Hinson Management, Inc.
P.O. Box 160207
Boiling Springs, SC 29316

Ryan Johnson

Sterling Estates Homeowners Association, I

	Income -	Expenses =	Cash Flow
MTD	$21,382.19	$11,840.74	$9,541.45
YTD	$70,660.79	$28,229.58	$42,431.21
	Misc Income		$240.00
	Account Balance:		$78,196.21

Expenses:

Fresh Splash Pool Services LLC	$923.58
Gerald Knight	$7.00
Duke Energy	$747.36
Duke Energy	$233.12
AT&T	$128.14
Piedmont Natural Gas	$59.04

Chris's Property Services Inc	$325.00
Shaun Fowler	$225.00
Sterling Landscape	$2,450.00
Ellis Repair Service, Inc.	$305.23
Spartanburg Water Works	$282.89
Spartanburg Water Works	$1,104.65
Spartanburg Water Works	$43.60
Spartanburg Water Works	$24.55
More Than Cleaning Services LLC	$976.22
Tanja Hitch	$71.16
Ellis Repair Service, Inc.	$246.20
Chris's Property Services Inc	$727.00
Management Fee	$2,961.0C

Totals $11,840.74

Clubhouse Sterling Estates		Income -	Expenses =	Cash Flow
	MTD	$350.00	$0.00	$350.00
	YTD	$1,000.00	$490.00	$510.00

Income:			**Paid:**	**Balance**
Sterling Estates Clubhous		Current	$350.00	
Sterling Estates Pool	Sterling Estates Poo	Current		
Totals			$350.00	$0.00

Expenses:

Totals	$0.00

RECEIVED
AUG 1 0 2026
BY: .....

806942

CUSTOMER'S ORDER NO.	DEPARTMENT	DATE
Shaun Fowler	864216-1884	7-28-26

NAME

ADDRESS

CITY, STATE, ZIP Hinson Mssg

Sterling Estates

SOLD BY	CASH	C.O.D.	CHARGE	ON. ACCT.	MDSE. RETD.	PAID OUT

QUANTITY	DESCRIPTION	PRICE	AMOUNT
	535 sterling Drive		
	(1) Installed new anchors in brick wall an rehung 2 shutters		
	(2) Looked at fireplace and you guys will have to get a file guy for this job (Mantle is broken)		
	Look Need file Guy		225.00

PAID
AUG 14 2026

RECEIVED BY

A-5805
T-46320/46350

KEEP THIS SLIP FOR REFERENCE

01-11

VISA

SERVING THE UPSTATE SINCE 1954
REGISTERED LOCKSMITHS

MasterCard

LOCKS & KEYS
SAFE REPAIRS
AUTO LOCKOUTS
AUTO KEYS
LASER KEYS
TRANSPONDER
HIGH SECURITY AUTOMOTIVE

ERS

Ellis Repair Service I, LLC
199 John B. White Sr. Blvd.
Spartanburg, SC 29306

RESIDENTIAL
COMMERCIAL
INSTITUTIONAL
SUPPLIES

864-583-2150

Invoice # 128247

DISCOVER

Email: ellisrepairservice@ymail.com
Website: ellisrepairservicelocksmith.com

American Express Card

P.O. #

NAME Sterling Estates HOA

DATE 6/16/26

ADDRESS

535 Sterling Dr

PHONE 590-7146

LOCATION Boiling Springs, SC 29316

PAYMENT DUE UPON RECEIPT

	QTY.	DESCRIPTION	PRICE	AMOUNT
MATERIAL	6	DUPLICATE KEYS	2.50	15 00
		ORIGINAL KEYS		
	3	DEADBOLT (TYPE) cylinders SC	40.00	120 00
	1	KNOBSET (TYPE) cylinder SC	40.00	40 00
		LOCKSET (TYPE)		
		REMOTE		
	1	Cam lock for mailbox		15 00

	DESCRIPTION	HRS/RATE	AMOUNT
LABOR	LABOR TO INSTALL ABOVE		25 00
	CYLINDER COMBINATION CHANGE		
	SAFE COMBINATION CHANGE		
	EMERGENCY HOME/AUTO LOCKOUT SERVICE		
	SERVICE CALL Replace 4 cylinders to		75 00
	rekey clubhouse + replace lock o		
	TOTAL # KEYS REC'D mailbox		

All Items Left After 30 Days Become the Property of Ellis Repair Services I, LLC

ITEMS PAID SIG DATE:

PICKUP DATE:

AUG 1 0 2026

TOTAL LABOR	
SUB-TOTAL	
TAX	13 43
TOTAL	305 23

AUTHORIZATION FOR SECURITY / EMERGENCY SERVICES

I hereby certify that I have the authority to order the lock, key or security work designated above. Further I agree to absolve the locksmith who bears this authorization from any and all claims arising from the performance of such work.

SIGNATURE: BY: DATE:

PRINT: Gerald Knight DL#

IF AUTO	
YEAR	MAKE
MODEL	
LICENSE NO.	

All past due accounts will be charged a late charge of $10.00 per month after 30 days. Please include Invoice # on payment. All claims and returned goods MUST be accompanied by this bill.

Thank You

DOES NOT GUARANTEE KEYS CUT BY VIN OR CODE.
CONSIDER THIS YOUR INVOICE FOR PAYMENT.

