd. Spring Hill FL 34609		Non combustible	10/01/2024				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
13	Bathroom / Maintenance Building - North		2006	10/01/2023	\$132,770		\$132,770	
	4411 Sterling Hill Blvd. Spring Hill FL 34609		Frame	10/01/2024				
	Simple hip			Asphalt shingles				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
14	Bathroom Maintenance Building - South		2008	10/01/2023	\$132,770		\$132,770	
	4250 Sterling Hill Blvd. Spring Hill FL 34609		Frame	10/01/2024				
	Simple hip			Asphalt shingles				

Sign:

Print Name:

Christina Miller

Date:

09/27/2023

**Sterling Hill Community Development District**

Policy No.: 100123639
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
15	Pool Furniture - North Pool		2006	10/01/2023			\$8,250	
	4411 Sterling Hill Blvd. Spring Hill FL 34609		Property in the Open	10/01/2024	\$8,250			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
16	Pool Furniture - South Pool		2008	10/01/2023			\$8,250	
	4250 Sterling Hill Blvd. Spring Hill FL 34609		Property in the Open	10/01/2024	\$8,250			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
17	Amersham Isle Monuments 2		2005	10/01/2023	\$22,000		\$22,000	
	Sterling Hill Blvd. Spring Hill FL 34609		Masonry non combustible	10/01/2024				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
18	Arborglades Monuments 2		2005	10/01/2023	\$22,000		\$22,000	
	Sterling Hill Blvd. Spring Hill FL 34609		Masonry non combustible	10/01/2024				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
19	Glenburne Monuments		2005	10/01/2023	\$22,000		\$22,000	
	Sterling Hill Blvd. Spring Hill FL 34609		Masonry non combustible	10/01/2024				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
20	Brightstone Monuments		2005	10/01/2023	\$22,000		\$22,000	
	Sterling Hill Blvd. Spring Hill FL 34609		Masonry non combustible	10/01/2024				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
21	Mandalay Place Monuments 2		2005	10/01/2023	\$20,000		\$20,000	
	Sterling Hill Blvd. Spring Hill FL 34609		Masonry non combustible	10/01/2024				

Sign: 

Print Name:

Christina Miller

Date: 09/27/2023

**Sterling Hill Community Development District**

Policy No.: 100123639
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
22	Brackenwood Monuments 2		2005	10/01/2023	\$22,000			
	Sterling Hill Blvd. Spring Hill FL 34609		Masonry non combustible	10/01/2024			\$22,000	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
23	Covey Run Monuments		2005	10/01/2023	\$22,000			
	Sterling Hill Blvd. Spring Hill FL 34609		Masonry non combustible	10/01/2024			\$22,000	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
24	Dunwoody Monuments 2		2005	10/01/2023	\$22,000			
	Sterling Hill Blvd. Spring Hill FL 34609		Masonry non combustible	10/01/2024			\$22,000	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
25	Edgemere Monument		2006	10/01/2023	\$22,000			
	Sterling Hill Blvd. Spring Hill FL 34609		Masonry non combustible	10/01/2024			\$22,000	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
26	Haverhill Monuments 2		2009	10/01/2023	\$22,000			
	Sterling Hill Blvd. Spring Hill FL 34609		Masonry non combustible	10/01/2024			\$22,000	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
27	Windance Monuments 2		2008	10/01/2023	\$22,000			
	Sterling Hill Blvd. Spring Hill FL 34609		Masonry non combustible	10/01/2024			\$22,000	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
28	12 Gates (entrance/exit) @ \$6500		2005	10/01/2023	\$78,650			
	Sterling Hill Blvd. Spring Hill FL 34609		Non combustible	10/01/2024			\$78,650	

Sign: 

Print Name:

Christina Miller

Date:

09/27/2023

**Sterling Hill Community Development District**

Policy No.: 100123639
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
29	4 Gate Operators at each Village ; 48 total Lift Master operators \$5,500 each		2005	10/01/2023	\$264,000			
	Sterling Hill Blvd. Spring Hill FL 34609		Non combustible	10/01/2024			\$264,000	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
30	Tennis Court and Fence - North		2005	10/01/2023	\$165,000			
	4411 Sterling Hill Blvd. Spring Hill FL 34609		Non combustible	10/01/2024			\$165,000	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
31	Basketball Courts and Fence - North		2006	10/01/2023	\$165,000			
	4411 Sterling Hill Blvd. Spring Hill FL 34609		Non combustible	10/01/2024			\$165,000	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
32	Dumpster & Gate - South		2013	10/01/2023	\$9,698			
	4251 Sterling Hill Blvd. Spring Hill FL 34609		Non combustible	10/01/2024			\$9,698	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
33	RV Lot Fence		2015	10/01/2023	\$13,200			
	4411 Sterling Hill Blvd Spring Hill FL 34610		Non combustible	10/01/2024			\$13,200	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
34	RV Lot Electric / Lighting		2015	10/01/2023	\$34,100			
	4411 Sterling Hill Blvd Spring Hill FL 34610		Non combustible	10/01/2024			\$34,100	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
35	RV Lot Gate Motor		2015	10/01/2023	\$6,600			
	4411 Sterling Hill Blvd Spring Hill FL 34610		Non combustible	10/01/2024			\$6,600	

Sign: 

Print Name:


Christina Miller

Date: 09/27/2023

**Sterling Hill Community Development District**

Policy No.: 100123639
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
36	Irrigation		2015	10/01/2023	\$20,350		\$20,350	
	4411 Sterling Hill Blvd Spring Hill FL 34610		Non combustible	10/01/2024				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
37	Fitness Center - North		2015	10/01/2023	\$275,000		\$352,000	
	4411 Sterling Hill Blvd Spring Hill FL 34610		Joisted masonry	10/01/2024	\$77,000			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
38	Splash Pad		2019	10/01/2023	\$121,000		\$121,000	
	4411 Sterling Hill Blvd. Spring Hill FL 34609		Non combustible	10/01/2024				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
39	Bus Stop Pavilions w/ Benches (2)		2020	10/01/2023	\$9,350		\$9,350	
	Sterling Hill Blvd. Spring Hill FL 34609		Non combustible	10/01/2024				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
40	3 - Rail PVC Fencing		2015	10/01/2023	\$165,000		\$165,000	
	Sterling Hill Blvd. Spring Hill FL 34609		Non combustible	10/01/2024				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
41	Benches In The Open		2015	10/01/2023	\$5,500		\$5,500	
	Sterling Hill Blvd. Spring Hill FL 34609		Non combustible	10/01/2024				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
42	1 Gates (entrance/exit) @ \$6500		2015	10/01/2023	\$7,150		\$7,150	
	Sterling Hill Blvd. Spring Hill FL 34609		Non combustible	10/01/2024				

Sign: 

Print Name: Christina Miller

Date: 09/27/2023

**Sterling Hill Community Development District**

Policy No.: 100123639

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
43	Barrington Monument		2021	10/01/2023	\$22,000		
	Sterling Hill Blvd & Golden Lime Blvd. Spring Hill FL 34609		Non combustible	10/01/2024			\$22,000
			Total:	Building Value \$5,619,031	Contents Value \$314,519	Insured Value \$5,933,550	

Sign:

Print Name:

Christina Miller

Date:

09/27/2023

***Sterling Hill Community Development District***

Policy No.: 100123639
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department Description	Serial Number	Classification Code	Eff. Date Term Date	Value	Deductible
1	Pool Chair Lift - North		Other inland marine	10/01/2023 10/01/2024	\$5,000	\$1,000
2	Pool Chair Lift - South		Other inland marine	10/01/2023 10/01/2024	\$5,000	\$1,000
3	Security Cameras (73)/DVRs (15)		Electronic data processing equipment	10/01/2023 10/01/2024	\$51,500	\$1,000
4	2022 American LandMaster, Model L5 Mule	A4PUTVKD4NBA00464	Mobile equipment	10/01/2023 10/01/2024	\$9,000	\$1,000
5	2022 Polaris Ranger UTV	3NSCCA577NE307534	Mobile equipment	10/01/2023 10/01/2024	\$15,000	\$1,000
6	Pool Equipment (2 pools)		Mobile equipment	10/01/2023 10/01/2024	\$30,000	\$1,000
				Total	\$115,500	

Sign: _____

Print Name: _____

Christina Miller

Date: _____

09/27/2023

**Sterling Hill Community Development District**

Policy No.: 100123639
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Make	Model/Description	Department	AL Eff	Comp Ded	Comp Eff	Term	Value	
Qty	Year	VIN #	Vehicle Type	AL Term	Coll Ded	Coll Eff	Coll Term	Valuation Type	APD Rptd
1	Ram	Dodge		10/01/2023	\$1,000	10/01/2023	10/01/2023		\$14,500
1	2014	3C6JR6AT1EG316328	Private Passenger	10/01/2024	\$1,000	10/01/2023	10/01/2024	Actual cash value	\$14,500
								Total	\$14,500
								APD Rptd	\$14,500

Sign: 

Print Name: Christina Miller

Date: 09/27/2023

Tab 9

MINUTES OF MEETING

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

**STERLING HILL
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Sterling Hill Community Development District was held on **Thursday, October 19, 2023, at 6:01 p.m.** at the Sterling Hill North Clubhouse located at 4411 Sterling Hill Boulevard, Spring Hill, Florida, 34609.

Present and constituting a quorum:

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

Also present were:

Jillian Minichino	District Manager, Rizzetta & Company, Inc.
Matthew Huber	Regional District Manager, Rizzetta & Company, Inc.
John Toborg	Landscape Inspection Manager (via Teams)
Lauren Gentry	District Counsel, Kilinski/Van Wyk
Stephen Brletic	DE, JMT Engineering
Jason Pond	Clubhouse Manager
Connie Mastroni	Clubhouse Manager
Angel Rivera	Representative, Juniper Landscaping (via Teams)
Dale Girardin	Clubhouse Manager

Audience	Present
----------	----------------

FIRST ORDER OF BUSINESS**Call to Order**

Ms. Minichino called the meeting to order at 6:04 p.m. and noted that there were audience members present.

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

Audience comments were entertained regarding the damaged wall and the new development adjacent to Edgemere and Arborglades.

THIRD ORDER OF BUSINESS**Staff Reports****A. District Counsel**

Ms. Gentry stated that she had nothing new to report.

Mr. Toborg responded to questions regarding reimbursement for landscaping repairs because of damage by the County during a construction project. The Board asked that he keep the amount separate for tracking purposes. Mr. Bagnuolo inquired about any contracts with the County.

B. District Engineer Report

Mr. Brletic updated the Board regarding the planned development adjacent to the district.

A brief discussion was held regarding findings relative to traffic speed enforcement options. Mr. Brletic summarized his discussions with the county, noting that adding traffic signs would not change enforceability (a new speed study would be needed and that could show that the speeds should be increased). Mr. Bagnuolo asked whether installing crosswalks within specific miles of schools/clubhouse would call for reduced speed zones.

A brief discussion was held on plans on the status of plans for the dog park, pickle ball courts, and parking lot.

C. Landscape Inspection Services Manager

Mr. Toborg reviewed the landscape inspection report and a brief discussion ensued. The Board asked that the contractors review comment boxes and are shown in the report copy included in the agenda packet.

1. Review of Juniper's response to the Landscape Inspection Report

Mr. Rivera responded to Board questions on timing of when noted deficiencies will be completed.

2. Consideration of Juniper Landscape's Proposals

Discussion was held regarding Juniper proposals 236217, 236243, 236250, 236268, 236253, and one for OTC injections. The following Board actions were taken:

Proposal 236268 was tabled, and a request made that the pricing be revised.

On a motion from Ms. Feliu, seconded by Ms. Miller, with all in favor, the Board of Supervisors approved Juniper proposal # 236217 to install Black Know to Roses in the amount of \$327.32, for the Sterling Hill Community Development District.

On a motion from Mr. Gebala, seconded by Ms. Miller, with all in favor, the Board of Supervisors approved Juniper proposal # 236250 to install Yellow Anise on the Glenburne wall to replace the Photiniain the amount of \$1,809.36, for the Sterling Hill Community Development District.

On a motion from Ms. Feliu, seconded by Mr. Gebala, with all in favor, the Board of Supervisors approved Juniper proposal # 236253 to install Sweet Viburnum along the Elgin Wall in the amount of \$4,590.34, for the Sterling Hill Community Development District.

On a motion from Mr. Bagnuolo, seconded by Mr. Gebala, with all in favor, the Board of Supervisors approved the Yellowstone proposal for OTC treatments four times a year at a cost of \$350 per treatment, for the Sterling Hill Community Development District.

On a motion from Ms. Feliu, seconded by Mr. Bagnuolo, with all in favor, the Board of Supervisors approved Juniper proposal # 236243 to install 12 Sweet Viburnum on the south intersection outside of Arborglades Isles in the amount of \$2,209.52, for the Sterling Hill Community Development District.

On a motion from Ms. Feliu, seconded by Ms. Manuele, with all in favor, the Board of Supervisors approved Juniper proposal # 240843 to remove Viburnum, for the Sterling Hill Community Development District.

The Board asked that irrigation reports be kept separate from regular reports.

D. Amenity Management

1. Review of Amenity Report

Mr. Pond reviewed his monthly report, noting that the cameras have been installed at the bus stops and the pool repairs at the North Clubhouse have started. They will take approximately six weeks to complete.

D. District Manager

Ms. Minichino reminded the Board that the next meeting is scheduled for November 16, 2023, at 9:30 a.m.

Mr. Huber presented the Series 2003 AB Arbitrage Report prepared by LLS Tax Services, noting that there was no negative arbitrage rebate.

On a motion from Ms. Manuele, seconded by Mr. Bagnuolo, with all in favor, the Board of Supervisors accepted the Arbitrage Rebate Report on the 2003AB bonds, for the Sterling Hill Community Development District.

FOURTH ORDER OF BUSINESS

Update on HA-5 Issue

A brief discussion was held regarding the legal opinion on the contract with Whitaker and whether a warranty/performance bond applied in this case.

FIFTH ORDER OF BUSINESS**Discussion Regarding Amenities (Dog Park and Pickleball)**

This was discussed during the District Engineer's report.

SIXTH ORDER OF BUSINESS**Discussion Regarding Bank of Tampa Accounts**

Management presented options for investing funds from various banks. The Board indicated that they understood proposed interest rates could change.

On a motion from Ms. Feliu, seconded by Ms. Manuele, with all in favor, the Board of Supervisors authorized moving \$240,000 currently in a money market account with Bank of Tampa to Regions Bank for 26 weeks, for the Sterling Hill Community Development District.

SEVENTH ORDER OF BUSINESS**Public Hearing on Amenity Rates**

On a motion from Ms. Miller, seconded by Mr. Gebala, with all in favor, the Board of Supervisors opened the public hearing on amenity rates, for the Sterling Hill Community Development District.

Discussion was held regarding fees for boat storage for residents only with a \$12.50 per month increase or \$75.00 per month or \$750 a year. The recommended rate for the party room was \$75 for residents and \$150 for non-residents. It was stated that the cost of insurance has increased, as well as the cost of upkeep (black top, gates, cameras, etc.).

On a motion from Ms. Manuele, seconded by Ms. Feliu, with all in favor, the Board of Supervisors closed the public hearing on amenity rates, for the Sterling Hill Community Development District.

1. Consideration of Resolution 2024-01; Adopting Rates and Fees

Ms. Minichino presented the resolution and a brief discussion ensued regarding allowing non-residents to use the RV lot. Mr. Gebala made a motion to allow non-residents to rent space in the RV lot and Mr. Bagnuolo seconded it. Mr. Gebala later withdrew his motion.

On a motion from Mr. Bagnuolo, seconded by Ms. Manuele, with all in favor, the Board of Supervisors approved Resolution 2024-01 adopting amenity rates and fees, effective January 1, 2024, for rental space in the RV Lot for non-residents only (\$75.00 per month or \$750 /year) and party room fees of \$75 for residents and \$150 for non-residents, for the Sterling Hill Community Development District.

EIGHTH ORDER OF BUSINESS**Consideration of Fourth Addendum to
Amenity Services Contract**

Mr. Huber presented the Addendum to the Amenity Services Contract explaining that it allows for pay increases for Staff. Ms. Manuele asked why this wasn't addressed during budget discussions and Mr. Huber stated that specific pay increases were requested by Mr. Pond after the budget was approved. He provided an exhibit of the proposed increases.

On a motion from Mr. Gebala, seconded by Mr. Bagnuolo, with all in favor, the Board of Supervisors approved the Fourth Addendum to the Amenity Services Contract, as discussed, for the Sterling Hill Community Development District.

NINTH ORDER OF BUSINESS**Ratification of Egis Proof of Loss**

Ms. Minichino reviewed insurance claim for the Tesla accident causing damage to Sterling Hill CDD property in the Amount of \$29,538.99 (Amount of damages less \$8,828.49 subrogation recovery).

On a motion from Ms. Manuele, seconded by Ms. Feliu, with all in favor, the Board of Supervisors ratified approval of the EGIS Proof of Loss, as discussed, for the Sterling Hill Community Development District.

TENTH ORDER OF BUSINESS**Consideration of Minutes of the Board
of Supervisors Meeting Held on
September 21, 2023**

The Board asked for a couple of revisions to the minutes.

On a motion from Mr. Bagnuolo, seconded by Ms. Feliu, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on September 21, 2023, as amended, for the Sterling Hill Community Development District.

ELEVENTH ORDER OF BUSINESS**Consideration of Operation &
Maintenance Expenditures for August
2023**

On a motion from Mr. Gebala, seconded by Mr. Bagnuolo, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for August 2023 in the amount of \$159,463.23, for the Sterling Hill Community Development District.

TWELFTH ORDER OF BUSINESS**Audience Comments**

Audience members posed questions regarding the dog park and pickle ball plans, and whether there are additional fees for use of basketball courts, etc. Concerns were expressed regarding several landscaping issues.

THIRTEENTH ORDER OF BUSINESS**Supervisor Requests**

Mr. Gebala asked Mr. Pond to investigate adding a sidewalk into the parking lot at the south clubhouse, currently there is just a walkway to the bus stop. Mr. Pond will get a proposal for this.

FOURTEENTH ORDER OF BUSINESS**Adjournment**

On a motion from Ms. Miller, seconded by Ms. Feliu, with all in favor, the Board of Supervisors adjourned the meeting at 8:15 p.m. for the Sterling Hill Community Development District.

Assistant Secretary

Chairman/Vice Chairman

Tab 11

Tab 10

STERLING HILL COMMUNITY DEVELOPMENT DISTRICT

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

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

www.sterlinghillcdd.org

Operation and Maintenance Expenditures September 2023 For Board Approval

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

The total items being presented: **\$ 155,825.24**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2023 Through September 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
George Cloversettle	100642	77885	Off Duty Patrol 08/20/23	\$ 90.00
Hernando County Utilities	091423-2	SS00001-00 08/23 ACH	North Clubhouse Water Bill 08/23	\$ 451.79
Hernando County Utilities	091423-2	SS00013-00 08/23 ACH	South Clubhouse Water Bill 08/23	\$ 339.52
Hunter Matthew Reid	100643	77873	Off Duty Patrol 08/19/23	\$ 90.00
Hunter Matthew Reid	100643	77874	Off Duty Patrol 08/20/23	\$ 90.00
Jacob L Johnson	100659	77966	Off Duty Patrol 08/27/23	\$ 90.00
Jeffrey C Lamondra	100644	77887	Off Duty Patrol 08/21/23	\$ 90.00
Jessica Lynn Hemley	100652	77984	Off Duty Patrol 08/25/23	\$ 90.00
Jessica Lynn Hemley	100652	77985	Off Duty Patrol 08/25/23	\$ 90.00
Jessica Lynn Hemley	100683	78239	Off Duty Patrol 09/16/23	\$ 90.00
Joseph Schneider	100653	77951	Off Duty Patrol 08/26/23	\$ 90.00
Joseph Schneider	100653	77952	Off Duty Patrol 08/27/23	\$ 90.00

Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2023 Through September 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Juan Perez	100672	78102	Off Duty Patrol 09/08/23	\$ 90.00
Juan Perez	100684	78250	Off Duty Patrol 09/18/23	\$ 90.00
Juniper Landscaping of Florida, LLC	100654	227709	Plant Material 08/23	\$ 1,205.89
Juniper Landscaping of Florida, LLC	100654	227710	Control Components 08/30/23	\$ 1,808.11
Juniper Landscaping of Florida, LLC	100685	230627	Quarterly Annual Rotation 09/23	\$ 750.00
Kennedy Electric	100673	53137580-1	Security Camera Setup 09/23	\$ 4,295.00
Kilinski / Van Wyk, PLLC	100655	7259	General Legal Services 07/23	\$ 3,202.16
Kilinski / Van Wyk, PLLC	100674	7478	General Legal Services 08/23	\$ 3,972.56
Matthew J Beebe	100675	78041	Off Duty Patrol 09/04/23	\$ 90.00
Michael A. Woodward	100686	78205	Off Duty Patrol 09/15/23	\$ 90.00
Michael P Brown	100687	78244	Off Duty Patrol 08/28/23	\$ 90.00
Miracle Recreation Equipment Company	100656	862040	Playground Equipment Replacement 08/23	\$ 630.00

Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2023 Through September 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Outsmart Pest Management, Inc.	100676	38726	Pest Control Treatment North Clubhouse 09/23	\$ 75.00
Outsmart Pest Management, Inc.	100676	38727	Bi-Annual Fire Ant Treatment South Clubhouse 09/23	\$ 285.00
Outsmart Pest Management, Inc.	100676	38728	Pest Control Treatment South Clubhouse 09/23	\$ 75.00
Panzner's Tree Service, Inc.	100688	1465	Tree Removal Services 08/23	\$ 1,300.00
Paskert Divers Thompson P.A.	100677	80900	Litigation Services Rendered Through August 15, 2023	\$ 2,170.00
Rizzetta & Company, Inc.	100650	INV0000083252	District Management Fees 09/23	\$ 6,454.06
Rizzetta & Company, Inc.	100651	INV0000083286	Personnel Reimbursement 09/01/23	\$ 15,402.34
Rizzetta & Company, Inc.	100658	INV0000083315	Out of Pocket Expenses 08/23	\$ 50.00
Rizzetta & Company, Inc.	100663	INV0000083372	Personnel Reimbursement 09/15/23	\$ 13,713.14
Ronald Courington	100678	78106	Off Duty Patrol 09/09/23	\$ 90.00
Ronald Courington	100678	78119	Off Duty Patrol 09/09/23	\$ 90.00
Samantha Lewis	100645	77840	Off Duty Patrol 08/18/23	\$ 90.00

Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2023 Through September 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Shaun Duval	100646	77855	Off Duty Patrol 08/19/23	\$ 90.00
Shore Commercial Services, Inc.	100647	228985	Pool Maintenance North Clubhouse 06/23	\$ 2,622.00
Shore Commercial Services, Inc.	100661	229972	Pool Maintenance North Clubhouse 09/23	\$ 2,622.00
Shore Commercial Services, Inc.	100661	230094	Pool Repair North Clubhouse 09/23	\$ 525.00
Shore Commercial Services, Inc.	100667	230104	Pool Repair North Clubhouse 09/23	\$ 25.00
Southern Automated Access Services, LLC	100648	13278	Gate Maintenance - Amersham 08/23	\$ 52.50
Southern Automated Access Services, LLC	100648	13279	Gate Maintenance - Brackenwood 08/23	\$ 52.50
Southern Automated Access Services, LLC	100648	13280	Gate Maintenance - Glenburne 08/23	\$ 52.50
Southern Automated Access Services, LLC	100648	13281	Gate Repairs - Windance 08/23	\$ 52.50
Southern Automated Access Services, LLC	100648	13282	Gate Maintenance - Barrington 08/23	\$ 105.00
Southern Automated Access Services, LLC	100648	13283	Gate Maintenance - Dunwoody 08/23	\$ 210.00
Southern Automated Access Services, LLC	100648	13284	Gate Maintenance - Arborglades 08/23	\$ 1,137.74

Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2023 Through September 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Southern Automated Access Services, LLC	100648	13340	Gate Maintenance - Glenburne 08/23	\$ 1,555.00
Southern Automated Access Services, LLC	100648	Southern Phone Summary 08/23	Southern Phone Summary 08/23	\$ 586.35
Southern Automated Access Services, LLC	100668	13408	Gate Maintenance - Edgemere 09/23	\$ 105.00
Southern Automated Access Services, LLC	100668	13409	Gate Maintenance - Amersham 09/23	\$ 105.00
Spectrum	090823-2	0030100082023 ACH	4411 Sterling Hill Blvd. AHMS 09/23	\$ 639.67
Sterling Hill CDD			Debit Card Replenishment 09/28/23	\$ 3,920.23
Straley Robin Vericker	100657	23514-C	General Legal Services 07/23	\$ 3,202.16
Superior Sealers, LLC	100679	INV-62	Paint 6 Directional Arrows & Safety Zone 09/23	\$ 1,875.00
Thomas Castiglione	100662	083123 Castiglione	Off Duty Patrol 08/23	\$ 480.00
Travis M Shields	100680	78146	Off Duty Patrol 09/11/23	\$ 90.00
Waste Management Inc. of Florida	091423-3	0880520-1568-7 ACH	Waste Disposal Services South Clubhouse (\$ 368.94
Waste Management Inc. of Florida	091423-3	0880633-1568-8 ACH	Waste Disposal Services North Clubhouse C	\$ 337.84

Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2023 Through September 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Withlacoochee River Electric Cooperative, Inc.	090823-1	Sterling Hill Summary of WREC 08/23 ACH	Sterling Hill Summary of WREC 08/23 ACH	\$ 11,029.92
Report Total				<u>\$ 155,825.24</u>

**Hernando County Sheriff's Office**

18900 Cortez Blvd
Brooksville, FL 34603

INVOICE

Invoice ID:	78150
Date:	09/11/2023
Customer #:	
Due Date:	09/25/2023
Reference:	

Bill To:

Sterling Hill CDD
Attention: Accounts Payable
3434 Colwell ave.
Tampa, FL 33614
CDDINVOICE@RIZZETTA.COM;VRUTISKAYA@RIZZETTA.COM

DESCRIPTION	QTY	RATE	TOTAL
job #95082 - ABHINAV (ABE) SHARMA at Sterling Hill Subdivision from 9/9/2023 9:00 PM to 9/10/2023 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.

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	TERMS	ENCLOSED
5971	08/15/2023	\$540.00	08/15/2023	Due on receipt	

ACTIVITY	DESCRIPTION	AMOUNT
	Services below are for 4411 & 4250 Sterling Hills Blvd, Spring Hill, FL 34609	0.00
Carpet Cleaning - Extraction	Professional rotary extraction for: Carpets in North & South Clubhouses (Monday 8/14 & Tuesday 8/15)	650.00
Discount	Carpet Extraction Discount due to monthly maintenance option	-110.00

Apex is certified in cleaning and restoration for
All Hard Surface Floors -- Oriental/Area Rugs
Carpets -- Power Stretch & Repairs -- Odor Removal
Upholstery -- Leather -- And More -- Ask us for a quote!
RESIDENTIAL & COMMERCIAL!

BALANCE DUE

\$540.00

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	TERMS	ENCLOSED
5985	09/11/2023	\$120.00	09/11/2023	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 Cng (Monthly) for North & South clubhouses	60.00
Vinyl Tile Buffing	for North 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
5988	09/18/2023	\$575.00	09/18/2023	Due on receipt	

ACTIVITY	DESCRIPTION	AMOUNT
Vinyl Tile Scrubbing	Professional deep vinyl tile scrub and apply finish for Sterling Hills South Clubhouse	575.00

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

BALANCE DUE

\$575.00

**Hernando County Sheriff's Office**

18900 Cortez Blvd
Brooksville, FL 34603

INVOICE

Invoice ID:	78187
Date:	09/14/2023
Customer #:	
Due Date:	09/28/2023
Reference:	

Bill To:

Sterling Hill CDD
Attention: Accounts Payable
3434 Colwell ave.
Tampa, FL 33614
CDDINVOICE@RIZZETTA.COM;VRUTISKAYA@RIZZETTA.COM

DESCRIPTION	QTY	RATE	TOTAL
job #98078 - AUSTIN CLAYTON at Sterling Hill Subdivision from 9/10/2023 6:00 PM to 9/10/2023 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.

INVOICE

BILL TO:

STERLING HILL CDD

411 STERLING HILL BLVD

SPRING HILL, FL 34609

PHONE 352-650-7402

TROOPER:

BRANDON HOAGLAN

17008 AYERS RD

BROOKSVILLE, FL 34604

PHONE: 352-442-7267

Description	Quantity	Unit Price	Cost
BUS STOP AND SPEED ENFORCEMENT DETAIL 8/14/2023 AM	1	\$120.00	\$120.00
BUS STOP AND SPEED ENFORCEMENT DETAIL 8/14/2023 PM	1	\$120.00	\$120.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
		Subtotal	\$240.00
		Total	\$240.00

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

Sincerely yours,

THOMAS CASTIGLIONE

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
Rizzetta & Company
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614
United States

INVOICE 1206
DATE 09/01/2023
TERMS Net 30
DUE DATE 10/01/2023

PROJECT NAME
Sterling Hill CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager	[Aug 15 – Sept 1]	7:30	200.00	1,500.00

BALANCE DUE **\$1,500.00**



Sterling Hill COMMUNITY DEVELOPMENT DISTRICT
Aug-23

	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
<u>CDD Activities</u>				
Board Meeting Prep, Attendance, Follow up Engineer's Reports/Invoicing	6.00	\$200	S. Brletic	\$1,200.00
South Clubhouse Dog Park Redevelopment - Site Visit & Concept Plan	0.50	\$200	R. Dvorak	\$100.00
Pointe Grand Development County Meeting	1.00	\$200	S. Brletic	\$200.00
INVOICE TOTAL				\$1,500.00

**Hernando County Sheriff's Office**

18900 Cortez Blvd
Brooksville, FL 34603

INVOICE

Invoice ID:	78245
Date:	09/17/2023
Customer #:	
Due Date:	10/01/2023
Reference:	

Bill To:

Sterling Hill CDD
Attention: Accounts Payable
3434 Colwell ave.
Tampa, FL 33614
CDDINVOICE@RIZZETTA.COM;VRUTISKAYA@RIZZETTA.COM

DESCRIPTION	QTY	RATE	TOTAL
job #98079 - Corey HAUENSTEIN at Sterling Hill Subdivision from 9/17/2023 6:00 PM to 9/17/2023 9:00 PM	3.000	\$30.00	\$90.00
TOTAL:	3.000		\$90.00

RECEIVED
09/21/23

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.



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
31152	09/10/2023	\$128.97	09/25/2023	Net 15	

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

SALES REP
Daniel Ciccarello

ACCT#/LOT/BLK
AN46225 - Fitness Center

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

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

BALANCE DUE

\$128.97



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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
31162	09/13/2023	\$1,385.00	09/28/2023	Net 15	

P.O. NUMBER
10631

SALES REP
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
08/08/2023	Camera/DVR Service Reason for call: 1. Install (3) 8MP cameras at fitness center. 2. Install (1) IP camera in clubhouse foyer. 3. Network new internet router. Tech notes: 1. Pulled & replaced (4) damaged cameras. Tested cameras - OK. 2. Network new internet router for the access system, IP cameras, PTP transmitters, and NVR.	5	125.00	625.00
08/08/2023	Camera/DVR Parts H8TRF 8MP turret cameras with 2.8mm lens	3	150.00	450.00
08/08/2023	N45EJN2 4MP IP turret camera with 2.8mm lens & mic	1	250.00	250.00
08/08/2023	POE-1TR IP over coax balun (pair)	1	60.00	60.00

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***Late Fees are 1.5% per month

BALANCE DUE

\$1,385.00



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

INVOICE

Customer	Sterling Hill Community Development District
Acct #	513
Date	09/25/2023
Customer Service	Kristina Rudez
Page	1 of 1

Payment Information	
Invoice Summary	\$ 60,748.00
Payment Amount	
Payment for:	Invoice#20163
100123639	

Thank You

Please detach and return with payment



Customer: Sterling Hill Community Development District

Invoice	Effective	Transaction	Description	Amount
20163	10/01/2023	Renew policy	Policy #100123639 10/01/2023-10/01/2024 Florida Insurance Alliance Package - Renew policy Due Date: 9/25/2023	60,748.00

Total

\$ 60,748.00

Thank You

RECEIVED
09/28/23

FOR PAYMENTS SENT OVERNIGHT:
Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors

(321)233-9939

Date

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

scclimer@egisadvisors.com

09/25/2023



State of Florida Department of Revenue

[DOR Home](#) [e-Services Home](#) [Print Page](#) [Contacts](#) [Logout](#)
Sales Tax - [Click for Help](#) NODE: 4

Original Return

FOR YOUR RECORDS ONLY - DO NOT MAIL

Cancellations must be done before 5:00 p.m. ET on the submission date. If the submission is completed after 5:00 p.m. ET on the submission date, weekend, or holiday the cancellation must be done before 5:00 p.m. ET the next business day. All cancellations are permanently deleted from our database.

Access Source: 37-8015579013-3

Confirmation Number: 230919129904

DR15-EZ

Certificate Number	Collection Period	Confirm Date and Time
37-8015579013-3	08/2023	09/19/2023 09:28:20 AM ET

Location Address

5241 STERLING HILL BLVD
SPRING HILL, FL 34609-0000

STERLING HILL COMMUNITY DEVELOPMENT
DIST
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390

Contact Information	
Name	Nathan Poirier
Phone	(813) 533 - 2590
Email	npoirier@rizzetta.com

Debit Date: 9/20/2023
Amount for Check: \$676.85
Bank Routing Number: 063102152
Bank Account Number: 1000154612435
Bank Account Type: Checking
Corporate/Personal: Corporate
Name on Bank Account: STERLING HILL
COMMUNITY
DEVELOPMENT DIST

Due to federal security requirements, we can not process international ACH transactions. If any portion of the money used in the payment you may be making today came from a financial institution located outside of the US or its territories for the purpose of funding this payment, please do not proceed and contact the Florida Department of Revenue at 850-488-6800 to make other payment arrangements. By continuing, you are confirming that this payment is not an international ACH transaction. If you are unsure, please contact your financial institution.

I hereby authorize the Department of Revenue to process this ACH transaction and to debit the checking account identified above. I understand there may be service charges assessed on any transactions not honored by my bank.

Signature: Nathan Poirier
Phone Number: 813-533-2590
Email Address: npoirier@rizzetta.com

- Gross Sales \$ 10490.00
(Do not include tax)
- Exempt Sales \$ 0.00
(Include these in Gross Sales, Line 1)
- Taxable Sales/Purchases \$ 10490.00
(Include Internet/Out-of-State Purchases)

Discretionary Sales Surtax Information		
A.	Taxable Sales and Purchases Not Subject to Discretionary Sales Surtax	\$ 0.00
B.	Total Discretionary Sales Surtax Due	\$ 52.45

- Total Tax Due \$ 676.85
(Include Discretionary Sales Surtax from Line B)
- Less Lawful Deductions \$ 0.00
- Less DOR Credit Memo \$ 0.00
- Net Tax Due \$ 676.85
- a. **Less (-)** Collection Allowance; or if Late, \$ 0.00
- b. **Plus (+)** Penalty and Interest \$ 0.00
- Amount Due With Return \$ 676.85

You have chosen not to donate your collection allowance to education.

Payment you have authorized

676.85

**Hernando County Sheriff's Office**

18900 Cortez Blvd
Brooksville, FL 34603

INVOICE

Invoice ID:	77885
Date:	08/20/2023
Customer #:	
Due Date:	09/03/2023
Reference:	

Bill To:

Sterling Hill CDD
Attention: Accounts Payable
3434 Colwell ave.
Tampa, FL 33614
CDDINVOICE@RIZZETTA.COM;VRUTISKAYA@RIZZETTA.COM

DESCRIPTION	QTY	RATE	TOTAL
job #98075 - George Cloversetttle at Sterling Hill Subdivision from 8/20/2023 6:00 PM to 8/20/2023 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.



MAIL PAYMENT TO:
HERNANDO COUNTY UTILITIES
P.O. BOX 30384
TAMPA, FL 33630-3384
(352) 754-4037 "AT YOUR SERVICE"

www.hernandocounty.us

Statement Date
Account Number

08/24/23
SS00001-00

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

Current Charges **451.79**
Current Charges Due Date **09/13/23**
Total Due **451.79**

SS0000100 9 000045179 4 0



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

IMPORTANT MESSAGES

ACCOUNT NUMBER

SS00001-00

ACCOUNT NAME

SHCDD NORTH PARK REC CTR

SERVICE ADDRESS

4411 STERLING HILL BLVD

TRANSPONDER ID

1830522390

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

METER ID	METER SIZE/UNITS	METER READ	PREVIOUS READ	BILL FROM	BILL TO	DAYS IN READ
60658034	1 1/2"	5.0000	08/14/2023	07/14/2023	07/24/2023	08/24/2023 31
AVG MONTHLY USAGE		AVG USAGE LAST MONTH		AVG SAME MONTH LAST YEAR		3 YR RESIDENTIAL AVERAGE
41000		42400		33700		
CURRENT READ	PREVIOUS READ	CONSUMPTION	IRR CURRENT READ	IRR PREVIOUS READ	CONSUMPTION - AVG CONSUMPTION	
4773900	4734800	39100				

Water Account			
1	\$1.86	0 - 50,000	72.73
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 483.13
PAYMENTS RECEIVED 483.13 CR
BALANCE FORWARD 0.00

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

CURRENT ACTIVITY

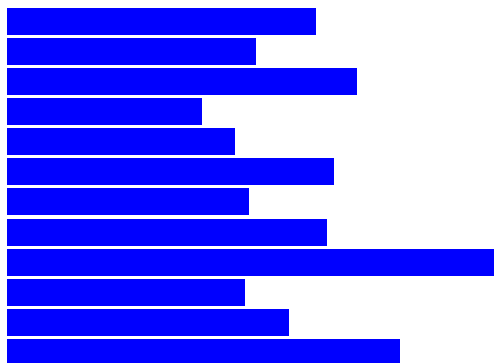
WATER USAGE 72.73
WATER BASE CHG 44.85

SEWER USAGE 212.31
SEWER USAGE - Billed at \$5.43/1,000 gallons
based on meter units
SEWER BASE CHG 121.90

TOTAL CURRENT CHARGES 451.79

TOTAL DUE 451.79

HISTORY (GAL)	
JUL	43400
JUN	35000
MAY	49200
APR	27400
MAR	32000
FEB	46000
JAN	34000
DEC	45000
NOV	69000
OCT	33400
SEP	39600
AUG	55300



SS00001-00

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.

A partial payment is not sufficient to resume service unless satisfactory arrangements have been made with Customer Service in advance.

- 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

OVERTIME CHARGES apply to ANY services scheduled after 2PM, Weekends or Holidays.

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.

PLEASE NOTE: No NON-EMERGENCY re-connects after 7 pm!

PLEASE NOTE:

For questions relating to garbage pickup services, please contact Republic Services at 1-800-282-9820 or 352-540-6457.

Utilities is now offering a variety of payment options via Invoice Cloud.

Please register at www.invoicecloud.com/hernandocounty

For current rates, service charges and operating hours, please visit our webpage and find us under “Departments”.

www.hernandocounty.us

All active accounts are billed base charges regardless of consumption.

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

CURRENT WATERING RESTRICTIONS:

Address numbers ending with:

- 0 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 property manager.

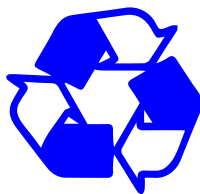
Are you pumping and irrigating from a private well? A lake? A pond?
A river or stream?

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

352-540-6552



See us on **FACEBOOK** or under “Departments” at www.hernandocounty.us

Dear Hernando County Utilities' Customer,

GREAT NEWS!! Your **2022 Water Quality Report** is now available at the following website:

<https://www.hernandocounty.us/2022WestHernandoWS>

This report contains very important information about the source and quality of your drinking water.