VISA

SERVING THE UPSTATE SINCE 1954
REGISTERED LOCKSMITHS

MasterCard

LOCKS & KEYS
SAFE REPAIRS
AUTO LOCKOUTS
AUTO KEYS
LASER KEYS
TRANSPONDER
HIGH SECURITY AUTOMOTIVE

ERS

Ellis Repair Service I, LLC
199 John B. White Sr. Blvd.
Spartanburg, SC 29306

RESIDENTIAL
COMMERCIAL
INSTITUTIONAL
SUPPLIES

864-583-2150

Invoice # 128254

DISCOVER

Email: ellisrepairservice@ymail.com
Website: ellisrepairservicelocksmith.com

American Express Card

P.O. #

NAME Sterling Estates HOA

DATE 6/18/26

ADDRESS

LOCATION 535 Sterling Dr Boiling Springs SC

PHONE 590-7146

PAYMENT DUE UPON RECEIPT

	QTY.	DESCRIPTION	PRICE	AMOUNT
MATERIAL		DUPLICATE KEYS		
		ORIGINAL KEYS		
		DEADBOLT (TYPE)		
		KNOBSET (TYPE)		
	4	LOCKSET (TYPE) SC Brass	40.00	160.00
		REMOTE		

	DESCRIPTION	HRS/RATE	AMOUNT
LABOR	LABOR TO INSTALL ABOVE		
	CYLINDER COMBINATION CHANGE		
	SAFE COMBINATION CHANGE		
	EMERGENCY HOME/AUTO LOCKOUT SERVICE		
	SERVICE CALL Rekey 4 doors to new Schlage Ky		75.00
	TOTAL # KEYS REC'D		

All Items Left After 30 Days Become the Property of Ellis Repair Services I, LLC

TOTAL LABOR	
SUB-TOTAL	
TAX	11.20
TOTAL	246.20

ITEMS _____ SIG PAID DATE: _____

_____ PICKUP _____ DATE: _____

AUG 10 2026

AUTHORIZATION FOR SECURITY / EMERGENCY SERVICES

I hereby certify that I have the authority to order the lock, key or security work designated above. Further I agree to absolve the locksmith who bears this authorization from any and all claims arising from the performance of such work.

SIGNATURE: BY: _____ DATE: _____

PRINT: Gerald Knight DL# _____

IF AUTO	
YEAR	MAKE
MODEL	
LICENSE NO.	

All past due accounts will be charged a late charge of $10.00 per month after 30 days. Please include Invoice # on payment. All claims and returned goods MUST be accompanied by this bill.

Thank You

DOES NOT GUARANTEE KEYS CUT BY VIN OR CODE.
CONSIDER THIS YOUR INVOICE FOR PAYMENT.

DUKE ENERGY.

duke-energy.com
800.777.9898

RECEIVED
JUL 31 2026
BY: .....

Your Energy Bill

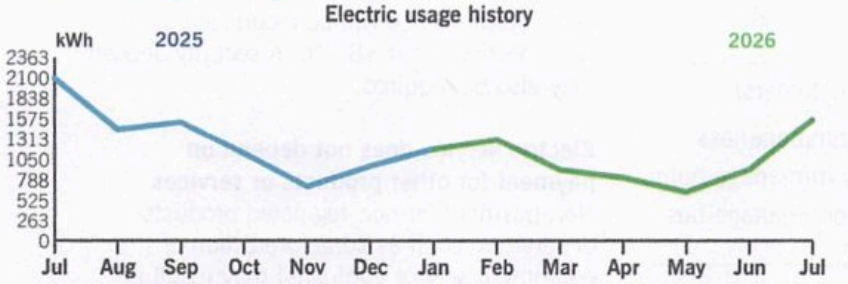
Service address
STERLING ESTATES HO ASSOC
535 STERLING DR

Bill date Jul 27, 2026
For service Jun 23 - Jul 23
31 days

Billing summary

Previous Amount Due	$141.01
Payment Received Jul 22	-141.01
Basic Customer Charge	11.96
Energy Charge	221.17
Fixed Monthly Leaf 50C Charge	0.52
Storm Recovery Charge	7.21
1,574.000 kWh @ $0.00458300	
Summary of Rider Adjustments	-7.74
Total Amount Due Aug 21	**$233.12**

Your usage snapshot



Average temperature in degrees

81° 73° 70° 60° 53° 44° 41° 46° 59° 65° 68° 76° 81°

	Current Month	Jul 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,574	2,100	13,213	1,101

12-month usage based on most recent history

$

Thank you for your payment.

Your current rate is Residential Service (RS).

For a complete listing of all South Carolina rates and riders, visit duke-energy.com/rates

When the fireworks stop, Outdoor Lighting keeps the 4th of July party going with professionally installed styles and stress-free maintenance. Visit duke-energy.com/OutdoorFourth to celebrate brighter.

The PSCSC approved the Storm Recovery Charge to address costs from repairing damage to the electric grid from past severe weather (hurricanes, flooding, severe ice, etc.). Visit duke-energy.com/SRC learn more.