Please note that the website address above has CHANGED and is different from any recent and previous publications.

A printed copy of the 2022 Water Quality Report will be mailed by request. Please complete the section below and return to HCUD, 15365 Cortez Blvd, Brooksville, FL 34613 or call us at (352) 754-4037.

Customer Name: _____ Account Number: _____

Mailing Address: _____



MAIL PAYMENT TO:
HERNANDO COUNTY UTILITIES
P.O. BOX 30384
TAMPA, FL 33630-3384
(352) 754-4037 "AT YOUR SERVICE"

www.hernandocounty.us

Statement Date
Account Number

08/24/23
SS00013-00

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

Current Charges 339.52
Current Charges Due Date 09/13/23
Total Due 339.52

SS0001300 6 000033952 8 0



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

IMPORTANT MESSAGES

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

METER ID	METER SIZE/UNITS	METER READ	PREVIOUS READ	BILL FROM	BILL TO	DAYS IN READ
54750392	1"	2.5000	08/15/2023	07/17/2023	07/24/2023	08/24/2023 29
AVG MONTHLY USAGE		AVG USAGE LAST MONTH		AVG SAME MONTH LAST YEAR		3 YR RESIDENTIAL AVERAGE
39000		38500		28400		
CURRENT READ	PREVIOUS READ	CONSUMPTION	IRR CURRENT READ	IRR PREVIOUS READ	CONSUMPTION - AVG CONSUMPTION	
1003500	969500	34000				

Water Account			
1	\$1.86	0 - 25,000	46.50
2	\$2.78	25,001 - 50,000	25.02
3	\$3.70	50,001 - 75,000	N/A
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 386.31
PAYMENTS RECEIVED 386.31 CR
BALANCE FORWARD 0.00

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

CURRENT ACTIVITY
WATER USAGE 71.52
WATER BASE CHG 22.43

SEWER USAGE 184.62
SEWER USAGE - Billed at \$5.43/1,000 gallons
based on meter units
SEWER BASE CHG 60.95

TOTAL CURRENT CHARGES 339.52

TOTAL DUE 339.52

HISTORY (GAL)	
JUL	39700
JUN	52900
MAY	38900
APR	51800
MAR	53300
FEB	17300
JAN	27300
DEC	62300
NOV	54500
OCT	18200
SEP	18700
AUG	28200

SS00013-00

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- 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
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www.hernandocounty.us

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15365 Cortez Blvd, Brooksville FL 34613

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- 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 property manager.

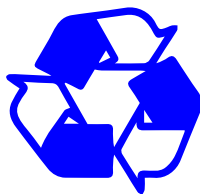
Are you pumping and irrigating from a private well? A lake? A pond?
A river or stream?

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

352-540-6552



See us on **FACEBOOK** or under “Departments” at www.hernandocounty.us

Dear Hernando County Utilities' Customer,

GREAT NEWS!! Your **2022 Water Quality Report** is now available at the following website:

<https://www.hernandocounty.us/2022WestHernandoWS>

This report contains very important information about the source and quality of your drinking water.

Please note that the website address above has CHANGED and is different from any recent and previous publications.

A printed copy of the 2022 Water Quality Report will be mailed by request. Please complete the section below and return to HCUD, 15365 Cortez Blvd, Brooksville, FL 34613 or call us at (352) 754-4037.

Customer Name: _____ Account Number: _____

Mailing Address: _____

**Hernando County Sheriff's Office**

18900 Cortez Blvd
Brooksville, FL 34603

INVOICE

Invoice ID:	77873
Date:	08/20/2023
Customer #:	
Due Date:	09/03/2023
Reference:	

Bill To:

Sterling Hill CDD
Attention: Accounts Payable
3434 Colwell ave.
Tampa, FL 33614
CDDINVOICE@RIZZETTA.COM;VRUTISKAYA@RIZZETTA.COM

DESCRIPTION	QTY	RATE	TOTAL
job #94972 - HUNTER REID at Sterling Hill Subdivision from 8/19/2023 6:00 PM to 8/19/2023 9:00 PM	3.000	\$30.00	\$90.00
TOTAL:	3.000		\$90.00

Payments

DATE	PAYMENT METHOD	CHECK NUMBER	COMMENT	AMOUNT
08/20/2023			Due 90.00	\$0.00

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.

**Hernando County Sheriff's Office**

18900 Cortez Blvd
Brooksville, FL 34603

INVOICE

Invoice ID:	77874
Date:	08/20/2023
Customer #:	
Due Date:	09/03/2023
Reference:	

Bill To:

Sterling Hill CDD
Attention: Accounts Payable
3434 Colwell ave.
Tampa, FL 33614
CDDINVOICE@RIZZETTA.COM;VRUTISKAYA@RIZZETTA.COM

DESCRIPTION	QTY	RATE	TOTAL
job #95076 - HUNTER REID at Sterling Hill Subdivision from 8/19/2023 9:00 PM to 8/20/2023 12:00 AM	3.000	\$30.00	\$90.00
TOTAL:	3.000		\$90.00

Payments

DATE	PAYMENT METHOD	CHECK NUMBER	COMMENT	AMOUNT
08/20/2023			Due 90.00	\$0.00

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.

**Hernando County Sheriff's Office**

18900 Cortez Blvd
Brooksville, FL 34603

INVOICE

Invoice ID:	77966
Date:	08/27/2023
Customer #:	
Due Date:	09/10/2023
Reference:	

Bill To:

Sterling Hill CDD
Attention: Accounts Payable
3434 Colwell ave.
Tampa, FL 33614
CDDINVOICE@RIZZETTA.COM;VRUTISKAYA@RIZZETTA.COM

DESCRIPTION	QTY	RATE	TOTAL
job #98076 - JACOB JOHNSON at Sterling Hill Subdivision from 8/27/2023 6:00 PM to 8/27/2023 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.

**Hernando County Sheriff's Office**

18900 Cortez Blvd
Brooksville, FL 34603

INVOICE

Invoice ID:	77887
Date:	08/21/2023
Customer #:	
Due Date:	09/04/2023
Reference:	

Bill To:

Sterling Hill CDD
Attention: Accounts Payable
3434 Colwell ave.
Tampa, FL 33614
CDDINVOICE@RIZZETTA.COM;VRUTISKAYA@RIZZETTA.COM

DESCRIPTION	QTY	RATE	TOTAL
job #98101 - Jeffrey Lamondra at Sterling Hill Subdivision from 8/20/2023 9:00 PM to 8/21/2023 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.

**Hernando County Sheriff's Office**

18900 Cortez Blvd
Brooksville, FL 34603

INVOICE

Invoice ID:	77984
Date:	08/29/2023
Customer #:	
Due Date:	09/12/2023
Reference:	

Bill To:

Sterling Hill CDD
Attention: Accounts Payable
3434 Colwell ave.
Tampa, FL 33614
CDDINVOICE@RIZZETTA.COM;VRUTISKAYA@RIZZETTA.COM

DESCRIPTION	QTY	RATE	TOTAL
job #94973 - JESSICA HEMLEY at Sterling Hill Subdivision from 8/25/2023 6:00 PM to 8/25/2023 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.

**Hernando County Sheriff's Office**

18900 Cortez Blvd
Brooksville, FL 34603

INVOICE

Invoice ID:	77985
Date:	08/29/2023
Customer #:	
Due Date:	09/12/2023
Reference:	

Bill To:

Sterling Hill CDD
Attention: Accounts Payable
3434 Colwell ave.
Tampa, FL 33614
CDDINVOICE@RIZZETTA.COM;VRUTISKAYA@RIZZETTA.COM

DESCRIPTION	QTY	RATE	TOTAL
job #95077 - JESSICA HEMLEY at Sterling Hill Subdivision from 8/25/2023 9:00 PM to 8/26/2023 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.

**Hernando County Sheriff's Office**

18900 Cortez Blvd
Brooksville, FL 34603

INVOICE

Invoice ID:	78239
Date:	09/17/2023
Customer #:	
Due Date:	10/01/2023
Reference:	

Bill To:

Sterling Hill CDD
Attention: Accounts Payable
3434 Colwell ave.
Tampa, FL 33614
CDDINVOICE@RIZZETTA.COM;VRUTISKAYA@RIZZETTA.COM

DESCRIPTION	QTY	RATE	TOTAL
job #95083 - JESSICA HEMLEY at Sterling Hill Subdivision from 9/15/2023 9:00 PM to 9/16/2023 12:00 AM	3.000	\$30.00	\$90.00
TOTAL:	3.000		\$90.00

RECEIVED
09/21/23

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.

**Hernando County Sheriff's Office**

18900 Cortez Blvd
Brooksville, FL 34603

INVOICE

Invoice ID:	77951
Date:	08/27/2023
Customer #:	
Due Date:	09/10/2023
Reference:	

Bill To:

Sterling Hill CDD
Attention: Accounts Payable
3434 Colwell ave.
Tampa, FL 33614
CDDINVOICE@RIZZETTA.COM;VRUTISKAYA@RIZZETTA.COM

DESCRIPTION	QTY	RATE	TOTAL
job #94974 - Joseph Schneider at Sterling Hill Subdivision from 8/26/2023 6:00 PM to 8/26/2023 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.

**Hernando County Sheriff's Office**

18900 Cortez Blvd
Brooksville, FL 34603

INVOICE

Invoice ID:	77952
Date:	08/27/2023
Customer #:	
Due Date:	09/10/2023
Reference:	

Bill To:

Sterling Hill CDD
Attention: Accounts Payable
3434 Colwell ave.
Tampa, FL 33614
CDDINVOICE@RIZZETTA.COM;VRUTISKAYA@RIZZETTA.COM

DESCRIPTION	QTY	RATE	TOTAL
job #95078 - Joseph Schneider at Sterling Hill Subdivision from 8/26/2023 9:00 PM to 8/27/2023 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.

**Hernando County Sheriff's Office**

18900 Cortez Blvd
Brooksville, FL 34603

INVOICE

Invoice ID:	78250
Date:	09/18/2023
Customer #:	
Due Date:	10/02/2023
Reference:	

Bill To:

Sterling Hill CDD
Attention: Accounts Payable
3434 Colwell ave.
Tampa, FL 33614
CDDINVOICE@RIZZETTA.COM;VRUTISKAYA@RIZZETTA.COM

DESCRIPTION	QTY	RATE	TOTAL
job #98105 - Juan Perez at Sterling Hill Subdivision from 9/17/2023 9:00 PM to 9/18/2023 12:00 AM	3.000	\$30.00	\$90.00
TOTAL:	3.000		\$90.00

RECEIVED
09/21/23

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.

Please Remit Payment to:

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



Invoice 227709

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

Date	Due Date
08/30/23	9/14/2023
Account Owner	PO#
Angel Rivera	

Item	Amount
#165716 - June FIR proposal #1	\$1,205.89
<i>Plant Material - 08/30/2023</i>	
<i>Fuel Surcharge 3.0% - 08/18/2023</i>	

Grand Total **\$1,205.89**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$6,614.00	\$0.00	\$0.00	\$0.00	\$0.00

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

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

Thank you for allowing us to serve you.

JuniperLandscaping.com
863-327-2063

Please Remit Payment to:

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



Invoice 227710

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

Date	Due Date
08/30/23	9/14/2023
Account Owner	PO#
Angel Rivera	

Item	Qty/UOM	Rate	Ext. Price	Amount
#227882 - Clock E and I repairs				\$1,808.11

Control Components - 08/30/2023

Hunter Globe Valve ICV Glass Filled Nylon 1 in. w/ Flow Control FIPT x FIPT	1.00EA	\$193.83	\$193.83	
Irrigation Tech Labor	20.00HR	\$75.00	\$1,500.00	
Multi Conductor Wire Black 18 Gauge 4 Conductor 250 ft. (Sold per ft.)	200.00FT	\$0.57	\$114.28	

After diagnosing Clock E & I following repairs are needed.

Clock E zone 23 repair bad wires

Clock I zone 7 needs a new ICV valve

Grand Total \$1,808.11

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$6,614.00	\$0.00	\$0.00	\$0.00	\$0.00

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

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

Thank you for allowing us to serve you.

JuniperLandscaping.com
 863-327-2063

Please Remit Payment to:

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



Invoice 230627

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

Date	Due Date
09/20/23	10/5/2023
Account Owner	PO#
Angel Rivera	

Item	Amount
#227482 - Q3 Annuals for September	\$750.00

Plant Material - 09/19/2023

Q3 annuals for sterling hill



RECEIVED
09/20/23

Grand Total \$750.00

Thank you for allowing us to serve you.

JuniperLandscaping.com
863-327-2063

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$1,594.97	\$19,345.83	\$0.00	\$0.00	\$0.00

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

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

Thank you for allowing us to serve you.



KENNEDY ELECTRIC
"You'll be Shocked... We Show Up"

Kennedy Electric

STERLING HILL CDD
STERLING HILL CDD
4411 Sterling Hills Blvd
SPRING HILL, FL 34609

☎ (352) 650-7402
✉ STERLINGHILLCLUB@LIVE.COM

INVOICE	#53137580-1
SERVICE DATE	Sep 13, 2023
INVOICE DATE	Sep 14, 2023
DUE	Upon receipt

AMOUNT DUE	\$4,295.00
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CONTACT US

1160 Ponce De Leon Blvd
Brooksville, FL 34601

☎ (352) 592-9866
✉ office@kennedyelectricfl.com

INVOICE

Services	qty	amount
Custom Services - Install Job	1.0	\$4,295.00
RUN POWER FOR SECURITY CAMERAS AT THE NORTH & SOUTH CLUBHOUSE BUS STOPS. TRENCH & BACKFILL.		
*PERMIT FEE INCLUDED		
50% DEPOSIT DUE PRIOR TO SCHEDULING		
Services subtotal:		\$4,295.00
Subtotal		\$4,295.00
Total Tax		\$0.00
no tax (0%)		\$0.00
Total		\$4,295.00

Thank you for choosing Kennedy Electric! Please leave us a Google Review and tell us about your experience!!
ESTIMATES/JOB OVER \$1000.00 REQUIRE A 50% DEPOSIT AND THE BALANCE DUE UPON COMPLETION. ALL
DEPOSITS ARE SUBJECT TO A 50% CANCELLATION FEE. KENNEDY ELECTRIC IS NOT RESPONSIBLE FOR

ANY DAMAGE DONE TO FLOORING, WALLS, FURNITURE, PERSONAL BELONGS, ETC. IN THE EVENT WE NEED TO MOVE HOUSEHOLD MATERIALS, APPLIANCES, OR FURNITURE. IT IS UP TO THE OWNER/AGENT TO MAKE SURE THE AREA IS CLEAR FOR US TO HAVE ACCESS TO THE JOB SITE. ANY ATTIC ACCESS REQUIRED TO COMPLETE THE AGREED UPON ELECTRICAL WORK IS AT THE OWNER/AGENTS RISK. IF ANY DAMAGE IS DONE IT WILL BE THE OWNER/AGENT'S RESPONSIBILITY TO MAKE ANY REPAIRS. IF ANY TRENCHING IS NECESSARY TO COMPLETE THE STATED WORK IT WILL BE THE OWNER/AGENT'S RESPONSIBILITY TO MARK ANY UNDERGROUND OR CONCEALED UTILITIES. IF ANY DAMAGE IS SUSTAINED TO SAID UNMARKED UTILITIES BY KENNEDY ELECTRIC, IT WILL BE THE RESPONSIBILITY OF THE OWNER/AGENT TO MAKE ANY REPAIRS. IN REGARD TO PANEL CHANGES OR SERVICE UPGRADES, KENNEDY ELECTRIC IS NOT LIABLE FOR ANY DRYWALL DAMAGE THAT MAY OCCUR DURING THE INSTALLATION, IT WILL BE THE RESPONSIBILITY OF THE OWNER/AGENT TO MAKE ANY REPAIRS.



KILINSKI | VAN WYK

Kilinski | Van Wyk, PLLC

P.O. Box 6386
Tallahassee, Florida 32314

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

STHCDD-01 General

Sterling Hill CDD -01 General

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	LG	07/07/2023	Analyze legal issues related to Juniper landscape contract renewal, property encroachment, wall damage, HA-5 defects, County irrigation notice, and basketball court claim.	0.80	\$350.00	\$280.00
Service	LG	07/14/2023	Analyze non-compete agreement.	0.40	\$350.00	\$140.00
Service	LG	07/18/2023	Review information from Egis and State Farm regarding fence damage.	0.40	\$350.00	\$140.00
Service	LG	07/19/2023	Analyze terms of district management agreement.	0.30	\$350.00	\$105.00
Service	LG	07/20/2023	Prepare for, travel to, and attend Board meeting.	4.30	\$350.00	\$1,505.00
Expense	AL	07/20/2023	Rental Car Expenses: Travel LG	1.00	\$35.12	\$35.12
Expense	AL	07/20/2023	Gas: Travel LG	1.00	\$12.03	\$12.03
Service	LG	07/21/2023	Prepare notices of rulemaking and rule development and send for publication.	0.30	\$350.00	\$105.00
Service	LG	07/25/2023	Prepare cease and desist letter regarding trampoline on District property.	0.50	\$350.00	\$175.00
Expense	AL	07/25/2023	Certified Mail: Certified mail Piekunko	1.00	\$5.01	\$5.01
Service	LG	07/27/2023	Research insurance and property damage procedures and advise regarding State Farm release.	0.70	\$350.00	\$245.00

INVOICE

Invoice # 7259
Date: 08/18/2023
Due On: 09/17/2023

Service	LG	07/28/2023	Review bid documents and prepare agreement with Juniper for landscape services; review documentation regarding pending case.	1.30	\$350.00	\$455.00
Non-billable entries						
Service	CR	07/14/2023	Review and analyze various proposals, legal documents, reports, and other documents in preparation of upcoming meeting.	0.80	\$265.00	\$212.00
Service	CR	07/17/2023	Review and analyze underlying proposals, invoices, and various other documents in preparation of upcoming meeting.	0.20	\$265.00	\$53.00
Service	CR	07/19/2023	Review and analyze non-compete agreement for further recommendations of the same for CDD employee.	0.40	\$265.00	\$106.00
Service	CR	07/20/2023	Prepare for and attend board meeting.	2.50	\$265.00	\$662.50
Service	CR	07/31/2023	Review and analysis of underlying resolutions, proposals, and various other documents in preparation of upcoming board meeting.	0.30	\$265.00	\$79.50
					Total	\$3,202.16

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
7259	09/17/2023	\$3,202.16	\$0.00	\$3,202.16
Outstanding Balance				\$3,202.16
Total Amount Outstanding				\$3,202.16

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

Please pay within 30 days.



Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

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

STHCDD-01 General

Sterling Hill CDD -01 General

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	LG	08/03/2023	Prepare budget and assessment resolutions.	0.60	\$350.00	\$210.00
Expense	AL	08/14/2023	Rental Car Expenses: Travel LG	1.00	\$40.10	\$40.10
Expense	AL	08/14/2023	Gas: Travel LG	1.00	\$15.26	\$15.26
Service	LG	08/17/2023	Prepare for, travel to, and attend Board meeting.	4.80	\$350.00	\$1,680.00
Service	LG	08/21/2023	Research regarding property encroachments.	0.70	\$350.00	\$245.00
Expense	AL	08/21/2023	Westlaw Charges: Remedies for property encroachments and abandoned property.	1.00	\$368.20	\$368.20
Service	LG	08/23/2023	Receive and review information regarding alleged accident on property from insurance defense counsel; review amenity policies; provide update on trampoline encroachment.	0.90	\$350.00	\$315.00
Service	MEC	08/23/2023	Review agenda materials and confer with Gentry regarding district matters.	1.40	\$335.00	\$469.00
Service	LG	08/24/2023	Review amenity policies; confer with Pond and Minicchino regarding property encroachments and amenity policies; prepare revised amenity policies.	1.60	\$350.00	\$560.00
Service	LG	08/28/2023	Prepare memorandum regarding FEMA requirements.	0.20	\$350.00	\$70.00

INVOICE

Invoice # 7478
Date: 09/11/2023
Due On: 10/11/2023

Non-billable entries						
Service	CR	08/10/2023	Review and analysis of various resolutions, invoices, and proposals in preparation of upcoming board meeting.	1.10	\$265.00	\$291.50
Service	MEC	08/17/2023	Reviewed August 17, 2023 meeting agenda and attended meeting.	3.60	\$335.00	\$1,206.00
Service	LG	08/23/2023	Confer with Clark regarding district action items. [make nonbillable]	0.60	\$350.00	\$210.00
Total						\$3,972.56

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
7259	09/17/2023	\$3,202.16	\$0.00	\$3,202.16

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
7478	10/11/2023	\$3,972.56	\$0.00	\$3,972.56
Outstanding Balance				\$7,174.72
Total Amount Outstanding				\$7,174.72

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

Please pay within 30 days.

**Hernando County Sheriff's Office**

18900 Cortez Blvd
Brooksville, FL 34603

INVOICE

Invoice ID:	78041
Date:	09/04/2023
Customer #:	
Due Date:	09/18/2023
Reference:	

Bill To:

Sterling Hill CDD
Attention: Accounts Payable
3434 Colwell ave.
Tampa, FL 33614
CDDINVOICE@RIZZETTA.COM;VRUTISKAYA@RIZZETTA.COM

DESCRIPTION	QTY	RATE	TOTAL
job #98103 - MATTHEW BEEBE at Sterling Hill Subdivision from 9/3/2023 9:00 PM to 9/4/2023 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.

**Hernando County Sheriff's Office**

18900 Cortez Blvd
Brooksville, FL 34603

INVOICE

Invoice ID:	78205
Date:	09/16/2023
Customer #:	
Due Date:	09/30/2023
Reference:	

Bill To:

Sterling Hill CDD
Attention: Accounts Payable
3434 Colwell ave.
Tampa, FL 33614
CDDINVOICE@RIZZETTA.COM;VRUTISKAYA@RIZZETTA.COM

DESCRIPTION	QTY	RATE	TOTAL
job #94979 - Michael Woodward at Sterling Hill Subdivision from 9/15/2023 6:00 PM to 9/15/2023 9:00 PM	3.000	\$30.00	\$90.00
TOTAL:	3.000		\$90.00

RECEIVED
09/21/23

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.

**Hernando County Sheriff's Office**

18900 Cortez Blvd
Brooksville, FL 34603

INVOICE

Invoice ID:	78244
Date:	09/17/2023
Customer #:	
Due Date:	10/01/2023
Reference:	

Bill To:

Sterling Hill CDD
Attention: Accounts Payable
3434 Colwell ave.
Tampa, FL 33614
CDDINVOICE@RIZZETTA.COM;VRUTISKAYA@RIZZETTA.COM

DESCRIPTION	QTY	RATE	TOTAL
job #98102 - MICHAEL BROWN at Sterling Hill Subdivision from 8/27/2023 9:00 PM to 8/28/2023 12:00 AM <i>Note: 9:00 - 10:00 PM - NORTH/SOUTH CLUBHOUSE SECURITY CHECKS 10:00 - 10:15 PM -</i>	3.000	\$30.00	\$90.00
TOTAL:	3.000		\$90.00

RECEIVED
09/21/23

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.



MIRACLE RECREATION
PO BOX 734154
DALLAS, TX 75373-4154
Tax ID: 43-1595099

INVOICE

CUSTOMER ACCOUNT NO.	INVOICE NO.
3460A10	862040
INVOICE DATE	PAYMENT TERMS
08/16/2023	NET 30
TOTAL DUE	WORK ORDER NO.
\$630.00	MR00703849
CURRENCY	P.O. NUMBER
USD	

BILL TO:

2579 1 MB 0.561 E0370X 10671 D3481242090 S3 P4130770 0001:0001



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

SHIP TO:

STERLING HILL CDD
4411 STERLING HILL BLVD
SPRING HILL, FL 34609

Thank you, we appreciate your business!

END USER			CONTRACT TYPE	CONTRACT REFERENCE	
STERLING HILL CDD			_NONE		
MARK FOR			SOLD BY		
STERLING HILL CDD			R0093-MILLER RECREATION EQUIPMENT & DESIGN, INC.		
QTY ORDERED	QTY SHIPPED	PART#	LINE DESCRIPTION	NET UNIT PRICE	EXT. PRICE
1	1	987682	PARTS CARTON, 7147522	\$236.00	\$236.00
1	1	987909BLU	SUPPORT, ANGLE - TOP (KAHUNA) PAINTED	\$181.00	\$181.00
1	1	987910BLU	SUPPORT, ANGLE - BOTTOM (KAHUNA) PAINTED	\$184.00	\$184.00

Thank you for your business!



You now have access to a **secure** dedicated portal to **view, search, and pay** online using our new **eInvoice Connect Customer Portal**.

Use your **account number** and **enrollment token** to sign up at <https://playpower.billtrust.com>

PLEASE REMIT ALL PAYMENTS TO:

ACH

JPMorgan Chase Bank
Account: 20000000011647
Routing: 028000024

CHECK

MIRACLE RECREATION EQUIPMENT
PO BOX 734154
DALLAS, TX 75373-4154

EMAIL REMITTANCE TO: accounts.receivable@playpower.com

TO VIEW OR PAY ONLINE:

<https://playpower.billtrust.com>

ENROLLMENT TOKEN:

FKM VLQ MXV

SALES AMOUNT	\$601.00
DISCOUNT AMOUNT	\$0.00
PREPAID AMOUNT	\$0.00
SALES TAX	\$0.00
FREIGHT	\$29.00
TOTAL	\$630.00

1.25% CHARGE PER MONTH FOR PAST DUE INVOICES - PLEASE ENCLOSE DUPLICATE COPY OF INVOICE WITH PAYMENTS BY MAIL
For questions - please email us at accounts.receivable@playpower.com; to expedite your request, please include your customer number in the email.
For a copy of product terms and conditions, please visit our website: <http://www.miracle-recreation.com>



Outsmart Pest Management
4814 Parkway Blvd
Land O Lakes, FL 34639
813-973-1814

Service Slip/Invoice

INVOICE: 38726
DATE: 9/14/2023
ORDER: 38726

Bill To: [1178]
Sterling Hill, C.D.D.
3434 Colwell Ave
Suite 200
Tampa, FL 33614-8390

Work Location: [1178] 352-686-5161
Sterling Hill, C.D.D. North
4411 Sterling Hill Blvd
Springhill, FL 34609-0750

Work Date	Time	Target Pest	Technician	Time In
9/14/2023	12:00 AM			
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	9/14/2023		

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

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

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

PLEASE PAY FROM THIS INVOICE



Outsmart Pest Management
4814 Parkway Blvd
Land O Lakes, FL 34639
813-973-1814

Service Slip/Invoice

INVOICE: 38727
DATE: 9/14/2023
ORDER: 38727

Bill To: [1178]
Sterling Hill, C.D.D.
3434 Colwell Ave
Suite 200
Tampa, FL 33614-8390

Work Location: [1178] 352-686-5161
Sterling Hill, C.D.D. North
4411 Sterling Hill Blvd
Springhill, FL 34609-0750

Work Date	Time	Target Pest	Technician		Time In
9/14/2023	12:00 AM				
Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	9/14/2023			

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

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

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

PLEASE PAY FROM THIS INVOICE



Outsmart Pest Management
4814 Parkway Blvd
Land O Lakes, FL 34639
813-973-1814

Service Slip/Invoice

INVOICE: 38728
DATE: 9/14/2023
ORDER: 38728

Bill To: [1314]
Sterling Hill, C.D.D.
5844 Old Pasc3434 Colwell Ave
Suite 200
Tampa, FL 33614

Work Location: [1314] 352-684-0160
Sterling Hill, C.D.D. South
4250 Sterling Hill Blvd
Springhill, FL 34609-0745

Work Date	Time	Target Pest	Technician	Time In
9/14/2023	12:00 AM			
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	9/14/2023		

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

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

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

PLEASE PAY FROM THIS INVOICE



PANZNER'S TREE SERVICE, INC.

FREE ESTIMATES
COMMERCIAL & RESIDENTIAL
LICENSED & INSURED

Guy Panzner (352) 596-3867
1-800-553-1183

6110 Waverly Road
Spring Hill, FL 34607

- STUMPS
- TRIMMING
- REMOVAL
- DEMOSSING
- FIREWOOD

1465

INVOICE

PHONE (352) 685-5161
NAME Sterling Hill CDD
ADDRESS 4911 Sterling Hill Blvd
CITY Spring Hill STATE FL ZIP 34609

DESCRIPTION

- dead 5m oak toward Arborglades
- dying oak Arborglades just before Elgin
- 2 dead pines across from S. Clubhouse
- dead oak S Clubhouse BRC Pool Area
- raise height over roof
- INVOICE COPY Sweet gum behind pool

THANK YOU!

PRICE

SUB TOTAL

TAX

TOTAL

1300

TECHNICIAN

C. J. Jones
CUSTOMER SIGNATURE

DATE OF ESTIMATE

8/1/23
DATE OF SERVICE

8/4/23
dn

RECEIVED
09/22/23



100 North Tampa Street
Suite 3700
Tampa, Florida 33602

Telephone: 813-229-3500
Facsimile: 813-229-3502
www.pdtlegal.com

September 14, 2023

Via E-Mail

Sterling Hill CDD
c/o Matthew Huber, District Manager
Rizzetta & Company, Inc.
3434 Colwell Ave, Suite 200
Tampa, F: 33614
CDDinvoice@rizzetta.com
MHuber@rizzetta.com

Re: Invoice – Service rendered through August 31, 2023

Dear Matt:

Attached is an invoice for services rendered and costs incurred through August 31, 2023 for the following matter:

Matter Name	Sterling Hill CDD / Whitaker & Holbrook
Matter No.	123102
PDT Invoice No. (<i>Reference this number on your payment.</i>)	80900
This Month's Charges	\$2,170.00
Total Currently Due as of the Date of this Letter (<i>Note: These charges include past due amounts, if applicable. If you have already sent payment for the past due amounts, please only pay this month's charges so that you can avoid making duplicate payment.</i>)	\$2,800.00

I trust that you will find the invoice in order and would appreciate your making arrangements to pay the invoice at your earliest convenience. If you have any questions, please do not hesitate to call me.

Best regards,

PASKERT DIVERS THOMPSON

Matthew G. Davis

MGD/jd

Attachment

cc: Jillian Minichino (JMinichino@rizzetta.com)
Sandra Manuele, DPFG (Sandramanuele@aol.com)



Phone: (813) 229-3500

100 North Tampa Street, Suite 3700
Tampa, FL 33602
www.pdtlegal.com

Fax: (813) 229-3502

Sterling Hill Community Development District
Rizzetta & Company, Inc.
5844 Old Pasco Rd.
Suite 100
Wesley Chapel, FL 33544
Attention: Matthew Huber, District Manager

September 14, 2023
Client: 002425
Matter: 123102
Invoice #: 80900
Resp. Atty: MGD

RE: Sterling Hill/Whitaker & Holbrook

COVER SHEET

For Professional Services Rendered Through August 31, 2023

Federal Tax I.D. No.: 74-3029197

Total Services	\$2,170.00
TOTAL THIS INVOICE	\$2,170.00
Previous Balance	\$630.00
Total Due To Date	\$2,800.00

Remittance Advice

Payment is due within 30 days of the invoice date.

Check Payable To:

Paskert Divers Thompson
Attn.: Accounts Receivable
100 North Tampa Street
Suite 3700
Tampa, FL 33602

ACH & Wire Transfers:

We accept ACH & Wire Transfers. Please contact our Accounts Receivable Department for details.

Please return this remittance page with your payment. Thank you.



Phone: (813) 229-3500

100 North Tampa Street, Suite 3700
Tampa, FL 33602
www.pdtlegal.com

Fax: (813) 229-3502

Sterling Hill Community Development District
Rizzetta & Company, Inc.
5844 Old Pasco Rd.
Suite 100
Wesley Chapel, FL 33544
Attention: Matthew Huber, District Manager

September 14, 2023
Client: 002425
Matter: 123102
Invoice #: 80900
Resp. Atty: MGD
Page: 1

RE: Sterling Hill/Whitaker & Holbrook

For Professional Services Rendered Through August 31, 2023

Federal Tax I.D. No.: 74-3029197

SERVICES

Date	Person	Description of Services	Hours	Amount
08/03/2023	MGD	Correspond with District Manager and District Engineer regarding 558 notice.	0.20	\$70.00
08/03/2023	CAM	Strategy conference with Attorney MD discussing 558 notices and issues at project.	0.30	\$105.00
08/03/2023	CAM	Analysis of correspondence from Engineer (SB) discussing conference to discuss deficiencies with roadway and 558 notices.	0.10	\$35.00
08/03/2023	CAM	Preparation of correspondence to Engineer (SB) discussing conference to discuss deficiencies with roadway and 558 notices.	0.10	\$35.00
08/04/2023	CAM	Analysis of correspondence with client, attorney notes, etc. (approx. 15 pages) in preparation for telephone conference with District Engineer discussing HA5 coating and deficiencies with application and remedial work.	0.30	\$105.00
08/04/2023	CAM	Telephone conference with District Engineer discussing HA5 coating and deficiencies with application and remedial work.	0.60	\$210.00
08/07/2023	CAM	Analysis of attorney notes, correspondence, etc. (approx. 10 pages) in preparation for drafting correspondence to client requesting contract, reports, and photographs.	0.20	\$70.00
08/07/2023	CAM	Preparation of correspondence to client requesting contract, reports, and photographs.	0.10	\$35.00
08/07/2023	CAM	Analysis of correspondence, attorney notes from call with District Engineer, etc. (approx. 15 pages) in preparation for drafting 558 Notice to Holbrook and Whitaker.	0.30	\$105.00
08/07/2023	CAM	Begin preparation of 558 Notice to Holbrook and Whitaker.	0.70	\$245.00
08/07/2023	CAM	Analysis of correspondence from client discussing contract, reports, and photographs.	0.10	\$35.00
08/07/2023	CAM	Preparation of correspondence to client discussing contract, reports, and photographs.	0.10	\$35.00
08/07/2023	CAM	Brief analysis of evidence provided by client, including contracts, reports, and other evidence.	0.50	\$175.00



September 14, 2023
Client: 002425
Matter: 123102
Invoice #: 80900
Resp. Atty: MGD
Page: 2

SERVICES

Date	Person	Description of Services	Hours	Amount
08/08/2023	CAM	Analysis of contracts, testing results, warranty information, etc. (approx. 40 pages) in preparation for continuing to draft 558 notice to Whitaker and Holbrook.	0.60	\$210.00
08/09/2023	CAM	Analysis of Holbrook inspection report, proposal for additional work, contracts, etc. (approx. 15 pages) in preparation to continue drafting 558 notice.	0.50	\$175.00
08/09/2023	CAM	Continued preparation of 558 notice.	0.30	\$105.00
08/17/2023	MGD	Supplement and finalize 558 notice and meet with Mr. Mixon to discuss same.	0.20	\$70.00
08/17/2023	CAM	Telephone conference with client discussing attendance at board meeting.	0.20	\$70.00
08/17/2023	CAM	Analysis of correspondence from client discussing attendance at board meeting.	0.10	\$35.00
08/17/2023	CAM	Strategy conference with Attorney MGD discussing strategy for 558 notice and attendance at board meeting.	0.50	\$175.00
08/21/2023	CAM	Analysis of correspondence from client discussing evidence from 558 Notice.	0.10	\$35.00
08/21/2023	CAM	Preparation of correspondence to client discussing evidence from 558 Notice.	0.10	\$35.00
Total Professional Services			6.20	\$2,170.00

PERSON RECAP

Person	Level	Hours	Rate	Amount
MGD Matthew G. Davis	Partners	0.40	\$350.00	\$140.00
CAM Collin A Mixon	Associates	5.80	\$350.00	\$2,030.00
Total Services				\$2,170.00

TOTAL THIS INVOICE

\$2,170.00

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

Invoice

Date	Invoice #
9/1/2023	INV0000083252

Bill To:

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

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

[illegible]

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

Invoice

Date	Invoice #
9/1/2023	INV0000083286

Bill To:

Sterling Hill CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

[illegible]

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

Invoice

Date	Invoice #
8/31/2023	INV0000083315

Bill To:

Sterling Hill CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

Description	Qty	Rate	Amount
Cell Phone	50.00	\$1.00	\$50.00
Subtotal			\$50.00
Total			\$50.00

RECEIVED
09/07/23

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

Invoice

Date	Invoice #
9/15/2023	INV0000083372

Bill To:

Sterling Hill CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

[illegible]

RECEIVED
09/14/23

**Hernando County Sheriff's Office**

18900 Cortez Blvd
Brooksville, FL 34603

INVOICE

Invoice ID:	78106
Date:	09/09/2023
Customer #:	
Due Date:	09/23/2023
Reference:	

Bill To:

Sterling Hill CDD
Attention: Accounts Payable
3434 Colwell ave.
Tampa, FL 33614
CDDINVOICE@RIZZETTA.COM;VRUTISKAYA@RIZZETTA.COM

DESCRIPTION	QTY	RATE	TOTAL
job #95081 - RONALD COURINGTON at Sterling Hill Subdivision from 9/8/2023 9:00 PM to 9/9/2023 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.

**Hernando County Sheriff's Office**

18900 Cortez Blvd
Brooksville, FL 34603

INVOICE

Invoice ID:	78119
Date:	09/09/2023
Customer #:	
Due Date:	09/23/2023
Reference:	

Bill To:

Sterling Hill CDD
Attention: Accounts Payable
3434 Colwell ave.
Tampa, FL 33614
CDDINVOICE@RIZZETTA.COM;VRUTISKAYA@RIZZETTA.COM

DESCRIPTION	QTY	RATE	TOTAL
job #94978 - RONALD COURINGTON at Sterling Hill Subdivision from 9/9/2023 6:00 PM to 9/9/2023 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.

**Hernando County Sheriff's Office**

18900 Cortez Blvd
Brooksville, FL 34603

INVOICE

Invoice ID:	77840
Date:	08/18/2023
Customer #:	
Due Date:	09/01/2023
Reference:	

Bill To:

Sterling Hill CDD
Attention: Accounts Payable
3434 Colwell ave.
Tampa, FL 33614
CDDINVOICE@RIZZETTA.COM;VRUTISKAYA@RIZZETTA.COM

DESCRIPTION	QTY	RATE	TOTAL
job #94971 - Samantha LEWIS at Sterling Hill Subdivision from 8/18/2023 6:00 PM to 8/18/2023 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.

**Hernando County Sheriff's Office**

18900 Cortez Blvd
Brooksville, FL 34603

INVOICE

Invoice ID:	77855
Date:	08/19/2023
Customer #:	
Due Date:	09/02/2023
Reference:	

Bill To:

Sterling Hill CDD
Attention: Accounts Payable
3434 Colwell ave.
Tampa, FL 33614
CDDINVOICE@RIZZETTA.COM;VRUTISKAYA@RIZZETTA.COM

DESCRIPTION	QTY	RATE	TOTAL
job #95075 - SHAUN DUVAL at Sterling Hill Subdivision from 8/18/2023 9:00 PM to 8/19/2023 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.

Shore Commercial Services, Inc.

10105 Hudson Avenue
Hudson, FL 34669

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

Invoice - 228985

Date: 6/1/2023

Account ID: 50263

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: 5/1/2023 thru 4/30/2024

Billing Period: Agr. 2363-8, 6/1/2023 - 6/30/2023

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

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

Shore Commercial Services, Inc.

10105 Hudson Avenue
Hudson, FL 34669

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

Invoice - 229972

Date: 9/1/2023

Account ID: 50263

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: 5/1/2023 thru 4/30/2024

Billing Period: Agr. 2363-8, 9/1/2023 - 9/30/2023

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

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

Shore Commercial Services, Inc.

10105 Hudson Avenue
Hudson, FL 34669

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

Invoice - 230094

Date: 9/8/2023

Account ID: 50263

PO Number: EMAILED 9.8.23

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: Work Order - 223088

Terms:

Item	Description	Quantity	Unit Price	Amount
Labor				
	LABOR	1.00	\$75.0000	\$75.00
Labor Subtotal:				\$75.00
Parts				
	F-30600P FLOWMETER	1.00	\$450.0000	\$450.00
Parts Subtotal:				\$450.00

Replaced flow meter. Now operating normally

Subtotal:	\$525.00
Sales Tax:	\$0.00
Payments:	\$0.00
Total Due:	\$525.00

Shore Commercial Services, Inc.