A rider is a mechanism used to recover costs or credit customers for programs, purchases or regional policy initiatives that are outside of standard base rates. The Summary of Rider Adjustments line item found in the Billing Details includes: demand-side management and energy efficiency program costs, pension costs, a credit for tax savings, as well as a shareholder funded credit for Residential customers. For additional detail, please visit duke-energy.com/rates to view the Summary of Rider Adjustments tariff found within the Index of Rate Schedules tab. Each of the individual rider tariffs are located under the Retail Riders heading.

PAID
AUG 11 2026
BY:_____

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Late payments are subject to a 1.5% late charge.

sb.dec.duke.bills.20260724211512.49.afp-20627-000008312

DUKE ENERGY.

duke-energy.com
800.653.5307

RECEIVED
JUL 31 2026
BY: .....

Your Energy Bill

Service address
STERLING ESTATES HO ASSOC
510 STERLING DR

Bill date Jul 27, 2026
For service Jun 23 - Jul 23
31 days

Billing summary

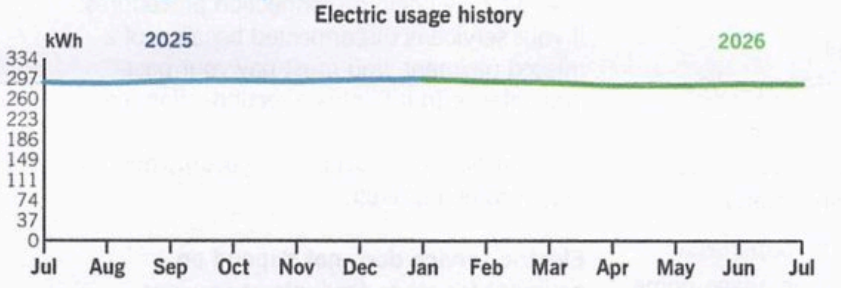
Previous Amount Due	$747.40
Payment Received Jul 22	-747.40
Current Lighting Charges	679.14
Current Electric Charges	19.33
Taxes	48.89
Total Amount Due Aug 21	**$747.36**

$

Thank you for your payment.

Your business is unique. Your energy solutions should be too. Talk to a Business Energy Advisor for guidance on the most advantageous programs for YOUR needs. Visit duke-energy.com/MyBundle today.

Your usage snapshot



Average temperature in degrees

81° 73° 70° 60° 53° 44° 41° 46° 59° 65° 68° 76° 81°

	Current Month	Jul 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	288	290	3,495	291

12-month usage based on most recent history

PAID
AUG 10 2026
BY:

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Late payments are subject to a 1.5% late charge.

sb.dec.duke.bills.20260724211512.49.afp-28483-000006349

SPARTANBURG WATER SYSTEM
200 Commerce Street • P.O. Box 251
Spartanburg, SC 29304

"We Make Water Work"

Customer Service
(864) 582-6375
Monday - Friday
8:00 a.m. - 5:30 p.m.

RECEIVED
JUL 30 2026
BY: .....

Customer Name	STERLING ESTATES CLUB HS
Service Address	535 STERLING DR
Customer # / Account #	
Bill Date	07/24/2026

PAID
AUG 04 2026
BY: _____

ACCOUNT SUMMARY	
Previous Balance	$26.14
Payments	$(26.14)
Adjustments / Fees	$0.00
Balance Forward	$0.00
Current Charges	$24.55
Total Amount Due	**$24.55**
Current Charges Due Date	**8/18/2026**

Make sure you receive phone, text, or email notifications about your Spartanburg Water service by providing us with your contact information on the back of the bill.

Each unit of usage is equal to 100 gallons

A late payment charge of $1.50 plus 1.5% will apply after the due date.

CURRENT CHARGES FOR SERVICE PERIOD 6/16/2026 TO 7/16/2026 (30 DAYS)

Meter #		Previous Read	Current Read	Water Usage	Itemized Charges	Amount
Water	05027582	3440	3443	3	Base Charge – Water	$13.28
			Total Usage	3	Water Usage	$2.45
					Base Charge – Sewer	$6.51
					Sewer Volume Charge	$2.31
Sewer Volume		3			Total Current Charges	$24.55

PAYMENT OPTIONS

- BY MAIL - Pay by check or money order in the enclosed envelope
- ONLINE at spartanburgwater.org
- BANK DRAFT Call (864) 582-6375 to enroll
- BY PHONE - (844) 223-3041
- AT OUR OFFICE - 200 Commerce Street - In the lobby, drive-through payment window or after-hours drop box

THE 2025 ANNUAL WATER QUALITY REPORTS FOR SPARTANBURG AND LANDRUM ARE NOW AVAILABLE! PLEASE VISIT: HTTPS://WWW.SPARTANBURGWATER.ORG/WATERQUALITYREPORTS TO LEARN MORE

SPARTANBURG WATER SYSTEM
200 Commerce Street • P.O. Box 251
Spartanburg, SC 29304

"We Make Water Work"

RECEIVED
JUL 30 2026
BY: .....

Customer Service
(864) 582-6375
Monday - Friday
8:00 a.m. - 5:30 p.m.

Customer Name	STERLING ESTATES
Service Address	535 STERLING DR
Customer # / Account #	
Bill Date	[illegible]

PAID
AUG 04 2026
BY: _____

Make sure you receive phone, text, or email notifications about your Spartanburg Water service by providing us with your contact information on the back of the bill.