10105 Hudson Avenue
Hudson, FL 34669

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

Invoice - 230104

Date: 9/11/2023

Account ID: 50263

PO Number: EMAILED 9.11.23

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: Work Order - 223151

Terms:

Item	Description	Quantity	Unit Price	Amount
Miscellaneous				
	AUTOFILL FLOAT	1.00	\$25.0000	\$25.00
Miscellaneous Subtotal:				\$25.00
INSTALLED AUTOFILL FLOAT				

Subtotal:	\$25.00
Sales Tax:	\$0.00
Payments:	\$0.00
Total Due:	\$25.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
8/23/2023	13278

Bill To

Sterling Hill CDD
4411 Sterlinghill Blvd
Spring Hill, FL 34609

			Job Name	Terms
			AMERSHAM	Due on receipt
Quantity	Description	Rate	Serviced	Amount
0.5	Entrance gate stuck open. Photo eye error. Circuit board locked up. Power cycled board, unit resumed normal operation. Hourly Tech Charge	105.00	8/21/2023	52.50
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	\$52.50
Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.			Payments/Credits	\$0.00
			Balance Due	\$52.50



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
8/23/2023	13279

Bill To

Sterling Hill CDD
4411 Sterlinghill Blvd
Spring Hill, FL 34609

			Job Name	Terms
			BRACKENWOOD	Due on receipt
Quantity	Description	Rate	Serviced	Amount
0.5	Entrance stuck open. Circuit board giving photo eye error code, however cycling power did not resolve issue. Removed relay wires from call box terminals, then replaced, system resumed normal operation. Likely locked up due to thunderstorms. Hourly Tech Charge	105.00	8/21/2023	52.50
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	\$52.50
Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.			Payments/Credits	\$0.00
			Balance Due	\$52.50



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
8/23/2023	13280

Bill To

Sterling Hill CDD
4411 Sterlinghill Blvd
Spring Hill, FL 34609

			Job Name	Terms
			GLENBURNE	Due on receipt
Quantity	Description	Rate	Serviced	Amount
0.5	Report that the keys were hard to push. I had no issue at all pushing them, all keys worked properly. SOS working properly. Hourly Tech Charge	105.00	8/21/2023	52.50
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	\$52.50
Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.			Payments/Credits	\$0.00
			Balance Due	\$52.50



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
8/23/2023	13281

Bill To

Sterling Hill CDD
4411 Sterlinghill Blvd
Spring Hill, FL 34609

			Job Name	Terms
			WINDANCE	Due on receipt
Quantity	Description	Rate	Serviced	Amount
0.5	Exit gate stuck open. Both operator circuit boards were locked up. Power cycled, operators resumed normal operation. SOS good. Hourly Tech Charge	105.00	8/21/2023	52.50
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	\$52.50
Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.			Payments/Credits	\$0.00
			Balance Due	\$52.50



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
8/23/2023	13282

Bill To

Sterling Hill CDD
4411 Sterlinghill Blvd
Spring Hill, FL 34609

			Job Name	Terms
			BARRINGTON	Due on receipt
Quantity	Description	Rate	Serviced	Amount
1	Retrieved loaner cellular circuit board and installed advance replacement board. Tested successfully. Hourly Tech Charge	105.00	8/21/2023	105.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	\$105.00
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>			Payments/Credits	\$0.00
			Balance Due	\$105.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
8/23/2023	13283

Bill To

Sterling Hill CDD
4411 Sterlinghill Blvd
Spring Hill, FL 34609

			Job Name	Terms
			DUNWOODY	Due on receipt
Quantity	Description	Rate	Serviced	Amount
2	Report that the keypad isn't working, but all other functions are. Determined the keypad circuit on the main call box circuit board is bad. Used the last new circuit board from district's stock. All performing properly at this time. Hourly Tech Charge (2 trips.)	105.00	8/22/2023	210.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	\$210.00
Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.			Payments/Credits	\$0.00
			Balance Due	\$210.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
8/23/2023	13284

Bill To

Sterling Hill CDD
4411 Sterlinghill Blvd
Spring Hill, FL 34609

			Job Name	Terms
			ARBORGLADES	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	As i was leaving the district on Monday, I observed the island side entrance gate stuck half open. Trouble shot and determined the motor was bad. Returned the next day with a new motor. Replace, all performing properly at this time.		8/22/2023	
2	Hourly Tech Charge	105.00		210.00
1	CSW24V MOTOR	927.74		927.74
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	\$1,137.74
Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.			Payments/Credits	\$0.00
			Balance Due	\$1,137.74



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
8/23/2023	13340

Bill To

Sterling Hill CDD
4411 Sterlinghill Blvd
Spring Hill, FL 34609

Job Name	Terms
GLENBURNE	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Repaired pedestrian gate and replaced Kant Slam.	1,555.00		1,555.00

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

Total \$1,555.00

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

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

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

Payments/Credits \$0.00

Balance Due \$1,555.00

Southern Automated Access Services						
for Sterling Hill CDD						
Summary Gate Phones 08/23						
Inv #	Amount	Bill Date	Location	Phone	GL Code	Object Code
13295	\$39.95	08/23/23	Windance	352-606-8291	54100	4103
13296	\$53.95	08/23/23	Glenburne	352-293-5649	54100	4103
13300	\$53.95	08/23/23	Barrington	352-200-0045	54100	4103
13308	\$43.95	08/23/23	Brightstone	352-200-9243	54100	4103
13310	\$53.95	08/23/23	Amersham Isles	352-515-8644	54100	4103
13311	\$43.95	08/23/23	Mandalay	352-200-0606	54100	4103
13312	\$43.95	08/23/23	Dunwoody	352-200-9285	54100	4103
13320	\$43.95	08/23/23	Covey Run	352-403-6824	54100	4103
13313	\$43.95	08/23/23	Haverhill	352-488-8717	54100	4103
13314	\$43.95	08/23/23	Arborglades	352-403-6878	54100	4103
13331	\$32.95	08/23/23	Storage Lot	352-238-5488	54100	4103
13332	\$43.95	08/23/23	Edgemere	813-503-0957	54100	4103
13327	\$43.95	08/23/23	Brackenwood	813-527-1521	54100	4103
Total	\$586.35					

Grand Total \$586.35



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
8/23/2023	13295

Bill To

Sterling Hill CDD
4411 Sterlinghill Blvd
Spring Hill, FL 34609

Job Name	Terms
WINDANCE	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Phone number 352 606-8291	39.95	8/19/2023	39.95

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

Total \$39.95

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

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

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

Payments/Credits \$0.00

Balance Due \$39.95



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
8/23/2023	13296

Bill To

Sterling Hill CDD
4411 Sterlinghill Blvd
Spring Hill, FL 34609

Job Name	Terms
GLENBURNE	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Phone number 352 293-5649	53.95	8/19/2023	53.95

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

Total \$53.95

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

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

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

Payments/Credits \$0.00

Balance Due \$53.95



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
8/23/2023	13308

Bill To

Sterling Hill CDD
4411 Sterlinghill Blvd
Spring Hill, FL 34609

Job Name	Terms
BRIGHTSTONE	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Phone number 352 200 9243	43.95	8/19/2023	43.95

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

Total \$43.95

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

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

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

Payments/Credits \$0.00

Balance Due \$43.95



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
8/23/2023	13310

Bill To

Sterling Hill CDD
4411 Sterlinghill Blvd
Spring Hill, FL 34609

Job Name	Terms
AMERSHAM ISLES	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Phone number 352 515 8644	43.95	8/19/2023	43.95

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

Total \$43.95

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

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

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

Payments/Credits \$0.00

Balance Due \$43.95



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
8/23/2023	13311

Bill To

Sterling Hill CDD
4411 Sterlinghill Blvd
Spring Hill, FL 34609

Job Name	Terms
MANDALAY	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Phone number 352 200 0606	43.95	8/19/2023	43.95

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

Total \$43.95

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

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

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

Payments/Credits \$0.00

Balance Due \$43.95



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
8/23/2023	13312

Bill To

Sterling Hill CDD
4411 Sterlinghill Blvd
Spring Hill, FL 34609

Job Name	Terms
DUNWOODY	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Phone number 352 200 9285	43.95	8/19/2023	43.95

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

Total \$43.95

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

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

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

Payments/Credits \$0.00

Balance Due \$43.95



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
8/23/2023	13320

Bill To

Sterling Hill CDD
4411 Sterlinghill Blvd
Spring Hill, FL 34609

Job Name	Terms
COVEY RUN	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Phone number 352 403 6824	43.95	8/19/2023	43.95

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

Total \$43.95

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

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

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

Payments/Credits \$0.00

Balance Due \$43.95



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
8/23/2023	13313

Bill To

Sterling Hill CDD
4411 Sterlinghill Blvd
Spring Hill, FL 34609

Job Name	Terms
HAVERHILL	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Cellular usage Phone number 352 488 8717	43.95	8/19/2023	43.95

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

Total \$43.95

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

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

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

Payments/Credits \$0.00

Balance Due \$43.95



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
8/23/2023	13314

Bill To

Sterling Hill CDD
4411 Sterlinghill Blvd
Spring Hill, FL 34609

Job Name	Terms
ARBORGLADES	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Phone number 352 403 6878	43.95	8/19/2023	43.95

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

Total \$43.95

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

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

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

Payments/Credits \$0.00

Balance Due \$43.95



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
8/23/2023	13331

Bill To

Sterling Hill CDD
4411 Sterlinghill Blvd
Spring Hill, FL 34609

			Job Name	Terms
			STORAGE LOT	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	Phone number 352-238-5488	32.95	8/19/2023	32.95
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	\$32.95
Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.			Payments/Credits	\$0.00
			Balance Due	\$32.95



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
8/23/2023	13332

Bill To

Sterling Hill CDD
4411 Sterlinghill Blvd
Spring Hill, FL 34609

			Job Name	Terms
			EDGEMERE	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	Phone number 813-503-0957	43.95	8/19/2023	43.95
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	\$43.95
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>			Payments/Credits	\$0.00
			Balance Due	\$43.95



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
9/11/2023	13408

Bill To

Sterling Hill CDD
4411 Sterlinghill Blvd
Spring Hill, FL 34609

			Job Name	Terms
			EDGEMERE	Due on receipt
Quantity	Description	Rate	Serviced	Amount
1	Curb side exit gate would not close. Circuit board was locked up. Cycled power, unit resumed normal operation. Tested successfully. Hourly Tech Charge	105.00		105.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	\$105.00
Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.			Payments/Credits	\$0.00
			Balance Due	\$105.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
9/11/2023	13409

Bill To

Sterling Hill CDD
4411 Sterlinghill Blvd
Spring Hill, FL 34609

			Job Name	Terms
			AMERSHAM	Due on receipt
Quantity	Description	Rate	Serviced	Amount
1	Data transfers were failing. Cellular unit had a strong signal upon arrival but still failed to transfer. Cycled power, was able to send and receive data successfully. Hourly Tech Charge	105.00		105.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	\$105.00
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>			Payments/Credits	\$0.00
			Balance Due	\$105.00

August 20, 2023
Invoice Number: 0030100082023
Account: Number: **8337 10 699 0030100**

Auto Pay Notice

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 **855-252-0675**

Summary

Details on following pages

Previous Balance	719.65
Payments Received -Thank You!	-719.65
Remaining Balance	\$0.00
Spectrum Business™ Services	639.67
Total To Be Deducted	\$639.67

Your Auto Pay Will Be Processed 09/06/23



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 08212023 NNNNNNNN 01 000034 0001

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

August 20, 2023

Sterling Hill Cdd

Invoice Number: 0030100082023
Account: Number: 8337 10 699 0030100
Service At: 4411 STERLING HILL BLVD
CTRL ACCT
SPRING HILL FL 34609-0866

Total To Be Deducted \$639.67



CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833710699003010000639674

Invoice Number: 0030100082023
 Account Number: 8337 10 699 0030100
 Hierarchy ID: STERLING

**Contact Us**Visit us at SpectrumBusiness.netOr call us at **855-252-0675**

8622 4800 NO RP 20 08212023 NNNNNNNN 01 000034 0001

Charge Details

Previous Balance	\$719.65
Aug 06 EFT Payment	-719.65
Remaining Balance	\$0.00

Sub Account Charges by Group**STERLING**

Aug 05	STERLING HILLS CDD 8337130121182499	0.00
Aug 20	STERLING HILLS CDD 8337130121182499	184.15
Aug 20	STERLING HILL CDD SOUTH,* 8337130121182531	265.13
Aug 20	STERLING HILLS CDD 8337130121195418	174.53

\$623.81**Sub Account Taxes by Group****STERLING**

Aug 20	STERLING HILLS CDD 8337130121195418	15.86
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\$15.86**Sub Account Charges Total****\$639.67****Total To Be Deducted****\$639.67****Sub Account Details by Group****STERLING**

STERLING HILLS CDD
 4411 STERLING HILL BLVD
 SPRING HILL, FL 34609-0866
 Account Number: 8337130121182499
 Security Code: 5042

Monthly Charges

Date	Description	Quantity	Amount
Aug 20 - Sep 19	Broadcast TV Surcharge	1	22.20
Aug 20 - Sep 19	Spectrum Business TV	1	44.99

Monthly Charges cont.

Date	Description	Quantity	Amount
Aug 20 - Sep 19	Sbpp Bustv Bdl 39.99 Per	1	-5.00
Aug 20 - Sep 19	Spectrum Business	1	129.99
Aug 20 - Sep 19	B Int Per Bundle	1	-40.00
Aug 20 - Sep 19	Security Suite	1	0.00
Aug 20 - Sep 19	Domain Name	1	0.00
Aug 20 - Sep 19	Vanity Email	1	0.00
Aug 20 - Sep 19	Spectrum Receivers	2	21.98
Aug 20 - Sep 19	Digital Terminal	1	10.99
Aug 20 - Sep 19	Service Discount	1	-1.00

Monthly Charges Subtotal \$184.15**Total For Account 8337130121182499 \$184.15**

STERLING HILL CDD SOUTH,*
 4250 STERLING HILL BLVD
 BROOKSVILLE, FL 34609-0745
 Account Number: 8337130121182531
 Security Code: 3685

Monthly Charges

Date	Description	Quantity	Amount
Aug 20 - Sep 19	Broadcast TV Surcharge	1	22.20
Aug 20 - Sep 19	Spectrum Business TV	1	44.99
Aug 20 - Sep 19	Sbpp Bustv Bdl 39.99 Per	1	-5.00
Aug 20 - Sep 19	Spectrum Business Voice	1	39.99
Aug 20 - Sep 19	Spectrum Business Voice	1	39.99
Aug 20 - Sep 19	Spectrum Business	1	129.99
Aug 20 - Sep 19	B Int Per Bundle	1	-40.00
Aug 20 - Sep 19	Security Suite	1	0.00
Aug 20 - Sep 19	Domain Name	1	0.00
Aug 20 - Sep 19	Vanity Email	1	0.00
Aug 20 - Sep 19	Spectrum Receivers	3	32.97

Monthly Charges Subtotal \$265.13**Total For Account 8337130121182531 \$265.13**

Continued on the next page....

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

Invoice Number: 0030100082023
 Account Number: 8337 10 699 0030100
 Hierarchy ID: STERLING

**Contact Us**

Visit us at SpectrumBusiness.net
 Or call us at **855-252-0675**

8622 4800 NO RP 20 08212023 NNNNNNNN 01 000034 0001

STERLING HILLS CDD

4411 STERLING HILL BLVD
 OFC
 SPRING HILL, FL 34609-0866
 Account Number: 8337130121195418
 Security Code: 7586

Monthly Charges

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

Taxes And Fees

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 8337130121195418 **\$190.39**

Sterling Subtotal 3 Account(s) **\$639.67**

Total For Control Account: Sterling
Total Accounts: 3 **\$639.67**

Total To Be Deducted **\$639.67**

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.

**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.

August 20, 2023

[Sterling Hill Cdd](#)

Invoice Number:

0030100082023

Account:

8337 10 699 0030100

Hierarchy ID:

STERLING



Contact Us

Visit us at SpectrumBusiness.net

Or call us at **855-252-0675**

8622 4800 NO RP 20 08212023 NNNNNNNN 01 000034 0001



Sterling Hill CDD
Debit Card-Jason Pond

Limit \$5,000

All Expenditures must be supported by receipts in order to be eligible for reimbursement.

Attach all receipts to this form.

				Maintenance & Repairs	Office Supplies	Furniture Repair/ Replacement	Fitness Equipment Maintenance & Repair	Vehicle Maintenance	Special Events	Clubhouse Misc. Expenses	Telephone, Internet, Cable	Athletic Park/ Court/ Field Repair
				57200-4647	57200-5101	57200-4533	57200-4914	57200-4660	57400-4775	57200-4733	57200-4103	57200-4764
Date	Vendor Name	Reason for Expenditure	Amount									
8/25/2023	Wawa	Gas for work truck	\$ (92.00)					\$ (92.00)				
8/29/2023	Best Cleaners	Wash, dry, fold rags	\$ (35.91)						\$ (35.91)			
8/31/2023	AT&T	Internet & phone (August)	\$ (300.36)								\$ (300.36)	
9/1/2023	Amazon	(4) 10x10 pop up tents for Sterling event	\$ (499.96)						\$ (499.96)			
9/6/2023	Amazon	Super Mario Bros Movie (Outdoor movie night)	\$ (17.99)						\$ (17.99)			
9/6/2023	Office Supply.com	Sauder Heritage Hill desk for N. Clubhouse	\$ (417.89)	\$ (417.89)								
9/8/2023	AT&T	Internet & phone (September)	\$ (204.91)								\$ (204.91)	
9/11/2023	Amazon	(4) Fitness stacking pins for equipment	\$ (63.80)				\$ (63.80)					
9/12/2023	Circle K	Gas for side by sides and blower	\$ (100.00)					\$ (100.00)				
9/12/2023	Circle K	gas for work truck	\$ (79.00)					\$ (79.00)				
9/12/2023	Amazon	masonry drill bit, wedge anchors (north club beach anchors)	\$ (43.94)							\$ (43.94)		
9/13/2023	Office Dpot	(4) Epson ink cartridges for north printer	\$ (157.45)		\$ (157.45)							
9/14/2023	In Line Fence, LLC	repairs to basketball court perimeter fence	\$ (750.00)									\$ (750.00)
9/14/2023	Amazon	(2) minwax stain markers for wood furniture	\$ (18.24)			\$ (18.24)						
9/14/2023	Amazon	(2) 222 XL ink cartridges for south perimeter	\$ (76.57)		\$ (76.57)							
9/14/2023	Lowe's	3/8" x5 wedge bolts, drill bits	\$ (32.46)							\$ (32.46)		
9/15/2023	Best Cleaners	Wash, dry, fold rags	\$ (21.58)						\$ (21.58)			
9/16/2023	Canva	monthly subscription	\$ (12.99)		\$ (12.99)							
9/18/2023	Kennedy Electric	new brackets & GFI's at fitness center and outside, village lighting	\$ (542.35)							\$ (542.35)		
9/19/2023	Lowe's	concrete, socket set, weed killer (6), basin ratch	\$ (297.84)							\$ (297.84)		
9/19/2023	Direct TV	Direct TV payment	\$ (154.99)								\$ (154.99)	
			(3,920.23)	(417.89)	(247.01)	(18.24)	(63.80)	(271.00)	(575.44)	(916.59)	(660.26)	(750.00)

DM Approval

Jillian Minichino

Date

9/26/2023

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.