ACCOUNT SUMMARY

Previous Balance	$78.51
Payments	$(78.51)
Adjustments / Fees	$0.00
Balance Forward	$0.00
Current Charges	$43.60
Total Amount Due	**$43.60**
Current Charges Due Date	**8/18/2026**

Each unit of usage is equal to 100 gallons

A late payment charge of $1.50 plus 1.5% will apply after the due date.

CURRENT CHARGES FOR SERVICE PERIOD 6/16/2026 TO 7/16/2026 (30 DAYS)

Meter #		Previous Read	Current Read	Water Usage
Water	05027568	3013	3028	15
			Total Usage	15

Itemized Charges	Amount
Base Charge – Water	$13.28
Water Usage	$12.26
Base Charge – Sewer	$6.51
Sewer Volume Charge	$11.55

Sewer Volume	15	Total Current Charges	$43.60

PAYMENT OPTIONS

- BY MAIL - Pay by check or money order in the enclosed envelope
- ONLINE at spartanburgwater.org
- BANK DRAFT Call (864) 582-6375 to enroll
- BY PHONE - (844) 223-3041
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SPARTANBURG WATER SYSTEM
200 Commerce Street • P.O. Box 251
Spartanburg, SC 29304

"We Make Water Work"

RECEIVED
JUL 3 0 2026
BY: .....

Customer Service
(864) 582-6375
Monday - Friday
8:00 a.m. - 5:30 p.m.

Customer Name	STERLING ESTATES
Service Address	STERLING DR - IRR
Customer # / Account #	
Bill Date	

PAID
AUG 24 2026
BY: _____

ACCOUNT SUMMARY	
Previous Balance	$1,103.01
Payments	$(1,103.01)
Adjustments / Fees	$0.00
Balance Forward	$0.00
Current Charges	$1,104.65
Total Amount Due	**$1,104.65**
Current Charges Due Date	**8/18/2026**

Make sure you receive phone, text, or email notifications about your Spartanburg Water service by providing us with your contact information on the back of the bill.

Each unit of usage is equal to 100 gallons

A late payment charge of $1.50 plus 1.5% will apply after the due date.

CURRENT CHARGES FOR SERVICE PERIOD 6/16/2026 TO 7/16/2026 (30 DAYS)

Meter #	Previous Read	Current Read	Water Usage	Itemized Charges	Amount
Irrigation 05026894	32995	34310	1315	Base Charge – Irrigation	$30.29
		Total Usage	1,315	Irrigation Usage	$1,074.36

Sewer Volume	0	Total Current Charges	$1,104.65

PAYMENT OPTIONS

- BY MAIL - Pay by check or money order in the enclosed envelope
- ONLINE at spartanburgwater.org
- BANK DRAFT Call (864) 582-6375 to enroll
- BY PHONE - (844) 223-3041
- AT OUR OFFICE - 200 Commerce Street - In the lobby, drive-through payment window or after-hours drop box

THE 2025 ANNUAL WATER QUALITY REPORTS FOR SPARTANBURG AND LANDRUM ARE NOW AVAILABLE! PLEASE VISIT: HTTPS://WWW.SPARTANBURGWATER.ORG/WATERQUALITYREPORTS TO LEARN MORE

SPARTANBURG WATER SYSTEM
200 Commerce Street • P.O. Box 251
Spartanburg, SC 29304

"We Make Water Work"

Customer Service
(864) 582-6375
Monday - Friday
8:00 a.m. - 5:30 p.m.

RECEIVED
JUL 30 2026
BY: .....

Customer Name	STERLING ESTATES
Service Address	535 STERLING DR
Customer # / Account #	
Bill Date	07/24/2026

PAID
AUG 04 2026
BY: _____

ACCOUNT SUMMARY	
Previous Balance	$246.13
Payments	$(246.13)
Adjustments / Fees	$0.00
Balance Forward	$0.00
Current Charges	$282.89
Total Amount Due	$282.89
Current Charges Due Date	8/18/2026

Make sure you receive phone, text, or email notifications about your Spartanburg Water service by providing us with your contact information on the back of the bill.

Each unit of usage is equal to 100 gallons

A late payment charge of $1.50 plus 1.5% will apply after the due date.

CURRENT CHARGES FOR SERVICE PERIOD 6/16/2026 TO 7/16/2026 (30 DAYS)

Meter #		Previous Read	Current Read	Water Usage	Itemized Charges	Amount
Water	05027522	23153	23483	330	Base Charge – Water	$13.28
			Total Usage	330	Water Usage	$269.61

Sewer Volume	0	Total Current Charges	$282.89

PAYMENT OPTIONS

- BY MAIL - Pay by check or money order in the enclosed envelope
- ONLINE at spartanburgwater.org
- BANK DRAFT Call (864) 582-6375 to enroll
- BY PHONE - (844) 223-3041
- AT OUR OFFICE - 200 Commerce Street - In the lobby, drive-through payment window or after-hours drop box

THE 2025 ANNUAL WATER QUALITY REPORTS FOR SPARTANBURG AND LANDRUM ARE NOW AVAILABLE! PLEASE VISIT: HTTPS://WWW.SPARTANBURGWATER.ORG/WATERQUALITYREPORTS TO LEARN MORE

Piedmont Natural Gas

piedmontng.com
800.752.7504

RECEIVED
JUL 27 2026

BY: .....