8/25/23	WAWA	Gas for work truck	92.00
Date	Vendor Name	Reason For Expenditure	Amount
8/29/23	Best Cleaners	Wash, dry, fold rags	35.91
8/31/23	AT&T	Internet & phone (August)	300.36
9/1/23	Amazon.com	(4) 10x10 pop up tents for Sterling events	499.96
9/6/23	Amazon.com	Super Mario Bros movie (outdoor movie night)	17.99
9/6/23	Office Supply.com	Sauder Heritage All Desk for N. clubhouse	417.89
9/8/23	AT&T	Internet & phone (September)	204.91
9/11/23	Amazon.com	(4) Fitness stacking pins for equipment	63.80
9/12/23	Circle K	Gas for side by side and blower	100.00
9/12/23	Circle K	Gas for work truck	79.00
9/12/23	Amazon.com	Masonry drill bit, wedge anchors (North club bench anchors)	43.94
9/13/23	Office Depot	(4) Epson Ink cartridges for north printer	157.45
9/14/23	In Line Fence, LLC	Repairs to basketball court perimeter fence	750.00
9/14/23	Amazon.com	(2) Minwax stain markers for wood furniture	18.24
9/14/23	Amazon.com	(2) 222XL Ink cartridges for south printer	76.57
9/14/23	Lowe's	3/8" x 5 Wedge bits, drill bit	32.46
9/15/23	Best Cleaners	Wash, dry, fold rags	21.58
9/16/23	Canva	Canva subscription	12.99
9/18/23	Kennedy Electric	New brackets & GFIs at fitness center and outside, Village lighting	542.35
9/19/23	Lowe's	Concrete, Socket set, weed killer (6), basin catch	297.84
9/19/23	Direct TV	Direct TV payment	154.99

Submitted By: _____

Date: 9/19/23

Total Amount:

3,920.23

Approved By: _____

Date: _____

Wawa #5184
12984 Cortez Blvd.
Brooksville FL 34608

8/25/2023 1:57:04 PM
Term: XXXXXXXXX2004
Appr: 824960
Seq#: 007511
Product: Unleaded
Pump Gallons Price
03 24.410 \$3.769
Total Sale \$92.00
Capture

Debit
XXXXXXXXXXXX4745
Chip Read

USD\$ 92.00

US DEBIT
Mode: Issuer
AID: A0000000980840
TUR: 8000048000
IAD: XXXXXXXXXXXXX
TSI: 6800
ARC: 00
ARQC:
B0BAD6BC06C1D654

08/25/2023 13:53:40

Verified by PIN

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

YOUR OPINION MATTERS

Tell us about your
experience at

* MyWawaVisit.com *

Take our survey for
a chance to win

Free Hoagies for
a year (1 per week)

or Wawa swag basket

& \$25 gift card!!

Disponible
en Espanol

Survey Code: 1128914

Store Number: 05184

Please respond
within 5 days

NO PURCHASE

NECESSARY

See rules at website

R-2 - 5

2

Best Cleaners
4315 Lamson Avenue
Spring Hill FL 34608
(352) 666-2378
Open 7:30 am - 9:00 pm Monday to
Sunday
Please return your hangers, we would be
happy to take them

81047

117989

Commercial Laundry

Robert H

Aug 29, 23 11:48a

Hills, Sterling



4411 Sterling Hills Blvd
Spring Hill FL 34609

352-686-5161

Acct: 203653

Hang

1 Wash Dry Fold: Over 11 lbs Fold	35.91
All Items	

1 Pcs

Subtotal 35.91

Charged \$35.91



Ready Thu Aug 31, 23 5:00p

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



AT&T payment confirm

Hi Jason,

We've received your payment.

Account number: ending in 6901

Amount: \$300.36

Payment date: 08/31/23

Payment method: Visa

Confirmation: 7VG7MYW9D0248N9

Sign in to view this payment arrangement.

Sign In

Thanks for choosing us,
AT&T

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bill automatically!



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TTY and relay services available

Details for Order #111-3572914-1542668[Print this page for your records.](#)**Order Placed:** September 1, 2023**Amazon.com order number:** 111-3572914-1542668**Order Total:** \$499.96**Not Yet Shipped****Items Ordered****Price**

4 of: *Best Choice Products 10x10ft 1-Person Setup Pop Up Canopy Tent Instant Portable Shelter w/ 1-Button Push, Straight Legs, Wheeled Carry Case, Stakes - Gray* \$124.99

Sold by: BestChoiceproducts ([seller profile](#))

Supplied by: Other

Condition: New

Shipping Address:

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

Shipping Speed:

Local Express Shipping

Payment information**Payment Method:**

Visa ending in 4745

Item(s) Subtotal: \$499.96

Shipping & Handling: \$0.00

Billing address

Jason Pond
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390
United States

Total before tax: \$499.96

Estimated tax to be collected: \$0.00

Grand Total: \$499.96To view the status of your order, return to [Order Summary](#).

Details for Order #112-9431679-3362667[Print this page for your records.](#)**Order Placed:** September 6, 2023**Amazon.com order number:** 112-9431679-3362667**Order Total:** \$17.99**Not Yet Shipped****Items Ordered****Price**1 of: *The Super Mario Bros. Movie (Blu-Ray + DVD + Digital)*, Chris Pratt

\$17.99

Sold by: Amazon.com Services LLC

Supplied by: Other

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 ending in 4745

Item(s) Subtotal: \$17.99

Shipping & Handling: \$0.00

Total before tax: \$17.99

Estimated tax to be collected: \$0.00

Billing address

Jason Pond

3434 COLWELL AVE STE 200

TAMPA, FL 33614-8390

United States

Grand Total: \$17.99To view the status of your order, return to [Order Summary](#).



Invoice: #5595303

Date of Order: Wednesday, 06 September 2023

BILL TO:

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

DELIVER TO:

Jason Pond
Sterling Hill CDD
4411 Sterling Hill Boulevard
Spring Hill, FL 34609-0866

PO:

sterlinghillclub@live.com

Product No	Products	Qty	Price	Total
ODFN576868	Sauder Heritage Hill 65"W Double-Pedestal Desk, Classic Cherry	1	\$328.89	\$328.89
Subtotal:				\$328.89
Shipping:				\$89.00
Tax:				\$0.00
Total:				\$417.89
Credit Card: 4*****4745				\$417.89
Balance due:				\$0.00

Thank you for purchasing from OfficeSupply.com

302 Industrial Drive
Columbus, WI 53925

Contact Information

1-866-302-5397
help@officesupply.com
<https://www.OfficeSupply.com>

AT&T payment update

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

Fri 9/8/2023 2:24 PM

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



AT&T payment confirmation

Hi Jason,

We've received your payment.

Account number: ending in 6901

Amount: \$204.91

Payment date: 09/08/23

Payment method: Visa

Confirmation: 7VQ7MYW9L03WNRM

Sign in to view this payment arrangement.

Sign In

Thanks for choosing us,
AT&T

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Go Paperless

Reduce clutter with
online billing.



Set up AutoPay

Save time and pay your
bill automatically!



Understand your bill

Get info about your bill
and payment options.

Details for Order #113-1841909-0466601

[Print this page for your records.](#)

Order Placed: September 11, 2023

Amazon.com order number: 113-1841909-0466601

Order Total: \$63.80

Not Yet Shipped

Items Ordered

Price

4 of: *TreadLife Fitness Aluminum Weight Stack Pin | Magnetic | Locking Cable | Heavy Duty | Universal | 5 1/2" Pin Insert* \$15.95

Sold by: TreadLife Fitness ([seller profile](#))

Supplied by: Other

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 ending in 4745

Item(s) Subtotal: \$63.80

Shipping & Handling: \$0.00

Total before tax: \$63.80

Estimated tax to be collected: \$0.00

Grand Total: \$63.80

Billing address

Jason Pond
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390
United States

To view the status of your order, return to [Order Summary](#).

9/12/2023 09:08:14
Order Number:

Circle K 2705992
14195 Elgin Blvd
Spring Hill FL 34609
(352) 684-8057

Term: 102

Appr : 015031

Trace: 00808567

UNL-REG

PUMP No. 05

Gallons 27.255

PRICE/G \$3.669

TOTAL FUEL \$100.00

TOTAL SALE \$100.00

SALE

Debit

Card Num : (C)

XXXXXXXXXXXX4745

Chip Read

USD\$ 100.00

US DEBIT

AID: A0000000980840

TVR: 8000048000

IAD: XXXXXXXXXXXXXXX

TSI: 6800

ARC: 00

ARQC:

B195ED54D10A2150

09/12/2023 09:01:00

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

9/12/2023 12:24

Order Number:

Circle K 2705992

14195 Elgin Blvd

Spring Hill FL 34609

(352) 684-8057

Term: 102

Appr : 073124

Trace: 00872526

UNL-REG

PUMP No. 10

Gallons 21.532

PRICE/G \$3.669

TOTAL FUEL \$79.00

TOTAL SALE \$79.00

SALE

Debit

Card Num : (C)

XXXXXXXXXXXX4745

Chip Read

USD\$ 79.00

US DEBIT

AID: A0000000980840

TVR: 8000048000

IAD: XXXXXXXXXXXXXXX

TSI: 6800

ARC: 00

ARQC:

98D40285F0362990

09/12/2023 09:09:20

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

Details for Order #113-8888942-7343465

[Print this page for your records.](#)

Order Placed: September 12, 2023

Amazon.com order number: 113-8888942-7343465

Order Total: \$43.94

Not Yet Shipped**Items Ordered****Price**

1 of: *Bosch 1/2 In. X 6 In. Hex Shank Hammer Drill Masonry Bit LBHX010*

\$9.98

Sold by: Amazon.com Services LLC

Supplied by: Other

Condition: New

2 of: *Red Head 1/2 in. x 3-3/4 in. Wedge Anchor 10CT*

\$16.98

Sold by: Amazon.com Services LLC

Supplied by: Other

Condition: New

Shipping Address:

Sterling Hill CDD

4411 STERLING HILL BLVD

SPRING HILL, FL 34609-0866

United States

Shipping Speed:

Rush Shipping

Payment information**Payment Method:**

Visa ending in 4745

Item(s) Subtotal: \$43.94

Shipping & Handling: \$2.99

Free Shipping: -\$2.99

Total before tax: \$43.94

Estimated tax to be collected: \$0.00

Grand Total: \$43.94

Billing address

Jason Pond

3434 COLWELL AVE STE 200

TAMPA, FL 33614-8390

United States

To view the status of your order, return to [Order Summary](#).

Office DEPOT OfficeMax®

BROOKSVILLE - (352) 592-7966

09/13/2023 1:44 PM



VTVTQ94PM43XY4MMB

SALE 2162-3-2691-1034401-23.8.2

6478672 INK,T812,XL,CY

2 @ 31.49

62.98

You Pay

62.98SS

6479401 INK,T812,XL,YL

2 @ 31.49

62.98

You Pay

62.98SS

6478859 INK,T812,XL,MG

31.49 SS

Subtotal:

157.45

Total:

157.45

Debit Card 4745:

157.45

AUTH CODE 068219

TDS Chip Read

AID A0000000980840 US DEBIT

TVR 8000048000

CVS PIN Verified

JASON POND 17*****943

Tax Exemption Number 55857930

Shop online at www.officedepot.com

WE WANT TO HEAR FROM YOU!

Visit survey.officedepot.com

and enter the survey code below

H6KG ECGW R1KZ

or scan the below QR code





In Line Fencing LLC

Lic#CBC1262852

254 Garfield Ave

Brooksville, FL

8133821510

www.inlinefencingllc.com

inlinefencing727@gmail.com

INVOICE

INV0597

DATE

Jul 31, 2023

DUE

On Receipt

BALANCE DUE

USD \$0.00

BILL TO

Sterling Hills

sterlinghillclub@live.com

DESCRIPTION

RATE

QTY

AMOUNT

Basketball court repairs

\$750.00

1

\$750.00

Payment Info

SUBTOTAL

\$750.00

TAX (6.5%)

\$0.00

BY CHECK

In Line Fencing LLC

TOTAL

\$750.00

PAID

-\$750.00

Sep 13, 2023

BALANCE DUE

USD \$0.00

Please sign and return to lock-in install date.

Install date subject to change due to material shortages. Customer will be updated of any changes within 48hrs of install date.

If deposit is required for special order material it will be collected at time of invoice signing.

Invoice total due within 24hrs of job completion after final walkthrough.

5 year labor warranty, covers and defects cause by improper installation.

Limited lifetime material warranty, covers material defects by manufacturer.

Details for Order #113-8528446-4457012[Print this page for your records.](#)**Order Placed:** September 14, 2023**Amazon.com order number:** 113-8528446-4457012**Order Total:** \$18.24**Not Yet Shipped****Items Ordered**

	Price
1 of: <i>Minwax 63487 Wood Finish Dark Walnut Stain Marker Interior Wood (2, 2) â€</i>	\$18.24

Sold by: My Hardware Store ([seller profile](#))

Supplied by: Other

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 ending in 4745

Item(s) Subtotal: \$18.24

Shipping & Handling: \$0.00

Total before tax: \$18.24

Estimated tax to be collected: \$0.00

Grand Total: \$18.24**Billing address**

Jason Pond

3434 COLWELL AVE STE 200

TAMPA, FL 33614-8390

United States

To view the status of your order, return to [Order Summary](#).

Details for Order #113-9475203-4096207[Print this page for your records.](#)**Order Placed:** September 14, 2023**Amazon.com order number:** 113-9475203-4096207**Order Total:** \$76.57**Not Yet Shipped****Items Ordered****Price**

2 of: 222XL Ink Cartridges Replacement for Epson 222 Ink Cartridges 222XL T222 Black and Color Combo Pack Work with XP-5200, WF-2960, XP5200, WF2960 Printer (1 Black, 1 Cyan, 1 Magenta, 1 Yellow, 4 Pack) \$41.39

Sold by: kunminghuichuo ([seller profile](#))

Supplied by: Other

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 ending in 4745

Billing address

Jason Pond

3434 COLWELL AVE STE 200

TAMPA, FL 33614-8390

United States

Item(s) Subtotal: \$82.78

Shipping & Handling: \$0.00

Your Coupon Savings: -\$6.21

Total before tax: \$76.57

Estimated tax to be collected: \$0.00

Grand Total: \$76.57To view the status of your order, return to [Order Summary](#).

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

- SALE -

SALES#: S1605IJ4 4859155 TRANS#: 70717398 09-14-23

1215590 WEDGE 3/8 X 5 15CT (11099 17.48
773193 3/8-IN X 8-IN SDS PLUS DR 14.98

SUBTOTAL: 32.46
TAX: 0.00
INVOICE 01456 TOTAL: 32.46
DEBIT: 32.46

DEBIT: XXXXXXXXXXXX4745 AMOUNT:32.46 AUTHCD: 057190

CHIP REFID:160501113886 09/14/23 14:49:52

*PIN Verified

TRACE: 00695075

PURCHASE CASH BACK TOTAL DEBIT
32.46 0.00 32.46

APL: US DEBIT TVR: 8080048000

AID: A0000000980840 TSI: 6800

STORE: 1605 TERMINAL: 01 09/14/23 14:49:58

OF ITEMS PURCHASED: 2

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOVE'S.
FOR DETAILS ON OUR RETURN POLICY, VISIT
LOVES.COM/RETURNS

A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE
AT OUR CUSTOMER SERVICE DESK

STORE MANAGER: BRIAN REED

LOVE'S PRICE PROMISE
FOR MORE DETAILS, VISIT LOVES.COM/PRICEPROMISE

* SHARE YOUR FEEDBACK! *

* ENTER FOR A CHANCE TO BE *

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

* ENTRE EN EL sorteo MENSUAL *

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

* ENTER BY COMPLETING A SHORT SURVEY *

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

* YOUR ID #014560 160522 573612 *

* NO PURCHASE NECESSARY TO ENTER OR WIN. *

* VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. *

* OFFICIAL RULES & WINNERS AT: www.loves.com/survey *

1605 TERMINAL: 01 09/14/23 14:49:58

R-2 - 5

2

Best Cleaners
4315 Lamson Avenue
Spring Hill FL 34608
(352) 666-2378

Open 7:30 am - 9:00 pm Monday to
Sunday

Please return your hangers, we would be
happy to take them

81500

118672
Wash Dry Fold

Sep 15, 23 8:55p

Andrea K

Hills, Sterling

4411 Sterling Hills Blvd
Spring Hill FL 34609

352-686-5161

Acct: 203653

Hang

1 Wash Dry Fold: 1.89 per lb Next 21.58
Day

1 Pcs Subtotal 21.58

1 Bag

Charged \$21.58

Not Responsible for Items Left Over 30
Days



Ready Mon Sep 18, 23 5:00p

Your Canva invoice

Canva <no-reply@canva.com>
Sat 9/16/2023 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
03910-32430115	Sep 16, 2023
BRAND ID	BILLED TO
BAFPTvq-dO8	Card (Visa - 4745)

Details

ITEM	AMOUNT
Subscription charges	\$12.99
Charged:	\$12.99

Services subtotal: \$542.35

Subtotal	\$542.35
Total Tax	\$0.00
no tax (0%)	\$0.00
Total	\$542.35

Payment History

Sep 19	Tue 9:00am	Credit Card	\$542.35
--------	------------	-------------	----------

Thank you for choosing Kennedy Electric! Please leave us a Google Review and tell us about your experience!!

Estimates/Jobs over \$1,000 require a 50% Deposit and the balance of the job is due upon completion. All Deposits are subject to a 50% Cancellation fee. In the event we need to move household materials, appliances, or furniture, Kennedy Electric is not responsible for any damage done to flooring, walls, furniture, personal belongings, Etc. It is up to the Owner/Agent to make sure the area is clear for us to have access to the job site. Any attic access required to complete the agreed upon electrical work is at the Owner/Agent's risk. If any damage is done it will be the Owner/Agent's responsibility to make any repairs. If any trenching is necessary to complete the stated work, it will be the Owner/Agent's responsibility to mark any underground or concealed utilities. If any damage is sustained to said unmarked utilities by Kennedy Electric, it will be the responsibility of the Owner/Agent to make any repairs. In regard to panel changes or service upgrades, Kennedy Electric is not reliable for any drywall damage that may occur during the installation, it will be the responsibility of the Owner/Agent to make any repairs.



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

- SALE -

SALES#: S1605ST2 2095890 TRANS#: 442739820 09-19-23

1971061 SAKRETE 10-LB CONCRETE MI	6.98
632562 SPEC 1.33-GAL G/W WAND	19.98
632564 SPEC 1.33-GAL G/W REFILL	64.90
5 @ 12.98	
110869 9IN BLK CATCH BASIN KIT L	56.98
1060610 KB 227-PC MECH TOOL SET (149.00

SUBTOTAL:	297.84
TOTAL TAX:	0.00
INVOICE 82986 TOTAL:	297.84
DEBITVISA:	297.84
CHANGE:	0.00

DEBITVISA: XXXXXXXXXXXX4745 AMOUNT: 297.84 AUTHCD: 05780

3

CHIP REFID:160502986356 09/19/23 13:24:34

*PIN VERIFIED

TRACE : 986356 RETRIEVAL: 160502986356

PURCHASE CASH BACK TOTAL DEBIT

297.84	0.00	297.84
--------	------	--------

TVR : 8080048000

TSI : 6800 AID : A0000000980840

STORE: 1605 TERMINAL: 02 09/19/23 13:24:41

OF ITEMS PURCHASED: 9

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



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

LOWEST PRICE GUARANTEE
FOR MORE DETAILS, VISIT LOWES.COM/LOWESTPRICEGUARANTEE

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

ENTER BY COMPLETING A SHORT SURVEY
WITHIN ONE WEEK AT: www.lowes.com/survey
YOUR ID #829863 160572 625028

NO PURCHASE NECESSARY TO ENTER OR WIN.
VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER.

Your DIRECTV Payment Confirmation

CCRM1 <harshitha.rasala@directv.com>

Tue 9/19/2023 2:04 PM

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

Pond Jason

STERLING HILL CDD

DIRECTV Account Number: 2627992

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

Payment Date: 2023-09-08

Payment Confirmation Number: 1E991AEA

Payment Amount: \$154.99

Current Balance on Account: \$0.00

Next Bill Date: 4

Please allow 24 hours for your payment to be reflected on your DIRECTV account.

If payment was made via a checking account, please allow 72 hours for funds to be processed and posted to your DIRECTV account.

DIRECTV values your time. If you do not have your account set up with Auto Bill Pay, call us today at 888-388-4249 and have the Auto Bill Pay feature added.

Thank You,

HERMES MENA YANES

DIRECTV Commercial Customer Care

directvcommercialcare@DIRECTV.com

888-388-4249 8:00 AM to 1:00 AM ET

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

August 29, 2023

Client: 001012

Matter: 000001

Invoice #: 23514

Page: 1

RE: General Matters

For Professional Services Rendered Through August 15, 2023

Total Services	\$0.00
Total Disbursements	\$0.00
Total Current Charges	\$0.00
Previous Balance	\$3,286.70
PAY THIS AMOUNT	\$3,286.70

\$3,202.16

Paid off outstanding balance
for account close.

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
23378	July 25, 2023	\$3,278.00	\$8.70	\$0.00	\$0.00	\$3,286.70
Total Remaining Balance Due						\$3,286.70

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$0.00	\$3,286.70	\$0.00	\$0.00

Invoice

Sterling Hill Clubhouse Paver Repair



From

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

Invoice No.
INV-62

Date
Sep 16 2023

To

Sterling Hill
4250 Sterling Hill Blvd.
Spring Hill, FL, 34609
United States

Invoice Due
Sep 16 2023

Description	Quantity	Rate	Amount
Paver Repair in designated areas	1	1875.00	USD 1875.00
Sub Total			1,875.00
Total			USD 1,875.00
Paid to Date			USD 0.00
Balance			USD 1,875.00

Invoice Note

- Repair pavers in one section of splash pad area and reinforce base.
- All affected pavers will be removed then reset
- Repair multiple areas of problem pavers along pool area
- All areas of repair are specified by Sterling Hill

Email: superiorsealersfl@gmail.com



INVOICE

BILL TO:

STERLING HILL CDD

411 STERLING HILL BLVD

SPRING HILL, FL 34609

PHONE 352-650-7402

TROOPER:

THOMAS CASTIGLIONE

17008 AYERS RD

BROOKSVILLE, FL 34604

PHONE: 352-442-7267

Description	Quantity	Unit Price	Cost
BUS STOP AND SPEED ENFORCEMENT DETAIL 8/16/2023 AM	1	\$120.00	\$120.00
BUS STOP AND SPEED ENFORCEMENT DETAIL 8/16/2023 PM	1	\$120.00	\$120.00
BUS STOP AND SPEED ENFORCEMENT DETAIL 8/17/2023 PM	1	\$120.00	\$120.00
BUS STOP AND SPEED ENFORCEMENT DETAIL 8/17/2023 PM	1	\$120.00	\$120.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
		Subtotal	\$480.00
		Total	\$480.00

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

Sincerely yours,

THOMAS CASTIGLIONE

**Hernando County Sheriff's Office**

18900 Cortez Blvd
Brooksville, FL 34603

INVOICE

Invoice ID:	78146
Date:	09/11/2023
Customer #:	
Due Date:	09/25/2023
Reference:	

Bill To:

Sterling Hill CDD
Attention: Accounts Payable
3434 Colwell ave.
Tampa, FL 33614
CDDINVOICE@RIZZETTA.COM;VRUTISKAYA@RIZZETTA.COM

DESCRIPTION	QTY	RATE	TOTAL
job #98104 - TRAVIS SHIELDS at Sterling Hill Subdivision from 9/10/2023 9:00 PM to 9/11/2023 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:**14-49138-12001**

Customer Name:

STERLING HILL CDD

Service Period:

09/01/23-09/30/23

Invoice Date:

08/24/2023

Invoice Number:

0880520-1568-7

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

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

Customer Service: (800) 255-7172**Your Payment is Due****Sep 23, 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**\$368.94**

If payment is received after
09/23/2023: **\$ 378.16**

Previous Balance

361.18

+

Payments

(361.18)

+

Adjustments

0.00

+

**Current Invoice
Charges**

368.94

=

**Total Account
Balance Due****368.94****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	09/01/23		1.00	311.79
Energy Surcharge				57.15
Total Current Charges				368.94



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



WASTE MANAGEMENT INC. OF FLORIDA
WM OF PASCO COUNTY
PO BOX 3020
MONROE, WI 53566-8320
(800) 255-7172
(813) 740-8408 FAX

Invoice Date	Invoice Number	Customer ID (Include with your payment)
08/24/2023	0880520-1568-7	14-49138-12001
Payment Terms	Total Due	Amount
Total Due by 09/23/2023	\$368.94	
If Received after 09/23/2023	\$378.16	

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

Your bank account will be drafted \$368.94.

1568000144913812001008805200000003689400000036894 8

10290C37

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

Printed on
recycled paper.

383-0176716-1568-4

Prevent Truck & Facility Fires

Instead of placing these items in the garbage or recycling containers, visit your county or city website to find a household hazardous waste drop off location. You can also visit **call2recycle.org** to find a retailer who accepts batteries for proper recycling.

- NO
- Propane tanks

• BBQ coals

• Lithium-ion batteries

• Other hazardous items

Hazardous household items that are improperly disposed of can cause **garbage truck and facility fires**. This includes lithium-ion batteries that can be found in many electronics and toys.

This summer, remember to:

- Allow coals to cool, after grilling
- Dispose of coals in a sealed metal container
- Take hazardous waste to your local hazardous waste drop location



☐ Check Here to Change Contact Info

List your new billing information below. For a change of service address, please contact **WM**.

Address 1	
Address 2	
City	
State	
Zip	
Email	
Date Valid	

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

If I enroll in Automatic Deducting money from my bank account, I understand that my bank could take 1-2 billing cycles to complete the payment until payment is received by WM.

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:**15-19762-63003**

Customer Name:

STERLING HILL CDD

Service Period:

09/01/23-09/30/23

Invoice Date:

08/24/2023

Invoice Number:

0880633-1568-8

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****Sep 23, 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**\$337.84**

If payment is received after
09/23/2023: **\$ 346.29**

Previous Balance

330.73

+

Payments

(330.73)

+

Adjustments

0.00

+

**Current Invoice
Charges**

337.84

=

**Total Account
Balance Due****337.84****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	09/01/23		1.00	285.51
Energy Surcharge				52.33
Total Current Charges				337.84



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



WASTE MANAGEMENT INC. OF FLORIDA
WM OF PASCO COUNTY
PO BOX 3020
MONROE, WI 53566-8320
(800) 255-7172
(813) 740-8408 FAX

Invoice Date	Invoice Number	Customer ID (Include with your payment)
08/24/2023	0880633-1568-8	15-19762-63003
Payment Terms		Amount
Total Due by	09/23/2023	\$337.84
If Received after	09/23/2023	\$346.29

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

Your bank account will be drafted \$337.84.

1568000151976263003008806330000003378400000033784 2

10290C37

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



Prevent Truck & Facility Fires

Instead of placing these items in the garbage or recycling containers, visit your county or city website to find a household hazardous waste drop off location. You can also visit **call2recycle.org** to find a retailer who accepts batteries for proper recycling.

- NO
- Propane tanks

• BBQ coals

• Lithium-ion batteries

• Other hazardous items

Hazardous household items that are improperly disposed of can cause **garbage truck and facility fires**. This includes lithium-ion batteries that can be found in many electronics and toys.

This summer, remember to:

- Allow coals to cool, after grilling
- Dispose of coals in a sealed metal container
- Take hazardous waste to your local hazardous waste drop location



☐ Check Here to Change Contact Info

List your new billing information below. For a change of service address, please contact **WM**.

Address 1	
Address 2	
City	
State	
Zip	
Email	
Date Valid	

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

If I enroll in Automatic Deducting money from my bank account, I understand that my bank could take 1-2 billing cycles to process the payment until payment is received.

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)

WREC

for Sterling Hill CDD

Summary Electric 08/23				
------------------------	--	--	--	--

Acct#	Amount	Bill Date	Address	GL Code	Object Code
1415069	\$475.29	08/23/23	4200 STERLING HILL BLVD	53100	4301
1415070	\$194.14	08/23/23	4500 STERLING HILL BLVD	53100	4301
1415071	\$223.46	08/23/23	4341 STERLING HILL BLVD	53100	4301
1415072	\$508.58	08/23/23	4360 STERLING HILL BLVD	53100	4301
1415073	\$5,678.84	08/23/23	Street Lights	53100	4307
1415074	\$1,082.38	08/23/23	4411 STERLING HILL BLVD	53100	4301
1415075	\$50.52	08/23/23	BRACKENWOOD DR	53100	4301
1415076	\$47.56	08/23/23	GLENBURNE DR	53100	4301
1415077	\$52.46	08/23/23	13700 MANDALAY PL	53100	4301
1415078	\$55.24	08/23/23	AMERSHAM WAY	53100	4301
1415079	\$40.53	08/23/23	4405 STERLING HILL BLVD	53100	4301
1415080	\$40.44	08/23/23	4244 STERLING HILL BLVD	53100	4301
1415081	\$52.55	08/23/23	13370 DUNWOODY DR	53100	4301
1415082	\$52.92	08/23/23	14304 ARBORGLADES DR	53100	4301
1415083	\$52.74	08/23/23	4084 BRIGHTSTONE PL	53100	4301
1415084	\$52.00	08/23/23	13584 COVEY RUN PL	53100	4301
1415085	\$51.26	08/23/23	14504 EDMERE DR	53100	4301
1415086	\$53.75	08/23/23	13574 HAVERHILL DR	53100	4301
1415087	\$44.51	08/23/23	4595 STERLING HILL BLVD	53100	4301
1415088	\$44.24	08/23/23	4594 STERLING HILL BLVD	53100	4301
1415089	\$53.29	08/23/23	3920 STERLING HILL BLVD	53100	4301
1415090	\$47.28	08/23/23	8335 WINDANCE AVE	53100	4301
1415091	\$973.95	08/23/23	4250 STERLING HILL BLVD	53100	4301
1415092	\$199.32	08/23/23	4411 STERLING HILL BLVD	53100	4301
2118959	\$696.11	08/23/23	Public Ligthting	53100	4307
2161145	\$159.00	08/23/23	3750 STERLING HILL BLVD	53100	4301
2161146	\$47.56	08/23/23	13043 GOLDEN LINE AVE	53100	4301
Total	\$11,029.92		*Auto Drafted on 08/04/23		

Total By Code	4301	\$4,654.97
	4307	\$ 6,374.95

Grand Total **11,029.92** ACH Amount



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

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

Bill Date **08/23/2023**
Amount Due **475.29**
Current Charges Due **09/15/2023**

District Office Serving You
West Hernando

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

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/19	3000	08/18	7705				4705

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2023	30	157
Jul 2023	30	153
Aug 2022	29	143

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



1 0 2 5 1 0 8 5

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

Previous Balance **441.03**
Payment **441.03CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 4,705 KWH @ 0.05017 **236.05**
Fuel Adjustment 4,705 KWH @ 0.04000 **188.20**
FL Gross Receipts Tax **11.88**

Total Current Charges **475.29**
Total Due **E.F.T. 475.29**

DO NOT PAY

Total amount will be electronically transferred on or after 09/08/2023.



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

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

See Reverse Side For Mailing Instructions

Bill Date: 08/23/2023

District: WH15

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after **09/08/2023**
TOTAL CHARGES DUE 475.29
DO NOT PAY

000141506900004752900004752902



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

Account Number **1415070** Cycle **15**
Meter Number **59783786**
Customer Number **10251085**
Customer Name **STERLING HILL COMMUNITY DEVELOPMENT**

Bill Date **08/23/2023**
Amount Due **194.14**
Current Charges Due **09/15/2023**

District Office Serving You
West Hernando

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

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/19	68138	08/18	69803				1665

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2023	30	56
Jul 2023	30	53
Aug 2022	29	65

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



1 0 2 5 1 0 8 5

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

Previous Balance **179.84**
Payment **179.84CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 1,665 KWH @ 0.05017 **83.53**
Fuel Adjustment 1,665 KWH @ 0.04000 **66.60**
FL Gross Receipts Tax **4.85**

Total Current Charges **194.14**
Total Due **E.F.T. 194.14**

DO NOT PAY

Total amount will be electronically transferred on or after 09/08/2023.



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

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

See Reverse Side For Mailing Instructions

Bill Date: 08/23/2023

District: WH15

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after **09/08/2023**
TOTAL CHARGES DUE 194.14
DO NOT PAY

000141507000001941400001941403



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

Account Number **1415071** Cycle **15**
Meter Number **59783763**
Customer Number **10251085**
Customer Name **STERLING HILL COMMUNITY DEVELOPMENT**

Bill Date **08/23/2023**
Amount Due **223.46**
Current Charges Due **09/15/2023**

District Office Serving You
West Hernando

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

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/19	32482	08/18	34464				1982

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2023	30	66
Jul 2023	30	63
Aug 2022	29	114

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



1 0 2 5 1 0 8 5

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

Previous Balance **205.70**
Payment **205.70 CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 1,982 KWH @ 0.05017 **99.44**
Fuel Adjustment 1,982 KWH @ 0.04000 **79.28**
FL Gross Receipts Tax **5.58**

Total Current Charges **223.46**
Total Due **E.F.T. 223.46**

DO NOT PAY

Total amount will be electronically transferred on or after 09/08/2023.



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

Please **Detach and Return** This Portion With
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Bill Date: 08/23/2023

District: WH15

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after **09/08/2023**
TOTAL CHARGES DUE 223.46
DO NOT PAY

000141507100002234600002234608



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

Account Number **1415072** Cycle 15
Meter Number 59783732
Customer Number 10251085
Customer Name STERLING HILL COMMUNITY DEVELOPMENT

Bill Date **08/23/2023**
Amount Due **508.58**
Current Charges Due **09/15/2023**

District Office Serving You
West Hernando

See Reverse Side For More Information

Service Address 4360 STERLING HILL BLVD
Service Description WELL#2
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/19	33258	08/18	38323				5065

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2023	30	169
Jul 2023	30	135
Aug 2022	29	78

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



1 0 2 5 1 0 8 5

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Previous Balance 393.77
Payment 393.77 CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 5,065 KWH @ 0.05017 254.11
Fuel Adjustment 5,065 KWH @ 0.04000 202.60
FL Gross Receipts Tax 12.71

Total Current Charges 508.58
Total Due E.F.T. 508.58

DO NOT PAY

Total amount will be electronically transferred on or after 09/08/2023.



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

Please **Detach and Return** This Portion With
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Bill Date: 08/23/2023

District: WH15

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after **09/08/2023**
TOTAL CHARGES DUE 508.58
DO NOT PAY

000141507200005085800005085802



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

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

Bill Date **08/23/2023**
Amount Due **5,678.84**
Current Charges Due **09/15/2023**

District Office Serving You
West Hernando

Service Address **PUBLIC LIGHTING**
Service Classification **Public Lighting**

See Reverse Side For More Information

ELECTRIC SERVICE

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

Comparative Usage Information

Average kWh
Period Days Per Day

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



1 0 2 5 1 0 8 5

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Previous Balance **5,568.35**
Payment **5,568.35CR**
Balance Forward **0.00**

Light Energy Charge	616.53
Light Support Charge	411.09
Light Maintenance Charge	759.24
Light Fixture Charge	902.37
Light Fuel Adj 21,006 KWH @ 0.04000	840.24
Poles (QTY 467)	2,101.50
FL Gross Receipts Tax	47.87

Total Current Charges **5,678.84**
Total Due **E.F.T. 5,678.84**

Lights/Poles	Type/Qty	Type/Qty	Type/Qty
	105 433	205 39	910 467

DO NOT PAY

Total amount will be electronically transferred on or after 09/08/2023.



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

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Bill Date: 08/23/2023

District: WH15

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1415073 **WH15**
STERLING HILL COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 09/08/2023
TOTAL CHARGES DUE 5,678.84
DO NOT PAY

000141507300056788400056788400



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

Account Number **1415074** Cycle 15
Meter Number 60682106
Customer Number 10251085
Customer Name STERLING HILL COMMUNITY DEVELOPMENT

Bill Date **08/23/2023**
Amount Due **1,082.38**
Current Charges Due **09/15/2023**

District Office Serving You
West Hernando

Service Address 4411 STERLING HILL BLVD
Service Classification General Service Demand

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/19	50470	08/18	62808		29.19	29	12338

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2023	30	411
Jul 2023	30	400
Aug 2022	29	366

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



1 0 2 5 1 0 8 5

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Previous Balance 996.74
Payment 996.74CR
Balance Forward 0.00

Customer Charge 44.16
Demand Charge 29 KW @ 6.15000 178.35
Energy Charge 12,338 KWH @ 0.02750 339.30
Fuel Adjustment 12,338 KWH @ 0.04000 493.52
FL Gross Receipts Tax 27.05

Total Current Charges 1,082.38
Total Due E.F.T. 1,082.38

DO NOT PAY

Total amount will be electronically transferred on or after 09/08/2023.



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

Please **Detach and Return** This Portion With
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Bill Date: 08/23/2023

District: WH15

Use above space for address change ONLY.

1415074 WH15
STERLING HILL COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after **09/08/2023**
TOTAL CHARGES DUE 1,082.38
DO NOT PAY

000141507400010823800010823803



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

Account Number **1415075** Cycle 15
Meter Number 40578962
Customer Number 10251085
Customer Name STERLING HILL COMMUNITY DEVELOPMENT

Bill Date **08/23/2023**
Amount Due **50.52**
Current Charges Due **09/15/2023**

District Office Serving You
West Hernando

Service Address BRACKENWOOD DR
Service Description GATE
Service Classification General Service Non-Demand

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/19	35701	08/18	35813				112

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2023	30	4
Jul 2023	30	4
Aug 2022	29	4

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



1 0 2 5 1 0 8 5

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Previous Balance 49.95
Payment 49.95CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 112 KWH @ 0.05017 5.62
Fuel Adjustment 112 KWH @ 0.04000 4.48
FL Gross Receipts Tax 1.26

Total Current Charges 50.52
Total Due E.F.T. 50.52

DO NOT PAY

Total amount will be electronically transferred on or after 09/08/2023.



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

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Bill Date: 08/23/2023

District: WH15

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

Electronic Funds Transfer on or after **09/08/2023**
TOTAL CHARGES DUE 50.52
DO NOT PAY

000141507500000505200000505201



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

Account Number **1415076** Cycle 15
Meter Number 40571791
Customer Number 10251085
Customer Name STERLING HILL COMMUNITY DEVELOPMENT

Bill Date **08/23/2023**
Amount Due **47.56**
Current Charges Due **09/15/2023**

District Office Serving You
West Hernando

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

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/19	45443	08/18	45523				80

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2023	30	3
Jul 2023	30	3
Aug 2022	29	4

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



1 0 2 5 1 0 8 5

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Previous Balance 46.89
Payment 46.89CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 80 KWH @ 0.05017 4.01
Fuel Adjustment 80 KWH @ 0.04000 3.20
FL Gross Receipts Tax 1.19

Total Current Charges 47.56
Total Due E.F.T. 47.56

DO NOT PAY

Total amount will be electronically transferred on or after 09/08/2023.



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

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Bill Date: 08/23/2023

District: WH15

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

Electronic Funds Transfer on or after **09/08/2023**
TOTAL CHARGES DUE 47.56
DO NOT PAY

000141507600000475600000475609



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

Account Number **1415077** Cycle 15
Meter Number 40555214
Customer Number 10251085
Customer Name STERLING HILL COMMUNITY DEVELOPMENT

Bill Date **08/23/2023**
Amount Due **52.46**
Current Charges Due **09/15/2023**

District Office Serving You
West Hernando

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

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/19	36905	08/18	37038				133

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2023	30	4
Jul 2023	30	4
Aug 2022	29	4

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



1 0 2 5 1 0 8 5

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Previous Balance 51.44
Payment 51.44CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 133 KWH @ 0.05017 6.67
Fuel Adjustment 133 KWH @ 0.04000 5.32
FL Gross Receipts Tax 1.31

Total Current Charges 52.46
Total Due E.F.T. 52.46

DO NOT PAY

Total amount will be electronically transferred on or after 09/08/2023.