Your Natural Gas Bill

Service address
STERLING EST CLUB HOUSE
535 STERLING DR
BOILING SPRINGS, SC 29316

Bill date Jul 23, 2026
For service Jun 19 - Jul 21
33 days

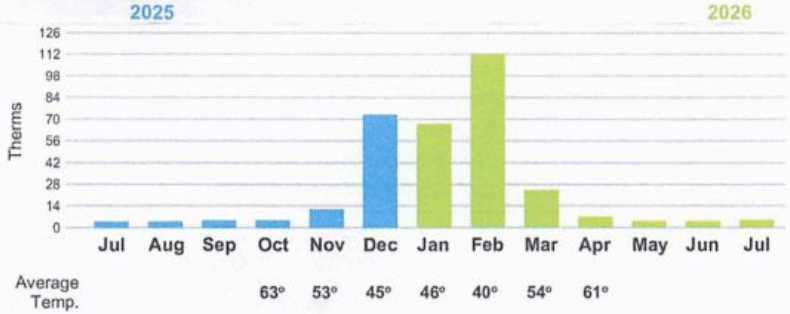
Account summary

Previous bill amount	**$28.67**
Payment(s) received as of Jul 22	0.00
Previous balance	28.67
Current billing and other basic charges	
Gas - Current month charges	27.98
Late payment charge	0.43
Tax	1.96
Total current charges	30.37
Total account balance	**59.04**
Total amount due Aug 07	**$59.04**
Late fees will be assessed after due date	

Natural gas tankless water heaters deliver endless hot water while helping reduce energy use and save space. Ready to upgrade? Visit piedmontng.com/tankless today!

PAID
JUL 28 2026
BY:_____

Gas usage history



One-year comparison

	Days in Service Period	Total Therms Used	Average Therms Used Per Day
Current	33	5	0.1515
Jul 2025	32	4	0.1250

Your current rate is 202 Small General Service.
Rate schedule and calculation information are available at piedmontng.com.

Current reading — based on actual read on Jul 21

Meter	Service Period	Meter Reading			Therms Calculation				
		Previous	Current	Difference	Billed Units X Meter Multiplier = Gas Used (CCF) X Heat Factor = **Total Therms Used**				
408326	Jun 19 to Jul 21 33 days	5682	5686	4	4	1.136	4.544	1.03647	**5**

See back of bill for explanation of terms and late fee calculation.
To further understand your bill, visit **piedmontng.com/UnderstandMyBill**.

Make check payable to Piedmont Natural Gas or pay instantly at *piedmontng.com/payment*. Be sure to write your account number on your check.

gb.png.sc03.bills.20260722220156.8.afp-4165-000000469

More Than Cleaning Services LLC

Invoice From:

More Than Cleaning Services LLC
3027 Margaret Ct, Chesnee SC 29323
Phone Number: 864-913-9270
Email: mtcservices@mail.com

Notes:

July 2026 Invoice

Invoice To:

Sterling Estates HOA

RECEIVED
JUL 30 2026
BY:

Invoice #	7292026
Date:	7/29/2026

Items

Date	Description	Price
7/2/2026	Weekly Cleaning of Club House	$ 150.00
7/2/2026	Weekly Cleaning of Club House bathrooms	$ 40.00
7/6/2026	Weekly Cleaning of Club House	$ 150.00
7/6/2026	Weekly Cleaning of Club House bathrooms	$ 40.00
7/13/2026	Weekly Cleaning of Club House	$ 150.00
7/13/2026	Weekly Cleaning of Club House bathrooms	$ 40.00
7/20/2026	Weekly Cleaning of Club House	$ 150.00
7/20/2026	Weekly Cleaning of Club House bathrooms	$ 40.00
7/27/2026	Weekly Cleaning of Club House	$ 150.00
7/27/2026	Weekly Cleaning of Club House bathrooms	$ 40.00
7/2/2026	Janitorial Supplies / Miscellaneous	$ 26.22
		$ -
		$ -
		$ -
		$ 976.22

PAID
JUL 31 2026
BY:

Payment Method

Please Make check payable to: More Than Cleaning Services LLC

All Services provided are fully covered through our Business Insurance.
Please call Adele on 864-913-9270 if you have any questions.
Thank you for your Business!



DOLLAR GENERAL STORE #4847
2910 BOILING SPRINGS RD,
BOILING SPRINGS, SC 29316
(864) 586-4536
SALE TRANSACTION

S SS 13GAL TRSH BAG	430002049873	$2.50
S SS TRASH BAGS 8G	430002049880	$1.00
S MR C BOWL BRUSH W	11171209772	$6.50
S MR C BOWL BRUSH W	11171209772	$6.50
S SR26C MAGNETIC BR	82269320235	$8.00
Tax:	$24.50 @ 7.0%	$1.72
		$26.22
Balance to pay		$26.22
Visa Debit		

Your cashier was: EMILY

99902048470022499364

Chris's Property Services, Inc.
3203 Rutherford Rd
Taylors, SC 29687-2129 USA
(864)905-9580
AR@cpsgreenville.com

Invoice

PAID
JUL 3 1 2026
BY:_____

CPS CHRIS'S PROPERTY SERVICES

BILL TO	SHIP TO
Sterling Estates 535 Sterling Dr. Boiling Springs, SC 29316	Sterling Estates 535 Sterling Dr. Boiling Springs, SC 29316

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
98778	06/14/2026	$325.00	07/14/2026	Net 30	

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Labor		1	300.00	300.00

RECEIVED
JUL 2 4 2026
BY: .....