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

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Bill Date: 08/23/2023

District: WH15

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

Electronic Funds Transfer on or after **09/08/2023**
TOTAL CHARGES DUE 52.46
DO NOT PAY

000141507700000524600000524606



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

Account Number **1415078** Cycle 15
Meter Number 40580781
Customer Number 10251085
Customer Name STERLING HILL COMMUNITY DEVELOPMENT

Bill Date **08/23/2023**
Amount Due **55.24**
Current Charges Due **09/15/2023**

District Office Serving You
West Hernando

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

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/19	40138	08/18	40301				163

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2023	30	5
Jul 2023	30	5
Aug 2022	29	5

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



1 0 2 5 1 0 8 5

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Previous Balance 53.45
Payment 53.45CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 163 KWH @ 0.05017 8.18
Fuel Adjustment 163 KWH @ 0.04000 6.52
FL Gross Receipts Tax 1.38

Total Current Charges 55.24
Total Due E.F.T. 55.24

DO NOT PAY

Total amount will be electronically transferred on or after 09/08/2023.



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

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Bill Date: 08/23/2023

District: WH15

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

Electronic Funds Transfer on or after **09/08/2023**
TOTAL CHARGES DUE 55.24
DO NOT PAY

000141507800000552400000552404



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

Account Number **1415079** Cycle 15
Meter Number 59783761
Customer Number 10251085
Customer Name STERLING HILL COMMUNITY DEVELOPMENT

Bill Date **08/23/2023**
Amount Due **40.53**
Current Charges Due **09/15/2023**

District Office Serving You
West Hernando

See Reverse Side For More Information

Service Address 4405 STERLING HILL BLVD
Service Description PUMP#3
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/19	68829	08/18	68833				4

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2023	30	0
Jul 2023	30	0
Aug 2022	29	147

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



1 0 2 5 1 0 8 5

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Previous Balance 40.51
Payment 40.51CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 4 KWH @ 0.05017 0.20
Fuel Adjustment 4 KWH @ 0.04000 0.16
FL Gross Receipts Tax 1.01

Total Current Charges 40.53
Total Due E.F.T. 40.53

DO NOT PAY

Total amount will be electronically transferred on or after 09/08/2023.



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

Please **Detach and Return** This Portion With
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Bill Date: 08/23/2023

District: WH15

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after **09/08/2023**
TOTAL CHARGES DUE 40.53
DO NOT PAY

000141507900000405300000405302



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

Account Number **1415080** Cycle 15
Meter Number 59783762
Customer Number 10251085
Customer Name STERLING HILL COMMUNITY DEVELOPMENT

Bill Date **08/23/2023**
Amount Due **40.44**
Current Charges Due **09/15/2023**

District Office Serving You
West Hernando

See Reverse Side For More Information

Service Address 4244 STERLING HILL BLVD
Service Description WELL
Service Classification General Service Non-Demand

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2023	30	0
Jul 2023	30	23
Aug 2022	29	29

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



1 0 2 5 1 0 8 5

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ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/19	14223	08/18	14226				3

Previous Balance 100.01
Payment 100.01CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 3 KWH @ 0.05017 0.15
Fuel Adjustment 3 KWH @ 0.04000 0.12
FL Gross Receipts Tax 1.01

Total Current Charges 40.44
Total Due E.F.T. 40.44

DO NOT PAY

Total amount will be electronically transferred on or after 09/08/2023.



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

Please **Detach and Return** This Portion With
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Bill Date: 08/23/2023

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 09/08/2023
TOTAL CHARGES DUE 40.44
DO NOT PAY

000141508000000404400000404404



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

Account Number **1415081** Cycle 15
Meter Number 40574906
Customer Number 10251085
Customer Name STERLING HILL COMMUNITY DEVELOPMENT

Bill Date **08/23/2023**
Amount Due **52.55**
Current Charges Due **09/15/2023**

District Office Serving You
West Hernando

Service Address 13370 DUNWOODY DR
Service Description GATE
Service Classification General Service Non-Demand

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/19	46571	08/18	46705				134

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2023	30	4
Jul 2023	30	5
Aug 2022	29	4

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



1 0 2 5 1 0 8 5

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Previous Balance 52.04
Payment 52.04CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 134 KWH @ 0.05017 6.72
Fuel Adjustment 134 KWH @ 0.04000 5.36
FL Gross Receipts Tax 1.31

Total Current Charges 52.55
Total Due E.F.T. 52.55

DO NOT PAY

Total amount will be electronically transferred on or after 09/08/2023.



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

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

Bill Date: 08/23/2023

District: WH15

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after **09/08/2023**
TOTAL CHARGES DUE 52.55
DO NOT PAY

000141508100000525500000525503



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

Account Number **1415082** Cycle 15
Meter Number 40571369
Customer Number 10251085
Customer Name STERLING HILL COMMUNITY DEVELOPMENT

Bill Date **08/23/2023**
Amount Due **52.92**
Current Charges Due **09/15/2023**

District Office Serving You
West Hernando

Service Address 14304 ARBORGLADES DR
Service Description GATE
Service Classification General Service Non-Demand

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/19	31817	08/18	31955				138

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2023	30	5
Jul 2023	30	5
Aug 2022	29	4

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



1 0 2 5 1 0 8 5

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 52.13
Payment 52.13 CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 138 KWH @ 0.05017 6.92
Fuel Adjustment 138 KWH @ 0.04000 5.52
FL Gross Receipts Tax 1.32

Total Current Charges 52.92
Total Due E.F.T. 52.92

DO NOT PAY

Total amount will be electronically transferred on or after 09/08/2023.



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

Please **Detach and Return** This Portion With
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Bill Date: 08/23/2023

District: WH15

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after **09/08/2023**
TOTAL CHARGES DUE 52.92
DO NOT PAY

000141508200000529200000529201



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

Account Number **1415083** Cycle 15
Meter Number 40571368
Customer Number 10251085
Customer Name STERLING HILL COMMUNITY DEVELOPMENT

Bill Date **08/23/2023**
Amount Due **52.74**
Current Charges Due **09/15/2023**

District Office Serving You
West Hernando

Service Address 4084 BRIGHTSTONE PL
Service Description GATE
Service Classification General Service Non-Demand

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/19	24521	08/18	24657				136

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2023	30	5
Jul 2023	30	5
Aug 2022	29	5

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



1 0 2 5 1 0 8 5

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Previous Balance 52.04
Payment 52.04CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 136 KWH @ 0.05017 6.82
Fuel Adjustment 136 KWH @ 0.04000 5.44
FL Gross Receipts Tax 1.32

Total Current Charges 52.74
Total Due E.F.T. 52.74

DO NOT PAY

Total amount will be electronically transferred on or after 09/08/2023.



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

Please **Detach and Return** This Portion With
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Bill Date: 08/23/2023

District: WH15

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after **09/08/2023**
TOTAL CHARGES DUE 52.74
DO NOT PAY

000141508300000527400000527407



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

Account Number **1415084** Cycle 15
Meter Number 40571458
Customer Number 10251085
Customer Name STERLING HILL COMMUNITY DEVELOPMENT

Bill Date **08/23/2023**
Amount Due **52.00**
Current Charges Due **09/15/2023**

District Office Serving You
West Hernando

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

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/19	24672	08/18	24800				128

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2023	30	4
Jul 2023	30	4
Aug 2022	29	6

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



1 0 2 5 1 0 8 5

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Previous Balance 51.26
Payment 51.26CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 128 KWH @ 0.05017 6.42
Fuel Adjustment 128 KWH @ 0.04000 5.12
FL Gross Receipts Tax 1.30

Total Current Charges 52.00
Total Due E.F.T. 52.00

DO NOT PAY

Total amount will be electronically transferred on or after 09/08/2023.



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

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Bill Date: 08/23/2023

District: WH15

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

Electronic Funds Transfer on or after **09/08/2023**
TOTAL CHARGES DUE 52.00
DO NOT PAY

000141508400000520000000520000



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

Account Number **1415085** Cycle 15
Meter Number 40571367
Customer Number 10251085
Customer Name STERLING HILL COMMUNITY DEVELOPMENT

Bill Date **08/23/2023**
Amount Due **51.26**
Current Charges Due **09/15/2023**

District Office Serving You
West Hernando

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

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/19	27424	08/18	27544				120

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2023	30	4
Jul 2023	30	4
Aug 2022	29	4

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



1 0 2 5 1 0 8 5

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Previous Balance 50.65
Payment 50.65CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 120 KWH @ 0.05017 6.02
Fuel Adjustment 120 KWH @ 0.04000 4.80
FL Gross Receipts Tax 1.28

Total Current Charges 51.26
Total Due E.F.T. 51.26

DO NOT PAY

Total amount will be electronically transferred on or after 09/08/2023.



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

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Bill Date: 08/23/2023

District: WH15

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

Electronic Funds Transfer on or after **09/08/2023**
TOTAL CHARGES DUE 51.26
DO NOT PAY

000141508500000512600000512608



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

Account Number **1415086** Cycle 15
Meter Number 40571459
Customer Number 10251085
Customer Name STERLING HILL COMMUNITY DEVELOPMENT

Bill Date **08/23/2023**
Amount Due **53.75**
Current Charges Due **09/15/2023**

District Office Serving You
West Hernando

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

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/19	25711	08/18	25858				147

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2023	30	5
Jul 2023	30	4
Aug 2022	29	4

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



1 0 2 5 1 0 8 5

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Previous Balance 50.47
Payment 50.47 CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 147 KWH @ 0.05017 7.37
Fuel Adjustment 147 KWH @ 0.04000 5.88
FL Gross Receipts Tax 1.34

Total Current Charges 53.75
Total Due E.F.T. 53.75

DO NOT PAY

Total amount will be electronically transferred on or after 09/08/2023.



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

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Bill Date: 08/23/2023

District: WH15

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

Electronic Funds Transfer on or after **09/08/2023**
TOTAL CHARGES DUE 53.75
DO NOT PAY

000141508600000537500000537508



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

Account Number **1415087** Cycle 15
Meter Number 24309402
Customer Number 10251085
Customer Name STERLING HILL COMMUNITY DEVELOPMENT

Bill Date **08/23/2023**
Amount Due **44.51**
Current Charges Due **09/15/2023**

District Office Serving You
West Hernando

See Reverse Side For More Information

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

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/19	20698	08/18	20745				47

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2023	30	2
Jul 2023	30	1
Aug 2022	29	1

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



1 0 2 5 1 0 8 5

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Previous Balance 43.75
Payment 43.75CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 47 KWH @ 0.05017 2.36
Fuel Adjustment 47 KWH @ 0.04000 1.88
FL Gross Receipts Tax 1.11

Total Current Charges 44.51
Total Due E.F.T. 44.51

DO NOT PAY

Total amount will be electronically transferred on or after 09/08/2023.



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

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Bill Date: 08/23/2023

District: WH15

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after **09/08/2023**
TOTAL CHARGES DUE 44.51
DO NOT PAY

000141508700000445100000445105



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

Account Number **1415088** Cycle 15
Meter Number 24309403
Customer Number 10251085
Customer Name STERLING HILL COMMUNITY DEVELOPMENT

Bill Date **08/23/2023**
Amount Due **44.24**
Current Charges Due **09/15/2023**

District Office Serving You
West Hernando

See Reverse Side For More Information

Service Address 4594 STERLING HILL BLVD
Service Description NE ENTRANCE
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/19	22490	08/18	22534				44

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2023	30	1
Jul 2023	30	1
Aug 2022	29	1

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



1 0 2 5 1 0 8 5

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Previous Balance 43.49
Payment 43.49CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 44 KWH @ 0.05017 2.21
Fuel Adjustment 44 KWH @ 0.04000 1.76
FL Gross Receipts Tax 1.11

Total Current Charges 44.24
Total Due E.F.T. 44.24

DO NOT PAY

Total amount will be electronically transferred on or after 09/08/2023.



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

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Bill Date: 08/23/2023

District: WH15

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

Electronic Funds Transfer on or after **09/08/2023**
TOTAL CHARGES DUE 44.24
DO NOT PAY

000141508800000442400000442409



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

Account Number **1415089** Cycle 15
Meter Number 59783733
Customer Number 10251085
Customer Name STERLING HILL COMMUNITY DEVELOPMENT

Bill Date **08/23/2023**
Amount Due **53.29**
Current Charges Due **09/15/2023**

District Office Serving You
West Hernando

Service Address 3920 STERLING HILL BLVD
Service Description LIFT STATION
Service Classification General Service Non-Demand

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/19	3411	08/18	3553				142

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2023	30	5
Jul 2023	30	5
Aug 2022	29	14

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



1 0 2 5 1 0 8 5

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Previous Balance 52.21
Payment 52.21CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 142 KWH @ 0.05017 7.12
Fuel Adjustment 142 KWH @ 0.04000 5.68
FL Gross Receipts Tax 1.33

Total Current Charges 53.29
Total Due E.F.T. 53.29

DO NOT PAY

Total amount will be electronically transferred on or after 09/08/2023.



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

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Bill Date: 08/23/2023

District: WH15

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after **09/08/2023**
TOTAL CHARGES DUE 53.29
DO NOT PAY

000141508900000532900000532909



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

Account Number **1415090** Cycle **15**
Meter Number **40601978**
Customer Number **10251085**
Customer Name **STERLING HILL COMMUNITY DEVELOPMENT**

Bill Date **08/23/2023**
Amount Due **47.28**
Current Charges Due **09/15/2023**

District Office Serving You
West Hernando

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

See Reverse Side For More Information

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
07/19	20809	08/18	20886				77

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2023	30	3
Jul 2023	30	3
Aug 2022	29	3

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



1 0 2 5 1 0 8 5

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Previous Balance **48.12**
Payment **48.12CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 77 KWH @ 0.05017 **3.86**
Fuel Adjustment 77 KWH @ 0.04000 **3.08**
FL Gross Receipts Tax **1.18**

Total Current Charges **47.28**
Total Due **E.F.T. 47.28**

DO NOT PAY

Total amount will be electronically transferred on or after 09/08/2023.



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

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

Bill Date: 08/23/2023

District: WH15

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after **09/08/2023**
TOTAL CHARGES DUE 47.28
DO NOT PAY

000141509000000472800000472809



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

Account Number **1415091** Cycle 15
Meter Number 59444902
Customer Number 10251085
Customer Name STERLING HILL COMMUNITY DEVELOPMENT

Bill Date **08/23/2023**
Amount Due **973.95**
Current Charges Due **09/15/2023**

District Office Serving You
West Hernando

Service Address 4250 STERLING HILL BLVD
Service Description CLUBHOUSE
Service Classification General Service Demand

See Reverse Side For More Information

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
07/19	35817	08/18	46680		28.20	28	10863

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2023	30	362
Jul 2023	30	344
Aug 2022	29	350

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



1 0 2 5 1 0 8 5

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Previous Balance 884.28
Payment 884.28CR
Balance Forward 0.00

Customer Charge 44.16
Demand Charge 28 KW @ 6.15000 172.20
Energy Charge 10,863 KWH @ 0.02750 298.73
Fuel Adjustment 10,863 KWH @ 0.04000 434.52
FL Gross Receipts Tax 24.34

Total Current Charges 973.95
Total Due E.F.T. 973.95

DO NOT PAY

Total amount will be electronically transferred on or after 09/08/2023.



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

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

Bill Date: 08/23/2023

District: WH15

Use above space for address change ONLY.

1415091 **WH15**
STERLING HILL COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after **09/08/2023**
TOTAL CHARGES DUE 973.95
DO NOT PAY

000141509100009739500009739502



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

Account Number **1415092** Cycle 15
Meter Number 85107185
Customer Number 10251085
Customer Name STERLING HILL COMMUNITY DEVELOPMENT

Bill Date **08/23/2023**
Amount Due **199.32**
Current Charges Due **09/15/2023**

District Office Serving You
West Hernando

Service Address 4411 STERLING HILL BLVD
Service Description LIGHTS
Service Classification General Service Non-Demand

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/19	73162	08/18	74883				1721

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2023	30	57
Jul 2023	30	62
Aug 2022	29	73

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



1 0 2 5 1 0 8 5

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Previous Balance 202.82
Payment 202.82CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 1,721 KWH @ 0.05017 86.34
Fuel Adjustment 1,721 KWH @ 0.04000 68.84
FL Gross Receipts Tax 4.98

Total Current Charges 199.32
Total Due E.F.T. 199.32

DO NOT PAY

Total amount will be electronically transferred on or after 09/08/2023.



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

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

Bill Date: 08/23/2023

District: WH15

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after **09/08/2023**
TOTAL CHARGES DUE 199.32
DO NOT PAY

000141509200001993200001993206



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

Account Number **2118959** Cycle **15**
Meter Number
Customer Number 10251085
Customer Name STERLING HILL COMMUNITY DEVELOPMENT

Bill Date **08/23/2023**
Amount Due **696.11**
Current Charges Due **09/15/2023**

District Office Serving You
West Hernando

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

See Reverse Side For More Information

ELECTRIC SERVICE

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

Comparative Usage Information

Average kWh
Period Days Per Day

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



1 0 2 5 1 0 8 5

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 691.68
Payment 691.68CR
Balance Forward 0.00

Light Energy Charge	9.12
Light Support Charge	16.80
Light Maintenance Charge	190.08
Light Fixture Charge	228.00
Light Fuel Adj 864 KWH @ 0.04000	34.56
Poles(QTY 48)	216.00
FL Gross Receipts Tax	1.55

Total Current Charges 696.11
Total Due E.F.T. 696.11

Lights/Poles	Type/Qty	Type/Qty
	205 48	910 48

DO NOT PAY

Total amount will be electronically transferred on or after 09/08/2023.



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

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

See Reverse Side For Mailing Instructions

Bill Date: 08/23/2023

District: WH15

Use above space for address change ONLY.

2118959 WH15
STERLING HILL COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	09/08/2023
TOTAL CHARGES DUE	696.11
DO NOT PAY	

000211895900006961100006961102



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

Account Number **2161145** Cycle 15
Meter Number 85106909
Customer Number 10251085
Customer Name STERLING HILL COMMUNITY DEVELOPMENT

Bill Date **08/23/2023**
Amount Due **159.00**
Current Charges Due **09/15/2023**

District Office Serving You
West Hernando

Service Address 3750 STERLING HILL BLVD
Service Description B WELL
Service Classification General Service Non-Demand

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/19	24940	08/18	26225				1285

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2023	30	43
Jul 2023	30	21
Aug 2022	29	20

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



1 0 2 5 1 0 8 5

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 96.16
Payment 96.16CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 1,285 KWH @ 0.05017 64.47
Fuel Adjustment 1,285 KWH @ 0.04000 51.40
FL Gross Receipts Tax 3.97

Total Current Charges 159.00
Total Due E.F.T. 159.00

DO NOT PAY

Total amount will be electronically transferred on or after 09/08/2023.



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

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

See Reverse Side For Mailing Instructions

Bill Date: 08/23/2023

District: WH15

Use above space for address change ONLY.

2161145 WH15
STERLING HILL COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after **09/08/2023**
TOTAL CHARGES DUE 159.00
DO NOT PAY

000216114500001590000001590004



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

Account Number **2161146** Cycle 15
Meter Number 335824005
Customer Number 10251085
Customer Name STERLING HILL COMMUNITY DEVELOPMENT

Bill Date **08/23/2023**
Amount Due **47.56**
Current Charges Due **09/15/2023**

District Office Serving You
West Hernando

Service Address 13043 GOLDEN LINE AVE
Service Description GATE
Service Classification General Service Non-Demand

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/19	2250	08/18	2330				80

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2023	30	3
Jul 2023	30	2
Aug 2022	29	3

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



1 0 2 5 1 0 8 5

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Previous Balance 45.23
Payment 45.23CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 80 KWH @ 0.05017 4.01
Fuel Adjustment 80 KWH @ 0.04000 3.20
FL Gross Receipts Tax 1.19

Total Current Charges 47.56
Total Due E.F.T. 47.56

DO NOT PAY

Total amount will be electronically transferred on or after 09/08/2023.



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

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

See Reverse Side For Mailing Instructions

Bill Date: 08/23/2023

District: WH15

Use above space for address change ONLY.

2161146 WH15
STERLING HILL COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 09/08/2023
TOTAL CHARGES DUE 47.56
DO NOT PAY

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