Irrigation ~ Landscaping ~ Outdoor Living Spaces ~ | Home Renovations ~ Plumbing~ Electrical ~ Roofing ~ | Fencing~ Access Control ~ Ornamental Iron Works

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
		Will not know if that was the issue or not. Since the system is operational at the moment, we will have to wait and see if it goes down again to see if what tech support had me do worked.			
	Fuel / Vehicle Expense	Fuel / Vehicle Expense	1	25.00	25.00
07/24/2026		Emailed sterling.management.svcs@gmail.com regarding past due invoice.			
07/24/2026		Corrected contact information and resent invoice.			

Your prompt payment within 30 days is very much appreciated!
PLEASE NOTE: Accounts not paid within within 90 days will automatically be sent to collections and your account will be charged whatever the collection agency charges us to collect the balance due.
Billing inquiries:
Email: AR@cpsgreenville.com
Phone: 864-905-9580
THANK YOU FOR ALLOWING US T
BUSINESS!

SUBTOTAL	325.00
TAX (6%)	0.00
TOTAL	325.00
BALANCE DUE	**$325.00**

Ways to pay

View and pay

PAID

JUL 3 1 2026

BY:_____

Invoice

Chris's Property Services, Inc.
3203 Rutherford Rd
Taylors, SC 29687-2129 USA
(864)905-9580
AR@cpsgreenville.com

BILL TO	SHIP TO
Sterling Estates 535 Sterling Dr. Boiling Springs, SC 29316	Sterling Estates 535 Sterling Dr. Boiling Springs, SC 29316

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
98783	06/14/2026	$727.00	07/14/2026	Net 30	

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

DATE	ACTIVITY	QTY	RATE	AMOUNT
06/12/2026	**Labor**	1.50	150.00	225.00
	Misc Material	1	450.00	450.00T
	Fuel / Vehicle Expense	1	25.00	25.00
07/24/2026				
07/24/2026				

Your prompt payment within 30 days
PLEASE NOTE: Accounts not paid v
automatically be sent to collections a
charged whatever the collection ager
the balance due.
Billing inquiries:
Email: AR@cpsgreenville.com
Phone: 864-905-9580
THANK YOU FOR ALLOWING US T
BUSINESS!

700.00
27.00
727.00
$727.00

Ways to pay

View and pay

Gretchin McGuinn

From:
Sent: Sunday, August 2, 2026 1:22 PM
To: Gretchin McGuinn
Subject: Sterling Social Club July (Shell Event)
Attachments: Image - 2026-08-02T131744.870.jpg; Image - 2026-08-02T131616.580.jpg

Here are the receipts for July event

A little more than 50 but the supplies will be used for other event either this year or next. $33.21 (food) + 37.95 (Supplies) = $71.16

Event Shell Magnet with Mocktails

Sterling Estates

MICHELIN

ok to pay.

PAID
AUG 05 2026
BY:_____

11:15 82
Search or ask a question

Order Summary

Save

Order Summary	
Item(s) Subtotal:	$39.95
Shipping & Handling:	$0.00
Your Coupon Savings:	-$4.50
Total before tax:	$35.45
Estimated tax to be collected:	$2.48
Grand Total:	**$37.93**

Delivered July 10
Your package was left near the front door or porch.



NatNarr 30 Pack Decoupage Napkins, 30 Styles Assorted Floral Napkins Decorative Decoupage Toile Napkin Floral Cocktail Napkin for DIY Crafting Spring Party, 13 * 13 inch
Sold by: NatNarr
Return or replace items: Eligible through August 9, 2026
$7.99



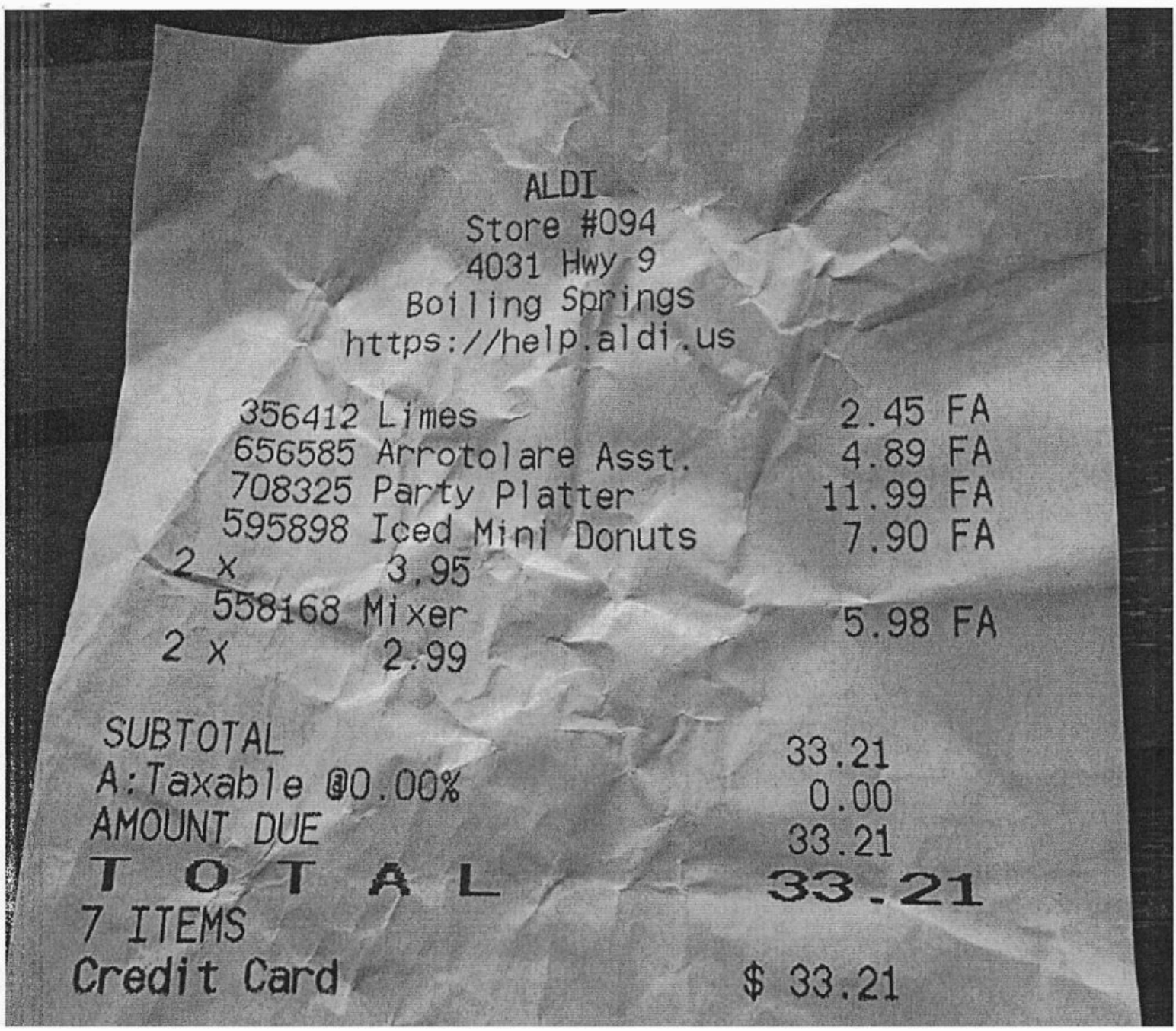
12 Pack Metallic Markers Pens, Water Based Silver & Gold Paint Pens, Gold & Silver Ink Pen with Durable Fine Point Tip for Black Paper, Rock Painting, Halloween Card Making, Multi Surface Art Crafts
Sold by: HYHAM
Return or replace items: Eligible through August 9, 2026
$8.99



WeDoSoy 30PCS Natural Scallop Shells White Sea Shells for Decorating from Sea Beach Real Seashells for DIY Craft Painting Ocean Themed Party Wedding 2"-3"
Sold by: WeDoSoy Store
Return or replace items: Eligible through August 9, 2026
$12.99



Magnets with Adhesive Backing - 120 Flexible Sticky Magnetic Dots for Office & School Supplies, Whiteboard, Crafts, Fridge, School Projects & Classroom Decor
Sold by: X-bet MAGNET
Return or replace items: Eligible through August 9, 2026
$9.98



ALDI
Store #094
4031 Hwy 9
Boiling Springs
https://help.aldi.us

356412	Limes	2.45 FA
656585	Arrotolare Asst.	4.89 FA
708325	Party Platter	11.99 FA
595898	Iced Mini Donuts	7.90 FA
2 x	3.95	
558168	Mixer	5.98 FA
2 x	2.99	

SUBTOTAL	33.21
A:Taxable @0.00%	0.00
AMOUNT DUE	33.21
T O T A L	**33.21**
7 ITEMS	
Credit Card	$ 33.21

Sign up for ALDI emails
for a sneak peek on the weekly ad!
http://www.aldi.us/signup

discover 33.21

Gretchin McGuinn

From:
Sent:
To:
Subject:
Attachments:

Please reimburse Gerald for the $7.00.

Knight

Sterling Estates

Thanks,
John Rogers

PAID
AUG 14 2026

Subject: Coburg

The other day when you asked me to get the info on Coburg, I had to logon and signup and make payment (see attached).

My account had two charges, one for $7.00, the other was for a total of $31.00, which it was my understanding that the charge would be $1.00, and a $30.00 hold on my account until the charge processed.

As you can see, I contacted them today regarding this, and they're going to credit my account for the $31.00. The only reimbursement that I'm due is for the $7.00. Please forward to Hinson for payment.

Thanks!

A new transaction was charged to your account

From: Bass Pro Shops CLUB Mastercard | Capital One (capitalone@notification.capitalone.com)

To:

Date: Monday, August 3, 2026 at 03:05 AM EDT

Sign In

A purchase was charged to your account.

As requested, we're notifying you that on Aug. 3, 2026, at PUBLICRECORDS.US, a pending authorization or purchase in the amount of $7.00 was placed or charged on your Bass Pro Shops CLUB card.

Note: You'll receive this notification for both purchases and pending authorizations, such as car rentals, hotel reservations and gas purchases, even if an actual transaction hasn't taken place.

Please visit your account to view your pending and posted transactions.

Download the Capital One Mobile app.

A new transaction was charged to your account

From: Bass Pro Shops CLUB Mastercard | Capital One (capitalone@notification.capitalone.com)

To:

Date: Monday, August 3, 2026 at 03:04 AM EDT

Sign In

A purchase was charged to your account.

As requested, we're notifying you that on Aug. 3, 2026, at PUBLICRECORDS.US, a pending authorization or purchase in the amount of $31.00 was placed or charged on your Bass Pro Shops CLUB card.

Note: You'll receive this notification for both purchases and pending authorizations, such as car rentals, hotel reservations and gas purchases, even if an actual transaction hasn't taken place.

Please visit your account to view your pending and posted transactions.

Download the Capital One Mobile app.

Subject: Refund confirmation Email

Dear Gerald Knight,

We have issued a refund in the amount of $31 on August 05, 2026 and closed your account. Please be advised it may take 5-7 business days for the refund to show up on your credit card.

If you have any questions you may reply to this email or call 1-888-700-8184.

Sincerely,
Andy
Support Manager

Click Here to Talk to a Live Agent Now
support@publicrecords.us
1-888-700-8184

AT&T

STERLING ESTATES HOMEOWNERS AS
PO BOX 160207
BOILING SPRINGS SC 29316

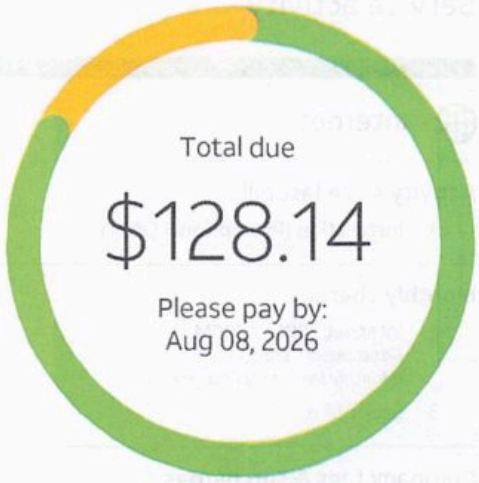
Issue Date: Jul 17 2026
Account Number:

RECEIVED
JUL 27 2026
BY: .....

Thanks for choosing us! Keep in mind that your first bill may include a partial month of service as we align to your bill cycle, one-time fees, and charges for a month of service billed in advance. The amount due may be higher than expected and more than you'll see going forward.

AutoPay: Set up automatic payments that you can update whenever you want. Go to att.com/autopay today.

Save time with the AT&T app. Now with more powerful features to manage your account, devices, and connections, all in one place. Visit att.com/atteasy12



Service summary

Internet	Page 2	$107.00
Phone	Page 2	$21.14
Total services		$128.14

Total due $128.14
Please pay by Aug 08, 2026

PAID
JUL 28 2026
BY: _____

Ways to pay and manage your account:

AT&T app iPhone and Android
att.com/pay
800.321.2000 TTY: 800.651.5111

Scan to pay

From: **Sterling Landscape**
336 Verdana Court
Boiling Springs, SC 29316
864-612-5409

Email: SterlingLandscapeLLC@gmail.com
Website: SterlingLandscapeSC.com

Invoice #	Invoice Date	Payment Due
4512	8/1/2026	8/1/2026

To: Sterling Estates HOA
535 Sterling Drive
Boiling Springs, SC 29316

Last Payment Received	3530.00
Previous Balance	0.00
Invoice #4512 Total	2450.00
Sales Tax	
Account Balance	**$2,450.00**

Invoice For: 535 Sterling Drive, Boiling Springs SC 29316 **PO #** **Account #**

Date	Description	Qty	Price	Total
8/9/2026	Last Payment Received			3530.00
	********* NEW ACCOUNT ACTIVITY *********			
8/1/2026	Monthly HOA Lawn Maintenance	1.00	2450.00	2450.00

RECEIVED
AUG 17 2026
BY: .....

PAID
AUG 21 2026
BY: _____

PAYMENT STUB

Client Name	Sterling Estates HOA
For	535 Sterling Drive, Boiling Springs SC 29316
Invoice #	4512
Invoice Date	8/1/2026
Amount Due	$2,450.00
Amount Enclosed	

Sterling Landscape
336 Verdana Court
Boiling Springs, SC 29316

Fresh Splash Pool Service LLC

137 Twin Creek Dr.
Boiling Springs, SC 29316

Invoice

Date	Invoice #
8/14/2026	3913

Bill To
Sterling Estates HOA Hinson Management P.O. Box 160207 Boiling Springs, SC 29316

P.O. No.	Terms	Project
	Net 15	Sterling Estates HOA

Quantity	Description	Rate	Amount
	Cleaning and maintenance for August 2026	923.58	923.58

RECEIVED
AUG 17 2026
BY: .....

PAID
AUG 21 2026
BY: _____

	Total	$923.58

Blue Ridge Plantation HOA has purchased eight (8) vinyl strapped chairs in fair condition from the Sterling Estates HOA for $30 per chair.

Please pay $240.00 to Sterling Estates HOA from BRP.

Marvin Lord will transport the chairs and bill the cost to BRP.

August 17, 2026 – smb

PAID
AUG 21 2026
BY:

Placed in account as
Misc Income
8/21/26

PAID
AUG 21 2026
BY: